



Report of the Head of Governance and Scrutiny Support & Director of City Development

Report to Scrutiny Board (Infrastructure, Investment and Inclusive Growth)

Date: 20 February 2019

Subject: Housing Mix – Update and Tracking of scrutiny recommendations/desired outcomes

Are specific electoral Wards affected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, name(s) of Ward(s):		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

1. This report sets out the progress made in responding to the recommendations arising from the Scrutiny inquiry into Housing Mix
2. Scrutiny Boards are encouraged to clearly identify desired outcomes linked to their recommendations to show the added value Scrutiny brings. As such, it is important for the Scrutiny Board to also consider whether its recommendations are still relevant in terms of achieving the associated desired outcomes.
3. The Scrutiny recommendation tracking system allows the Scrutiny Board to consider the position status of its recommendations in terms of their on-going relevance and the progress made in implementing the recommendations based on a standard set of criteria. The Board will then be able to take further action as appropriate.

Recommendations

4. Members are asked to:
 - Note the update provided on the Core Strategy Select Review and the Revised National Planning Policy Framework
 - Note progress made on recommendations
 - Agree those recommendations which no longer require monitoring
 - Identify any recommendations where progress is unsatisfactory and determine the action the Board wishes to take as a result

1 Purpose of this report

- 1.1 This report sets out the progress made in responding to the recommendations arising from the Scrutiny inquiry into Housing Mix.

2 Background information

- 2.1 At the July 2015 meeting of Scrutiny Board (City Development), Members agreed to undertake a joint Inquiry with Scrutiny Board (Environment and Housing) into 'Housing Mix'. It was agreed that the Inquiry would be progressed via a joint working group.
- 2.2 Work in this area was initially started by the then Scrutiny Board (Housing and Regeneration) following a request for scrutiny from a member of the public and former co-optee of that Scrutiny Board. This request for Scrutiny focused on a request for Members to re-examine the adequacy of the responses provided to the first two recommendations of a previous scrutiny inquiry completed in 2011 by Scrutiny Board (Regeneration) on Housing Growth.
- 2.3 It was agreed by both Scrutiny Boards that matters relating to previous recommendations would be considered during the course of the working group's discussions. However the focus of this fresh Inquiry would be the delivery of Policy H4¹, that is, delivery, as expressed in the Core Strategy, of the right property type and tenure within criteria of affordability.
- 2.4 The review concluded in March 2016 and a report setting out the Scrutiny Board's findings and recommendations was published in the same month. One recommendation (11) was that no further monitoring of 1 & 2 made by Scrutiny Board (Regeneration) following its Inquiry into Housing Growth (2011) takes place. In July 2016, the Scrutiny Board received a formal response to the recommendations arising from this review.
- 2.5 At the Scrutiny Board (City Development) meeting 26 April 2017, the Board conducted its first review of progress against the recommendations made in the inquiry report. The Board resolved that recommendation 6 and recommendation 7 were achieved and therefore do not require further tracking. At the Scrutiny Board (Infrastructure and Investment) meeting 21 March 2018 the Board resolved that recommendation 1 and recommendation 2 were achieved, however the Board requested to be kept informed of developments on the Core Strategy and the National Planning Policy Framework. The recommendations achieved are listed below as is the update with regard to the Core Strategy Select Review and Revised National Planning Policy Framework:

Recommendation 1 – That the Director of City Development maintains the commitment to a selective review of the Core Strategy, which should commence following the release of the 2014, based household projections.

Recommendation 2 – That the Chief Planning Officer writes to the Secretary of State and the department of Communities and Local Government urging the Government to standardise the methodology for assessing viability taking into account the experiences of local planning authorities, and the full range of policy requirements for delivering sustainable development.

¹ Policy H4 aims to ensure that the new housing developed in Leeds is of a range of type and size to meet the mix of households expected over the Plan period.

