

Appendix 1:

Position Statement update provided to the Scrutiny Board (Infrastructure, Investment & Inclusive Growth) on 17 February 2022.

Desired Outcome - The continuous improvement of elected members skills and knowledge

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.

Formal response to the original enquiry: 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 (DV) and representatives from the volume house builders.

February 2020: Member training on viability forms a regular part of the Department's approach to ensuring that decision taking is supported by regular training for Members. Training took place on 30 January 2019 and further training is planned for this calendar year, including drawing out links between viability and the climate emergency.

Planning Practice Guidance – 'Viability' related to NPPF para 57 states that, any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Even in those circumstances an executive summary should be made publicly available.

November 2020: During the initial period of the covid-19 pandemic training and development activity reduced with all Council services focusing on the delivery of core services and/or services associated with the immediate pandemic response. Member training generally during this period focused on ensuring members could perform their Council roles, including participating in public committee meetings, on a remote rather than physical basis – ensuring, for example, familiarity with key platforms such as Zoom, Skype, Public-I and MS Teams. While specific training on viability has not taken place in this period, more general engagement with members has now started to take place in relation to national planning policy. In September and October training and consultation took place with Development Plans Panel and Infrastructure, Investment and Inclusive Growth Scrutiny Board Members in relation to the proposals set out in the Government's planning White Paper, for example.

Current Position February 2022:

Viability is now a recurring theme of the annual Member training programme. Following on from recent years and all Members were invited to attend an online training session on viability which took place on 11th August 2021. The training was delivered by Brian Maguire, District Valuer. The session focussed on the methodology for determining the viability of schemes as proposed by developers and explore how the figures are calculated and the areas where figures can be challenged. Also explored are the reasons why Local Planning Authorities must consider schemes that are not policy complaint due to being unviable.

AH is the biggest cost to developers and less so than other Section 106 requirements.

In March 2019 the Councils Core Strategy Selective Review was viability tested. At a strategic level affordable housing policy is deliverable across the City which includes on site delivery and in some cases commuted sums. The viability appraisal process as set by National Planning Policy allows individual scheme circumstances to be considered if there is a viability case, this in particular is applicable to brownfield sites which fall in particular in the City Centre and include the private rented sector. Given the varying nature of sites, viability appraisals are submitted across the board depending on site circumstances, with affordable housing being the biggest section 106 cost to developers, however at a general level affordable housing is policy compliant.

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

Desired Outcome - Raising the awareness of Housing Assessments and their importance in the planning process

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 (HNAs).

Formal response to the original enquiry:

The development of assessment guidance for carrying out Housing Needs Assessments remains a priority. The commissioning of local Housing Market Assessments (HMAs) 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.

February 2019:

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 HNAs 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 (SHMA) 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 was included in the previous report 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.

February 2020:

The Strategic Housing Market Assessment (SHMA) 2017 is supported by a set of sub-area reports – Vital Statistics. A draft example is attached in Appendix 3.

As part of ongoing housing work being carried out by Arc4 consultants a training/workshop sessions for officers who assess HNAs will be delivered during 2020. This will help officers to consistently assess HNAs in securing a better mix. Some of the headlines which had been shared since the last tracking update include:

- Clarification over need i.e. clear advice that estate agents consideration of what house types are selling in an area is not an indication of what needs to be built
- Updated support for the housing mix targets (reported to Development Plans Panel (DPP) 12th November 2019)
- As part of management of the policy clarification that the minimum and maximum figures within the supporting text of the housing mix policy are less material on the basis that developers are consistently aiming for the maximum level of larger dwellings and minimum level for smaller (especially 2 bed) dwellings

A draft template for an HNA which sets out what should be provided within the assessment will be made available to the Development sector for consistency.

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

November 2020:

Consultants Arc4 have carried out commissioned work on HMAs for Holbeck, Lincoln Green and Morley; the first two HMAs supporting work on priority neighbourhood areas and the latter regarding the bid for Morley Town Centre Initiative.

In addition to the above Arc4 have carried out work on build to rent, affordability of market housing and older terraces around the city centre.

The HMAs are still at draft stage and will be provided to Members when finalised.

In light of the present situation the HNA training has not been progressed as planned and is under review.