Recommendation 6 – That the Chief Planning Officer writes to the Secretary of State and the Department of Communities and Local Government making the following points;

- *That as the current Strategic Market Assessment Practice Guidance 2007 was out of date that government revises Strategic Market Housing Assessments Practice Guidance (including approaches on how to calculate and monitor an Objectively Assessed Need) as a matter of urgency.*
- *The Council would expect that revised Practice Guidance takes full account of the desirability of engaging Neighbourhood Planning forums in the preparation of the evidence base underpinning SHMAs and thus the objectively assessed housing need for the City, and requests clarification on how this might best be achieved.*

Recommendation 7 – That the Chief Planning Officer implements proposals to include a heading on Housing Mix on each panel report and to report back to the appropriate Scrutiny Board the subsequent outcomes of the initiative.

3 Main issues

3.1 Core Strategy Selective Review - Update

At its meeting in March 2018 Scrutiny Board (Infrastructure and Investment) were updated on the advancing progress of the Core Strategy Selective Review (CSSR). Members were made aware that the CSSR is focussed on a discrete number of matters:

- reducing the housing requirement between 2017-2033 to 51,952 (3,247 per annum) supported by evidence in a Strategic Housing Market Assessment (SHMA),
- setting minimum space and accessibility standards in new housing to encourage quality,
- increasing the amount of affordable housing sought from new development in the city centre and inner areas from 5% to 7% to reflect need,
- ensuring that greenspace policies are deliverable by reviewing their criteria and setting a more responsive policy approach which whilst protecting greenspaces also allows for existing spaces to be improved,
- ensuring that policies ensure that new homes meet environmental standards,
- introduce a new Policy for Electric Vehicle Charging Infrastructure

3.2 The CSSR was submitted to the Secretary of State for independent examination in August 2018. An Inspector has been appointed, Claire Sherratt (who also examined the Site Allocations Plan) and the hearing sessions begin on 5th February for one week and then continue on 26th February for a further week. These sessions provide an opportunity to discuss all comments made on the Plan in an open forum. Following the close of the hearings the Inspector will consider what, if any, changes need to be made to the Plan for it to be considered sound. These changes, known as Main Modification, will then be subject to consultation. Once this has been done, subject to no further changes, the Inspector may prepare her report, at which time the Council may adopt the Plan at Full Council. Adoption is estimated for Autumn 2019.

3.3 The Government has not reached a final position on its revised approach to an Objectively Assessed Need methodology for housing. The Revised National Planning Policy Framework (RNPPF, July 2018) combines proposals from the

Housing White Paper and the Planning for the Right Homes in the Right Places consultations and, among other changes, sets a standard OAN methodology for all local planning authorities. However, the Government's technical Planning Practice Guidance (PPG), which sets out the detail for how the OAN is to be calculated, has been put on hold. This is because the latest 2016-based household projections, will not, when using standard OAN, meet the Government's national target to build more than 300,000 homes per year. For example, the operation of the draft PPG approach would set a requirement for only 1,663 homes per annum in Leeds, against the 3,247 in the Council's Submitted Review.

- 3.4 The Core Strategy Selective Review has been subject of its own Scrutiny Board considerations prior to further consideration by Executive Board and Council recommendation before submission to the Secretary of State for independent examination.

Tracking of Local Plan preparation occurs through the annual Authority Monitoring Report and the preparation of a Local Development Scheme (the work programme for the Local Plan); both of which are placed on the Council's web-site.

3.5 Revised National Planning Policy Framework – Update

At its meeting in March 2018 Scrutiny Board (Infrastructure and Investment) were reminded of the lobbying and consultation responses made by the Council to Government on the matter of viability with the Council supporting the view that viability testing should be standardised and at the plan-making rather than planning application stage and the desire to streamline the process (by sticking to strategic matters).

The publication of the Revised National Planning Policy Framework (RNPPF, July 2018) has confirmed that Government has taken account of the Council's comments, shared with many other local authorities and the LGA.

- 3.6 The main change is the front-loading of viability assessment at the plan-making stage, which places greater reliance on strategic viability rather than individual viability assessment at the planning application stage. It will be for the applicant to justify the need for a viability assessment at the application stage and the weight to be attributed to the viability assessment will be for the decision maker.

The RNPPF also expects standardised inputs into viability appraisals to provide consistency. The use of benchmark land values will help challenge assumptions that affordable housing is unviable when too much had been paid for the land. The RNPPF also expects viability assessments to be made publicly available. This should help counter the public perception that the viability assessment process is not transparent.

Recommendation Tracking

- 3.7 Scrutiny Boards are encouraged to clearly identify desired outcomes linked to their recommendations to show the added value Scrutiny brings. As such, it is important for the Scrutiny Board to also consider whether its recommendations are still relevant in terms of achieving the associated desired outcomes.

- 3.8 The Scrutiny recommendation tracking system allows the Scrutiny Board to consider the position status of its recommendations in terms of their on-going relevance and the progress made in implementing the recommendations based on a standard set of criteria. The Board will then be able to take further action as appropriate.
- 3.9 This standard set of criteria is presented in the form of a flow chart at **Appendix 1**. The questions in the flow chart should help to decide whether a recommendation has been completed, and if not whether further action is required.
- 3.10 To assist Members with this task, the Principal Scrutiny Adviser, in liaison with the Chair, has given a draft position status for each recommendation. The Board is asked to confirm whether these assessments are appropriate and to change them where they are not. Details of progress against each recommendation not fully implemented are set out within the table at **Appendix 2**.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Where internal or external consultation processes have been undertaken with regard to responding to the Scrutiny Board's recommendations, details of any such consultation will be referenced against the relevant recommendation within the table at **Appendix 2**.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 Where consideration has been given to the impact on equality areas, as defined in the Council's Equality and Diversity Scheme, this will be referenced against the relevant recommendation within the table at **Appendix 2**.

4.3 Council Policies and City Priorities

- 4.3.1 The adopted Core Strategy takes forward the spatial objectives of the Vision for Leeds and the priorities set out in the best Council Plan, particularly in relation to promoting sustainable and inclusive economic growth. This will be supported through the identification of land and its phasing through the Site Allocations Plan and Aire Valley Leeds Area Action Plan. Appropriate housing mix is a key element of this process.

4.4 Resources and Value for Money

- 4.4.1 Details of any significant resource and financial implications linked to the Scrutiny recommendations will be referenced against the relevant recommendation within the table at **Appendix 2**.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 This report does not contain any exempt or confidential information.

4.6 Risk Management

- 4.6.1 This section is not relevant to this report.

5 Conclusions

- 5.1 The Scrutiny recommendation tracking system allows the Scrutiny Board to consider the position status of its recommendations in terms of their on-going relevance and the progress made in implementing the recommendations based on a standard set of criteria. This report sets out the progress made in responding to the recommendations arising from the Scrutiny inquiry in Housing Mix.