Current Position February 2022:

HMAs continue to be commissioned as required to support particular projects. The final HMAs noted in November 2020 update for Holbeck, Lincoln Green and Morley are available to Members. Those for Holbeck and Lincoln Green are helping to inform potential priority neighbourhood interventions, whilst the Morley HMA has helped inform work towards developing a business case for the Towns Fund which should be completed by the end of March 2022.

Position Status - *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 to the original enquiry:

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 (SAP) and Aire Valley Area Action Plan (AVAAP).

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.

February 2019:

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 be 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.

February 2020:

There are over 36 designated neighbourhood areas in Leeds, covering villages, market towns and a wide variety of neighbourhoods within the main urban area.

As at January 2020 14 plans have been made and, as such, are part of the development plan for Leeds and will be used to help determine planning applications in the following neighbourhood areas:

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

There are over 15 other neighbourhoods preparing neighbourhood plans, some at the early stages and others approaching examination/referendum. This includes a number of new areas (Micklefield – designation pending; Chapeltown – designation pending; Lincoln Green and Burmantofts - designation pending).

The Council, Holbeck Neighbourhood Forum and Walton Parish Council were awarded the national neighbourhood planning award at a ceremony in London in June 2019. This award was made for the quality of the plans and for the collaboration between the Council and the neighbourhood planning groups. This award has inspired a number of other groups in the area and set the standard for others to follow.

The Council is currently working with the West Yorkshire Combined Authority, Planning Aid England and others on a neighbourhood planning and climate change event, scheduled for late spring 2020. The aim of this event will be to inspire and to provide practical suggestions for neighbourhood plan policies and projects and to ultimately have a number of exemplar neighbourhood plans which will provide the lead on neighbourhood planning and climate change, locally and nationally.

Tracking of Neighbourhood Plans occurs through the annual Authority Monitoring Report and the Local Development Scheme.

November 2020:

There are now 37 designated neighbourhood area in Leeds, covering villages, market towns and a wide variety of neighbourhoods within the main urban area.

This is an addition of one area since the last update.

As at November 2020, 17 plans have been made and, as such, are part of the development plan for Leeds and will be used to help determine planning applications in the following neighbourhood areas:

- Aberford
- Alwoodley
- Bardsey-cum-Rigton
- Barwick-in-Elmet and Scholes
- Boston Spa
- Bramham

- Clifford
- Collingham
- Horsforth - new
- Holbeck
- Kippax
- Linton
- Otley - new
- Scarcroft
- Thorp Arch
- Wetherby - new
- Walton

Shadwell Neighbourhood Plan has also recently passed in the independent examination stage (October 2020). Due to Covid-19 restrictions, all neighbourhood planning referendums have been postponed until 6 May 2021, in line with Local Government Elections. There are over 15 other neighbourhoods preparing neighbourhood plans, some at the early stages and others approaching examination/referendum. This includes a number of new areas, such as Micklefield (designated in February 2020), Chapel Allerton (designation pending), Chapeltown (designation pending), and Mabgate, Lincoln Green and Burmantofts (designated in January 2021).

Although the Covid-19 situation has been a challenge for many neighbourhood planning groups, particularly those seeking to conduct public consultation during 2020, there has been a lot of progress for a number of groups in Leeds, particularly in Beeston, Garforth, Headingley, Hyde Park and Kirkstall. Groups have adapted their ways of working and have made good use of this year to re-focus on their neighbourhood planning priorities. Officers have continued to provide direct support to groups through using online meeting platforms to enable and support groups to continue making good progress.

Work on a neighbourhood planning and climate change event has been postponed due to Covid-19 however it is hoped that this event could take place in 2021. The aim of this event will be to inspire and to provide practical suggestions for neighbourhood plan policies and projects and to ultimately have a number of exemplar neighbourhood plans which will provide the lead on neighbourhood planning and climate change, locally and nationally.

Tracking of Neighbourhood Plans occurs through the annual Authority Monitoring Report and the Local Development Scheme.

Current Position February 2022:

Leeds is one of the most successful neighbourhood planning authorities in the country and a good practice authority for Central Government. There are now 40 designated neighbourhood areas in Leeds. Since the last update Burmantofts, Chapeltown, Chapel Allerton, Lincoln Green Mabgate, and Micklefield have all been designated. Harehills will be applying for area and forum designation later this year.