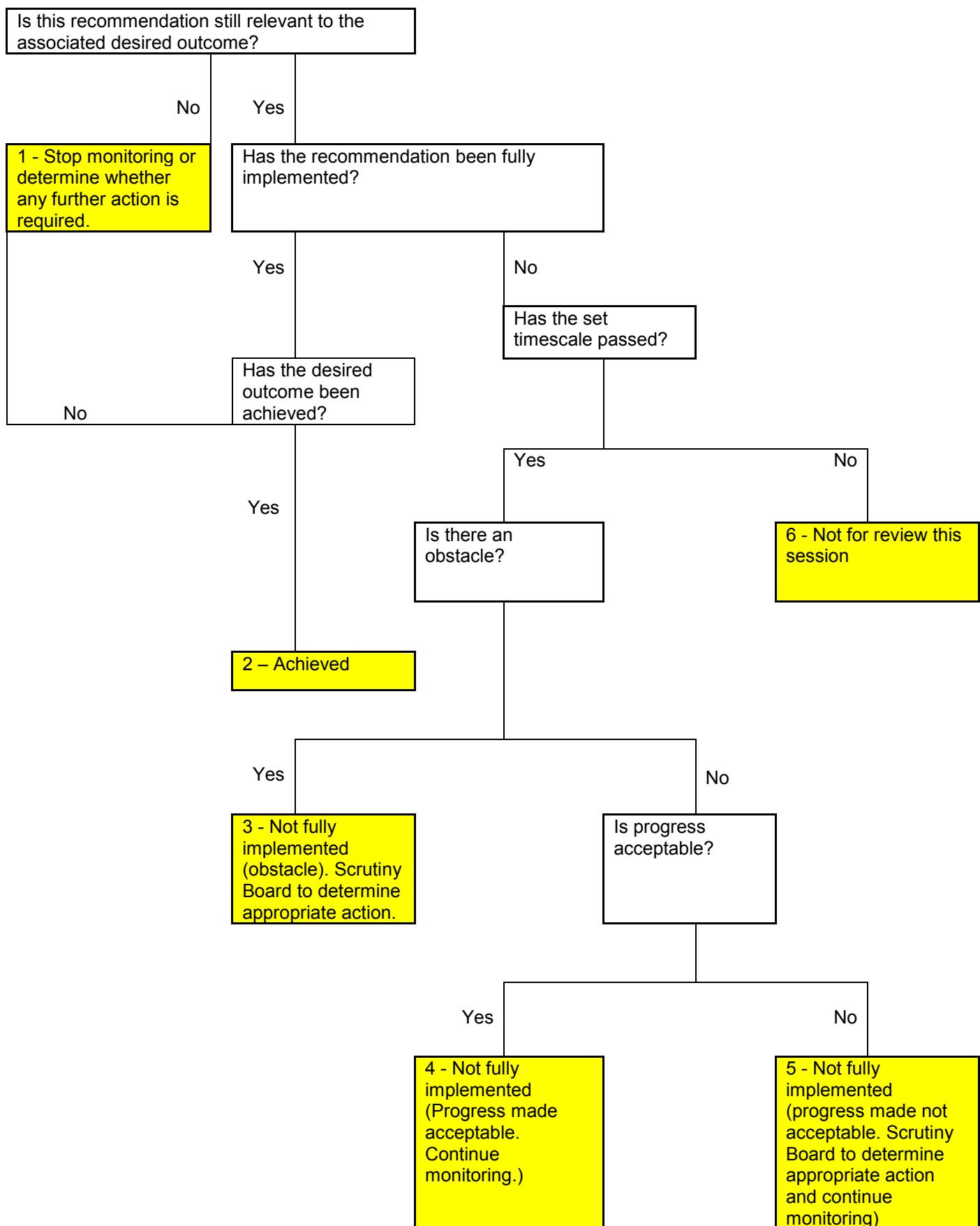
6 Recommendations

- 6.1 Members are asked to:
- Agree those recommendations which no longer require monitoring;
 - Identify any recommendations where progress is unsatisfactory and determine the action the Board wishes to take as a result.

7 Background documents²

None

² The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

Recommendation tracking flowchart and classifications:**Questions to be considered by Scrutiny Boards**

Appendix 2

Position Status Categories

- 1 - Stop monitoring or determine whether any further action is required
- 2 - Achieved
- 3 - Not fully implemented (Obstacle)
- 4 - Not fully implemented (Progress made acceptable. Continue monitoring)
- 5 - Not fully implemented (Progress made not acceptable. Continue monitoring)
- 6 - Not for review this session

<p>Desired Outcome - The continuous improvement of elected members skills and knowledge</p> <p>Recommendation 3 – That the Chief Planning officer arranges for Plans Panel Members to receive further information and training on best practice in dealing with scheme viability appraisals, in collaboration with other West Yorkshire authorities and the Planning Advisory Service.</p> <p>Formal response: A training session on viability for elected members is taking place on 13th July 2016. All members of the Plans Panel have been invited to attend. The session is being led by ATLAS (Advisory Team for Large Applications), with contributions from the District Valuer and representatives from the volume house builders.</p> <p>Current Position: Planning Services has continued to provide specific training on viability. A series of 8 training sessions have been set up for the calendar year focussed on a broad range of planning related issues for Plans Panel Members. The first of these (held on 30th January) focussed on viability and was given by David Newham, an independent consultant (formerly with the District Valuer Service).</p> <p>Viability can be considered at both the strategic level and on a site-by-site basis as part of proposal of residential schemes by formal planning application. An assessment of viability in Leeds has been tested through two Examinations – the Core Strategy and the CIL Charging Schedule. At both Examinations, the Inspector has determined that there is evidenced viability across all areas of Leeds. At a site-by-site level, the issue of achievability has been at the heart of the Leeds Strategic Housing Land Availability Assessment which supports the Site Allocations Plan. National guidance notes that this is essentially a judgment about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. The Council has been in dialogue with landowners and agents proposed to be allocated in the Site Allocations Plan to confirm the availability of sites and produce an up-to date and accurate picture of delivery. This informed the technical update of the information held for sites with views on viability and market activity forming part of the consultation.</p>
<p>Position Status - 2 <i>This is to be formally agreed by the Scrutiny Board</i></p>

<p>Desired Outcome - Raising the awareness of Housing Assessments and their importance in the planning process</p> <p>Recommendation 4 – That the Chief Planning Officer reports back to the relevant Scrutiny Board the implementation and success of the proposed assessment guidance and other proposed actions around Housing Needs Assessments.</p>
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Formal response:

The development of assessment guidance for carrying out Housing Needs Assessments remains a priority. The commissioning of local Housing Market Assessments on a neighbourhood basis is overseen by the Housing Growth Team and this work will be extended to include the preparation of a template which could provide guidance to assist others, including Neighbourhood Forums and developers, in carrying out local assessments. The current contract for this work is due for renewal in September and it will form part of the work programme of the new contractor once appointed.

A report back to Scrutiny Board will follow at that time. It will be important to reflect this workstream in any revised SHMA and be clear as to the roles of Ward Members and Community Committees in this area.

Current Position:

The HMA & Strategic Housing Research Commission was awarded to Arc4 in March 2017. Since 2011 the Council has commissioned Housing Market Assessments across the city (for a variety of purposes including neighbourhood planning approaches and new strategic developments) and these continue to be used as a basis for discussions with developers and Registered Providers to inform the development of schemes or respond to proposals. In 2018 Kirkstall, City Centre and Inner North West were completed along with a refresh of other areas. The Council has utilised the HMAs when identifying the need and type of Affordable Housing required as part of s106 Affordable Housing obligations. This enables the council, neighbourhood groups, developers to directly address local housing need and demand in different areas.

Developers are also required to submit their own HMA on larger developments which are scrutinised by officers and compared against the council's own data. As well as relying on the local HMAs developers and plan users may also use a suite of 11 Housing Market Characteristic Area (HMCA) reports which accompany the Strategic Housing Market Assessment undertaken for the CSSR. These are not prepared to support the CSSR strategic policies but do offer further detail on implementation.

A draft version of a report is included as **Appendix 1** to set out for Members the breadth of local HMCA evidence that is on offer. These reports are not designed to replace the broad needs for housing mix as set out in Policy H4 but help illustrate locally distinctive circumstances. For example, this report for the Outer West area highlights that the gap between housing requirements and the existing stock is most apparent in 1/2-bed and 4-bed homes and flats.

Position Status - 4 This is to be formally agreed by the Scrutiny Board**Desired Outcome - Improvement in the quality of Neighbourhood Plans**

Recommendation 5 – That the Chief Planning Officer ensures that appropriate assistance is offered to Neighbourhood Forums to assist in the drawing up of Neighbourhood Plans.

Formal response:

The Council currently supports 35 neighbourhood groups. 1 plan has got to referendum and about 8 plans have either reached pre-submission stage or are about to. Therefore the collaborative arrangements put in place by the Council; working alongside neighbourhood groups is now bearing fruit. The recent restructure of the planning service has allowed for greater flexibility in the deployment of staff within Policy and Plans to advise forums. However, at present the overwhelming priority for staff is the progression of the site

allocations plan and Aire Valley Area Action Plan.

However, there are parts of the District where there are particular challenges. Officers are aware of specific issues in particular parts of the District and the Directorate has put arrangements in place to address those issues e.g. through regular ward member contact and attendance at Neighbourhood Forum meetings.