The following neighbourhood forums are either applying to be re-designated or will be shortly, including Holbeck, Beeston, Hyde Park and Little Woodhouse.

Despite Covid restrictions there has been a significant amount of neighbourhood planning activity in the past 18 months. A small number of

groups have struggled to make progress (those that only prefer to meet in person) but the majority have made good progress:

As at February 2022, 18 plans have been made and, as such, are part of the development plan for Leeds and will be used to help determine planning applications in the following neighbourhood areas:

- **Aberford**
- **Alwoodley**
- **Bardsey-cum-Rigton**
- **Barwick-in-Elmet and Scholes**
- **Boston Spa**
- **Bramham**
- **Clifford**
- **Collingham**
- **Horsforth**
- **Holbeck**
- **Kippax**
- **Linton**
- **Otley**
- **Oulton and Woodlesford – Plan Made (January 2022)**
- **Scarcroft**
- **Thorp Arch**
- **Wetherby**
- **Walton**

Below provides an update on what stage they are at in the process: -

- **Beeston - pre-submission consultation to take place later this year**
- **Burmantofts - spring event to ‘kick start’ neighbourhood planning activity**
- **Carlton - pre-submission consultation to take place later this year**
- **Chapeltown - engagement to take place during 2022**
- **Chapel Allerton - engagement Strategy prepared, early work on neighbourhood plan well-established**
- **East Keswick - submission of Plan for Examination during 2022**
- **Garforth - submission of Plan for Examination during 2022**
- **Headingley - submission of draft plan for examination, January 2022**
- **Hyde Park - pre-submission consultation to take place later this year**
- **Kirkstall - engagement Report complete, next stage preparation of draft plan**
- **Lincoln Green - spring event to ‘kick start’ neighbourhood planning activity**
- **Little Woodhouse - submission of Plan for Examination during 2022**
- **Mabgate - spring event to ‘kick start’ neighbourhood planning activity**
- **Pool-in-Wharfedale - submission of Plan for Examination during 2022**
- **Rawdon - pre-submission consultation early 2022**
- **Rothwell - aiming for pre-submission consultation in 2022**
- **Thorner - submission of Plan for Examination during 2022**

It was announced in January 2022 that Leeds City Council has been chosen by Central Government as one of the Local Authorities to pilot a simplified approach to neighbourhood planning in inner-city and more deprived communities. The proposed approach in Leeds will be to work with existing groups that are perhaps struggling and to support new groups with no previous involvement.

Tracking of Neighbourhood Plans occurs through the annual Authority Monitoring Report and the Local Development Scheme.

Please note 'Position Statement - Neighbourhood Planning' is attached as Appendix 3

Position Status – *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 to the original enquiry:

Updated in the Current Position 2022 position below:

February 2019:

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+ bedroomed 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 be continued to be monitored through the Authority Monitoring Report.

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

February 2020:

As highlighted before there continues to be a challenge for the Council with an over provision of 1-bedroom units and 4+ bedroom units and an under provision of 2 and 3 bedroom with regards to the targets found within Policy H4. The 1 bed over provision is mainly a result of a high proportion of development within the City Centre where 1 and 2 bed apartments are predominantly delivered.

The SAP, which is now adopted, allocated 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 managed approach. The adoption of the SAP provides in excess of a 5 year land supply.

Through the pre-application process and planning applications, Housing Mix and Policy H4 is raised at an early stage of the process to ensure that developers are aware of this key policy, its requirements and how it should be implemented.

As part of the continuous implementation and briefing sessions with relevant officers regarding H4 an implementation note is being updated with up-to-date evidence.

The Authority Monitoring Report figures for 2018/19 are shown below for the comparable tables in the formal response.