Current Position:

The Council currently supports 35 neighbourhood groups. As at January 2019 10 plans have now been made.

The Council now has 10 “made” Neighbourhood Plans:

- Alwoodley
- Bardsey-cum-Rigton
- Barwick-in-Elmet and Scholes
- Boston Spa
- Clifford
- Collingham
- Holbeck
- Linton
- Thorp Arch
- Walton

3 referendums are scheduled with 2 plans currently at Examination and a further 3 plans are expected to submitted within the next 6 months. If these are all successful that could bring the total number to 18 Plans for Leeds.

The Council held an event in October which sought to stimulate participation from non-parished areas with over 100 people attending. This sought to help address concerns that neighbourhood planning activity was out of reach of many inner area communities.

The Holbeck Plan (an inner area plan) received a commendation from the Royal Town Planning Institute in 2018 and the Council has submitted both the Holbeck and Walton Plans to the “Planning” Magazine awards for 2019. The Walton Plan is the first in Leeds to allocate land for housing.

Tracking of Neighbourhood Plans occurs through the annual Authority Monitoring Report.

Position Status – 4 *This is to be formally agreed by the Scrutiny Board*

Desired Outcome 4 - That Housing Mix is discussed with developers at the earliest opportunity.

Recommendation 8 – That the Chief Planning Officer reports back to the appropriate Scrutiny Board the improvements to housing mix achieved through the practice of discussing mix at pre application stage.

Formal response:

A further report will be taken to Scrutiny Board alongside the updates set out under recommendation 4. However, in the meantime, officers have explored the up to date picture covering 1st April to 31st March 2016. This reveals, as set out in Tables 1 and 2 below, that there has been an improvement to the housing mix. Further updates will be provided on an annual basis.

Table 1: Monitoring of 2015/16 – proportion of all new housing per room

Year	Number of bedrooms			
	1	2	3	4+
2012-13	22%	27%	25%	27%
2013-14	21%	22%	28%	29%
2014-15	21%	15%	37%	28%
2015-16	26%	29%	28%	17%
Policy H4 target	10%	50%	30%	10%

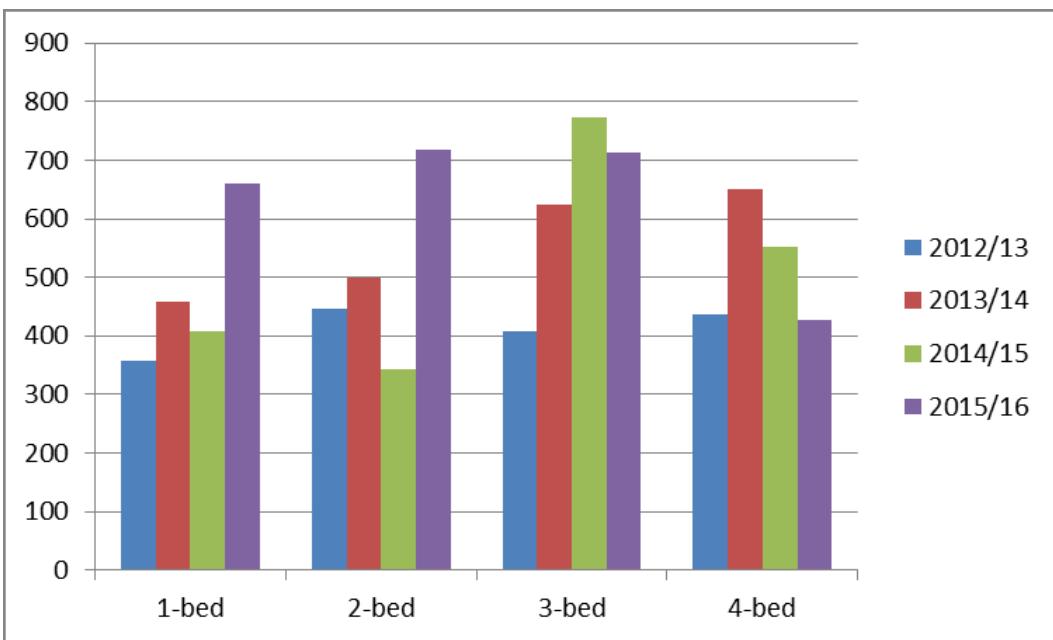
Table 2: Number of housing completions per room

Table 1 shows that proportionately, for the first time since the Core Strategy period, 1 and 2-bed properties form the largest proportion of new housing. Table 2 shows that in absolute terms 2015/16 showed significant increases in the numbers of new 1- and 2-bed properties and a substantial fall in the number of 4-bed properties.

It is important to chart whether such a trend is due to continue. To that end, monitoring of the past 6 months' worth of detailed planning approvals has been assessed. Table 3 shows that for over 1,200 approved properties the policy is being more closely supported than previously. Bi-annual progress will be reported to Scrutiny.

Table 3: Number of housing completions per room

Period	Number of bedrooms approved			
	1	2	3	4+
Sept '15 to Mar '16	26%	38%	19%	18%
Policy H4 target	10%	50%	30%	10%
Range	0% - 50%	30% - 80%	20% - 70%	0% - 50%

Table 4: Affordable Housing completions

Period	Section 106	Grant assisted	Government initiative	Non assisted	Total

2012/13	72	119	155	14	360
2013/14	109	175	361	45	690
2014/15	79	262	427	114	882
2015/16	107	58	474	255	894

Table 4 details completions of affordable housing. The private element of affordable housing delivery through Section 106 agreements is the smallest component of affordable housing delivery. As the Scrutiny Report notes this is often due to the impact that developers claim affordable housing has on the viability schemes. Government has encouraged local authorities to negotiate with developers to ensure that schemes are viable. The low number is a reflection of overall delivery of housing in the district, which in recent years has largely been supported by delivery in the non-volume house building market. The Council would expect the contribution of affordable housing from private delivery to step-up alongside overall completions to meet the annual Core Strategy targets as a reflection of the current housing land supply translating to completed housing units on the ground.

Current Position:

Securing housing mix in line with Policy H4 continues to be a challenge for the Council in some areas with volume housebuilders sometimes initially reluctant to submit schemes in line with the Policy requiring specific negotiation.

For example, the redevelopment of the former Stocks Blocks site in Garforth (proposed by Redrow Homes) started off significantly weighted in favour of 3 and 4 bed houses but following discussion and negotiation was amended to include an improved mix.

Similarly a reserved Matters application for 292 dwellings on land south of railway line at Thorpe Park (proposed by Redrow Homes) was negotiated to improve the housing mix

There has been improvement in the schemes submitted in the City Centre on large sites such as Tetley Site and former Evans Halshaw site – both providing 20% of homes as 3-bed. Smaller city centre sites are finding the policy more problematic with average of 6%.

The continued prevalence of properties at the lower and upper end of bedroom sizes reflects the recent market for residential development and construction activity since 2012. This period has seen the trend of a recovering housebuilding sector based upon the resurgence of the city centre providing large numbers of 1 bedroom properties including a new market for purpose-built student accommodation in studio apartments and, at the other end of the market, a high proportion of larger properties including 4+ bedoomed dwellings provided in the outer areas in high market areas popular with the volume housebuilders. Whilst the number of 2 and 3 bedroom properties remains below the overall targets for the district this will be addressed through the adoption of the Site Allocations Plan. The SAP will allocate sites on both brownfield and greenfield land across all markets that will see the development of schemes in suitable locations of appropriate scale as part of a planned and managed approach. Accordingly, an implementation note for Policy H4 on Housing Mix is in preparation to assist the proper implementation of the policy through SAP. This will continued to be monitored through the Authority Monitoring Report.

The Authority Monitoring Report figures for 2017/18 are shown below for the comparable tables in the formal response.