Table 1: Monitoring of 2018/19 – 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%
2018/19	34%	28%	21%	18%
Policy H4 target	10%	50%	30%	10%

Table 3: Recent housing approvals per room

Period	Number of bedrooms approved			
	1	2	3	4+
April to September 2019	36%	34%	20%	10%
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	130	20	238
2018/19	169	117	147	433

In terms of affordable housing delivery and the delivery of 433 homes in 2018/19 this is below the target that is set in the Core Strategy for over 1,200 homes to be affordable. Whilst this delivery is below target there are some important contextual headlines:

- It is important to note that the 1,200 homes Affordable Homes includes backlog of delivery so that the actual “in-year” net target is closer to 434 per annum
- The relatively poor contribution of S106 affordable units is mainly as a result of the proportion of student housing schemes within the completions which do not require affordable housing. It is forecast that once more market housing is delivered, now supported by an Adopted Site Allocations Plan – this proportion will increase.
- There are increasingly examples of sites being delivered by partners with 100% affordable housing.

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

Type	Number of bedrooms (unimplemented approvals)			
	1	2	3	4+
Total	34%	27%	21%	17%
Policy H4 target	10%	50%	30%	10%

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

November 2020:

The challenge continues for the Council with an over provision of 1 bedroom units and 4+ bedroom units and an under provision of 2 and 3 bedroom with regards to the targets found within Policy H4 as shown in Table 1 below. The 1 bed over provision is mainly a result of a high proportion of development within the City Centre where 1 and 2 bed apartments are predominantly delivered.

New tables, 1A and 1B have been introduced below showing the housing delivery across the district not including the city centre and one for the city centre delivery only.

Through the pre-application process and planning applications, Housing Mix and Policy H4 is raised at an early stage of the process to ensure that developers are aware of this key policy and its importance, taking account of the delivery statistics in the AMR.

Table 1: Monitoring of 2019/20 – proportion of all new housing per room – across the district.

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%
2018/19	34%	28%	21%	18%
2019/20	34%	29%	14%	23%
Policy H4 target	10%	50%	30%	10%

Additional Table 1A: Monitoring of 2019/20 - proportion of all new housing per room minus the city centre HMCA.

It has been discussed that it would be of assistance to remove the city centre from Table 1 and create a separate table for this as its delivery statistics are skewed by the city centre delivery of 1 & 2 bedrooms.

Table 1A shows the imbalance of approvals outside the city centre of delivery deficits of 2 bedroom units and a surplus of 4+ bedroom units.

Year	Number of bedrooms			
	1	2	3	4+
2012/13	19%	35%	25%	21%
2013/14	8%	24%	40%	29%

2014/15	17%	27%	30%	26%
2015/16	16%	28%	27%	29%
2016/17	13%	25%	31%	31%
2017/18	13%	25%	27%	35%
2018/19	13%	25%	27%	35%
2019/20	19%	27%	27%	26%
Policy H4 target	10%	50%	30%	10%

Additional Table 1B: Monitoring of 2019/20 - proportion of all new housing per room City Centre only

Table 1B shows the high delivery in the city centre of 1 bedroom units and the under delivery of 2, 3 and 4 bedroom units.

Year	Number of bedrooms			
	1	2	3	4+
2012/13	78%	4%	18%	0%
2013/14	75%	24%	2%	0%
2014/15	71%	20%	9%	0%
2015/16	59%	40%	1%	0%
2016/17	48%	41%	10%	2%
2017/18	73%	24%	2%	0%
2018/19	61%	27%	11%	0%
2019/20	72%	25%	3%	0%
Policy H4 target	10%	50%	30%	10%

Table 2: Recent housing approvals per room

Period	Number of bedrooms approved			
	1	2	3	4+
April to June 2020	62%	22%	12%	5%
Policy H4 target	10%	50%	30%	10%

Range 0% - 50% 30% - 80% 20% - 70% 0% - 50%

This table only shows 3 months of approvals which is limited in quantity and therefore does not necessarily give a true representation regarding targets generally and taking account of the present pandemic situation.

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	130	20	238

2018/19	169	117	147	433
2019/20	166	203	70	439

In terms of affordable housing delivery and the delivery of 439 homes in 2019/20 (an increase of 6 units), more AHs have been delivered through grant assisted schemes, S106 AHs remains about the same and non-assisted AHs have reduced significantly. This is below the target that is set in the Core Strategy for over 1,200 homes to be affordable, whilst this delivery is below target there are some important contextual headlines:

- It is important to note that the 1,230 homes affordable homes includes backlog of delivery so that the actual “in-year” net target is closer to 434 per annum which has been met. The need to deliver AHs and the target will not change and it is expected that grant assisted AHs will increase significantly over the next few years (through combination of funding streams).
- The relatively poor contribution of S106 affordable units is mainly as a result of the proportion of student housing schemes within the completions which do not require affordable housing. It is forecast that once more market housing is delivered, now supported by an Adopted Site Allocations Plan (SAP) – this proportion will increase. However, the SAP High Court Judgement on Relief may impact upon the delivery of affordable homes. The green belt sites affected by the judgement generally fall within the higher % requirement zones of 35%, therefore these sites are at risk and may not deliver affordable housing if the sites remain in the Green Belt.
- There are increasingly examples of sites being delivered by partners with 100% affordable housing.
- Sites are coming forward with increased provision for example the Guinness site in the City Centre is providing 35% AH on site instead of the policy requirement of 7%.

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

Type	Number of bedrooms (approvals yet to be completed)			
	1	2	3	4+
Total	38%	26%	21%	15%
Policy H4 target	10%	50%	30%	10%

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

Current Position February 2022:

Progress is being made delivering the housing mix, taking account of the data in the tables, and supporting text below evidences that housing mix is being discussed at the earliest opportunity either through pre-applications or applications with developers across the development industry on all size of developments. There is still some progress to be made but overall, significant progress is being made. This is also highlighted and discussed by Plans Panel Members across the 3 Plans Panels as a key issue.

Table 1: Monitoring of 2020/21 – proportion of new sites for housing per room across the district

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%
2018/19	34%	28%	21%	18%
2019/20	34%	29%	14%	23%
2020/21	61%	22%	11%	6%
Policy H4 target	10%	50%	30%	10%
Range	0% - 50%	30% - 80%	20% - 70%	0% - 50%

The table above shows that across the authority there is a large amount of 1 beds (as a result of the type of accommodation being constructed for the Build to Rent and student market in the city centre) but have reduced the oversupply of 4 beds (slightly below the target), which in turn has a knock on effect to 2 and 3 beds supply. However, this highlights that entering to early discussion across the development industry on all developments expected to deliver a housing mix is making a difference. Tables 1A and 1B below breakdown statistics for the district minus the city centre and the city centre on its on to put it into context.

Table 1A: Monitoring of 2020/21 – proportion of all new housing per room excluding the City Centre/ Central HMCA.

Year	Number of bedrooms			
	1	2	3	4+
2012/13	19%	35%	25%	21%
2013/14	8%	24%	40%	29%
2014/15	17%	27%	30%	26%
2015/16	16%	28%	27%	29%
2016/17	13%	25%	31%	31%
2017/18	13%	25%	27%	35%
2018/19	13%	25%	27%	35%
2019/20	19%	27%	27%	26%
2020/21	20%	41%	23%	17%
Average	15%	28%	29%	28%
Policy H4 target	10%	50%	30%	10%

This table shows that there has been a significant increase (14%) in the delivery of 2 bed units, in comparison to the previous monitoring period and a significant reduction (9%) in the delivery of 4+ bed units. This is improving the imbalance of delivery outside the city centre and is a welcome shift as members have been particularly concerned at the lack of 2-bed properties in non-City Centre schemes. These smaller properties more readily meet the needs of single persons who do not wish to live in the City Centre, couples and older person households wishing to downsize.

Table 1B: Monitoring of 2020/2021 - proportion of all new housing per room City Centre/Central HMCA only

Year	Number of bedrooms			
	1	2	3	4+
2012/13	78%	4%	18%	0%
2013/14	75%	24%	2%	0%
2014/15	71%	20%	9%	0%

2015/16	59%	40%	1%	0%
2016/17	48%	41%	10%	2%
2017/18	73%	24%	2%	0%
2018/19	44%	36%	15%	5%
2019/20	72%	25%	3%	0%
2020/21	85%	11%	3%	0%
Policy H4 target	10%	50%	30%	10%

The table above shows there is a further increase in delivery of 1 bed units this year, higher than 2019/20, still showing an over delivery of this type of unit. However, it is important to note that this increase of supply and dominance of student accommodation, studio flat product and the permitted development change from offices to residential which we have no control over.

Table 2: Recent housing approval on new sites by rooms across the district.