Table 1: Monitoring of 2017/18 – proportion of all new housing per room

Year	Number of bedrooms			
	1	2	3	4+
2012-13	22%	27%	25%	27%
2013-14	21%	22%	28%	29%
2014-15	21%	15%	37%	28%
2015-16	26%	29%	28%	17%
2016-17	29%	25%	30%	16%
2017-18	29%	25%	22%	24%
Policy H4 target	10%	50%	30%	10%

Table 2: Number of housing approved per room

Period	Number of bedrooms approved			
	1	2	3	4+
Jan to Dec '18	22%	34%	20%	23%
Policy H4 target	10%	50%	30%	10%
Range	0% - 50%	30% - 80%	20% - 70%	0% - 50%

Table 3: Affordable Housing completions

Period	Section 106	Grant assisted	Non assisted	Total
2012/13	72	119	14	205
2013/14	109	175	45	329
2014/15	79	288	88	455
2015/16	129	78	249	456
2016/17	112	302	143	557
2017/18	88	114	36	238

Table 4: Housing mix of outstanding stock approved since April 2012

Type	Number of bedrooms (unimplemented approvals)				Total
	1	2	3	4+	
Total	28%	25%	24%	23%	100%
Policy H4 target	10%	50%	30%	10%	

This shows that there has been little change to the overall mix on completed schemes with 2-bed properties still remaining below what was anticipated by the policy.

Tracking of Housing Mix and Affordable Housing indicators occurs through the annual Authority Monitoring Report.

Position Status – 4 or 5 *This is to be formally agreed by the Scrutiny Board*

Desired Outcome - Raising the knowledge of Elected Members on the implementation of Policy H4

Recommendation 9 – That the Chief Planning Officer advises Joint Plans Panel of actions to be taken regarding the Implementation of Policy H4 and proposed actions to ensure improved delivery.

Formal response: This will be reported to the first Joint Plans Panel following the date of this Scrutiny response.

Current Position:

This was reported to the Joint Plans Panel in November 2017 who noted the initiatives being taken as detailed in recommendations above. The Authority Monitoring Report was considered by Development Plan Panel in May 2018 for the year 2016/17 and there is a scheduled meeting of DPP to discuss the 2017/18 AMR in March 2019.

Position Status - 2 *This is to be formally agreed by the Scrutiny Board*

Desired Outcome - The development of a policy identifying and meeting specialist housing need

Recommendation 10 – That the Director of Environment and Housing and the Chief Planning Officer explore a more coherent and detailed approach to identifying the need for specialist accommodation and how this can be met, and report back to the relevant Scrutiny Board.

Formal response:

Housing Market Assessments for specific schemes as required by Policy H4 and referred to above at Recommendation 4 and can utilise data provided by services including Adult Social Care to inform housing mix requirements within market areas and relevant to schemes. The SHMA commission will seek strategic analysis of the Leeds market to help support local studies. A further report will be provided as part of the update referred to in recommendation 4.

Current Position:

In July 2017 Executive Board approved a commitment to facilitate the delivery of up to 200 new units of Extra Care housing using £30m of housing growth funding. The Council will deliver three schemes which will be owned and managed by the Council expected to provide up to 200 extra care affordable rented homes. A programme update report was submitted to Executive Board in December 2018. In addition, a consortium were awarded a contract to deliver around 240 new extra care homes across 4 schemes subject to planning approval. Alongside the Council led programme, four sites are being progressed which will facilitate the delivery of new supply housing with care: Ashfield Works in Otley, Bramham House, Cookridge Hospital and former Primrose HOP in Boston Spa; additionally Queensway is to be considered for provision for adults with learning disabilities.

The CSSR introduces new policy in relation to accessible housing standards. The policy requires new residential development to provide two types of accessible accommodation defined in Building Regulations: M4(2) a general level of accessibility roughly equivalent to the old “lifetime homes” standard and M4(3) wheelchair accessible dwellings (that can be “accessible” or “adaptable”). Different percentages of accessible accommodation were viability tested with the conclusion that developments should make 30% of all dwellings accessible to M4(2) standards and 2% of dwellings accessible to M4(3) adaptable standards.

The Council has also committed to preparing a SPD on student housing and HMO internal space standards to complement the national standards contained in the CSSR.

An update will be provided after the Adoption of the CSSR.

Position Status - 4 *This is to be formally agreed by the Scrutiny Board*