Period	Number of bedrooms approved			
	1	2	3	4+
April to September 2021	39%	35%	20%	6%
Policy H4 target	10%	50%	30%	10%

Table 2A: Recent housing approvals on new sites by room (excluding City Centre)

Period	Number of bedrooms approved			
	1	2	3	4
April to September 2021	23%	41%	27%	9%
Policy H4 target	10%	50%	30%	10%

The tables only provide 6 months data which is limited in quantity but looking at both tables 2 and 2A, taking out the city centre (which skews the data) shows that significant progress is made on meeting the targets on 2, 3 and 4 beds.

Table 3: Housing mix of outstanding stock approved since April 2012 – info needed

Type	Number of bedrooms (approvals yet to be completed)			
	1	2	3	4+
Total	38%	26%	21%	15%
Policy H4 target	10%	50%	30%	10%

Remains unchanged from last year.

Table 4: Affordable Housing completions

Period	Section 106	Grant assisted/ RP Programme	LCC Programme & Non-assisted	Total
2011/12	54	281	27	362
2012/13	72	119	14	205
2013/14	109	134	86	329
2014/15	88	262	114	464
2015/16	129	58	269	456

2016/17	104	157	231	492
2017/18	88	114	36	238
2018/19	169	317	92	578
2019/20	166	249	38	453
2020/21	127	369	99	595
Total	1,106	2,060	1,006	4,172

****please note that the above table stats are different to previous ones, this is because, due to time lags they have been reconciled with Central Government data.**

- In terms of affordable housing delivery there were 595 homes delivered in 2020/21, which is the most affordable homes per annum over the last 8 years. This is largely due to the end of the Homes England Affordable Housing Programme in 2021 which always shows a spike in delivery, alongside the Strategic Partnerships that Homes England have established starting to take effect.
- S106 affordable housing delivery is slightly lower than in the previous 2 years and is largely as a result of the numbers of homes being built in those parts of the City with lower S106 requirements i.e. 7% areas rather than 35% areas. This will change as large sites in the outer areas start construction.
- The past 3 years has seen an average affordable housing delivery of 541 affordable homes.
- This is below the affordable housing need for the city, which is detailed in the Core Strategy for 1, 230 affordable homes per annum. Whilst this delivery is below target there are some important contextual headlines:
 - It is important to note that the 1,230 affordable homes includes backlog of delivery so that the actual “in-year” net target is closer to 434 per annum which has been met consistently for the past 3 years.
 - It is expected that affordable housing delivery will increase over the next few years with the Council Housing Growth programme gaining momentum alongside significant amounts of affordable housing coming forward in the city centre through Registered Provider (RP) Partners. Homes England Strategic partnership funding will play a key role in increasing delivery rates (see examples below).
 - The relatively poor contribution of S106 affordable units is mainly as a result of the proportion of student housing schemes within the completions which do not require affordable housing. It is forecast that once more market housing is delivered, now supported by an Adopted Site Allocations Plan (SAP) – this proportion will increase.
- The Council Housing Growth Programme has delivered a number of 100% affordable housing sites. There are currently 268 homes on-site and 200 more due to start on-site in 2022. The schemes on site include a general needs and Extra Care scheme in Middleton which will deliver 176 homes by 2023. Sites already delivered include schemes at the Beeches in Gipton and Nevilles in Osmondthorpe, which between them have delivered 59 homes. Sites being handed over to tenants in 2022 include Heights Lane/Anderson Approach, Meynell Approach, Tarnside & Mardale and Healey Croft which will deliver a total of 92 homes. The pipeline of sites is being secured for the next phase of the programme and currently contains over 400 homes.
- Right to Buy and Homes England funding has also supported a number of schemes including 6 bespoke homes through Habinteg, 24 specialist homes through St Georges Crypt at Hedley chase, 64 extra care homes by Housing and Care 21 at Lady Ida Lodge , and 55 general needs homes through Yorkshire Housing at Barnsdales to name a few. (A full breakdown can be provided if needed).

- **The council has recently launched an engagement exercise with the affordable housing sector to understand how Leeds can achieve increased pace and scale of affordable housing delivery. This focuses on some of the key challenges such as sustainability, land availability and funding and delivery solutions. Through this work a pipeline for affordable homes being delivered over the next 3 years is being developed. This will include schemes such as Guinness's Points Cross development in Hunslet which will deliver 311 affordable homes over the next few years having commenced on site in 2021. An Affordable Housing Delivery Partnership Plan is being developed to capture this pipeline and actions that are needed to enhance the affordable housing supply in the city. An update on this plan can be provided in due course.**

* **Appendix 4 - List of sites that are 100% affordable housing over the last 3 years through different providers and delivery mechanisms.**

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

Position Status – *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 to the original enquiry: This will be reported to the first Joint Plans Panel (JPP) following the date of this Scrutiny response.

February 2019:

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 (AMR) was considered by Development Plan Panel (DPP) 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.

February 2020:

The Core Strategy (as amended 2019) Policy H4 states:

‘Developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term taking into account the nature of the development and character of the location. This should include the need to make provision for Independent Living (see Policy H8)

For developments over 250 units, in or adjoining the Main Urban Area and Major Settlements or for developments over 50 units in or adjoining Smaller Settlements, developers should submit a Housing Needs Assessment addressing all tenures so that the needs of the locality can be taken into account at the time of development.’

The supporting text of Policy H4 contains a “Preferred Housing Mix Table” which details the SHMA 2011. It contains targets for both type and size of housing.

Table H4: Preferred Housing Mix (2012 – 2028)

Type*	Max %	Min %	Target %
Houses	90	50	75
Flats	50	10	25
Size*	Max %	Min %	Target %
1 bed	50	0	10
2 bed	80	30	50
3 bed	70	20	30
4 bed+	50	0	10

*Type is applicable outside of City Centre and town centres; Size is applicable in all parts of Leeds

A report was presented to Development Plan Panel on 12th November 2019. The report included an overview of the effectiveness of the policy and its current implementation. Details of the proposed implementation note and updated housing mix evidence was also discussed.

It is considered that the current interpretation of the policy by developers has relied upon Table H4 (which is not itself part of the Policy) and the maximum and minimum percentages range therein rather than the targets themselves. Developers have contended that proposals, which provide up to 50% 4+bed houses satisfy the policy. Conversely, they also contend that it is in line with the policy to deliver at the minimum level for 2-bed and 3-bed homes. Where this situation occurs consistently it is inevitable that the targets will not be met.

The supporting text of the policy provides a 'Preferred Mix Table' , whilst the maximum and minimum ranges and the target are set out to reflect a diversity across sites in Leeds, depending on the nature of the development and character of the area there is clearly a resulting skew towards 4+bed homes which is not in line with the objectives of the policy,

Consultants Arc4 have provided an up-to-date housing mix addendum to the SHMA which provides continued justification of the supporting policy text H4 Preferred mix targets. This evidence will be publicly shortly. The implementation note will assist all users in understanding and applying the policy for applications and pre-applications which should aim to broadly align with the targets supported by the up-to-date evidence. It is accepted that the Council is not looking for a prescribed mix on all sites, but deviation from the target mix would have to be justified by the applicant.

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

November 2020:

The tables in Recommendation 8 highlights the continued challenge of the successful delivery of housing mix across the District. However, the period of 2019/20 saw an increase in delivery of 1 & 2 bed units outside the city centre.

The Implementation Note has now been drafted following discussions with officers within Planning and Sustainable Development and Legal Services and once a final draft version is agreed, Members will be updated when this is finalised.

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

Current Position February 2022:

Housing mix is a matter regularly discussed at plans panels and officers are well aware of the focus that Members of Panel give to the issue. Recommendation 8 above data tables and supporting text shows that significant progress is being made on housing mix and that this is through discussions with the development industry across the board for all size of developments at the earliest opportunity.

The Implementation Note has now been re-drafted following discussions with officers within Planning and Sustainable Development and Legal Services and once a final draft version is agreed, Members will be updated.

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

Position Status – *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.

February 2019:

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 (Housing for Older Persons) 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, see Appendix 4 for Policy H10: Accessible Housing Standards. The policy requires new residential development to provide two types of accessible accommodation defined in Building Regulations Part M Volume 1: 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 Supplementary Planning Document (SPD) on Student Housing and Houses in Multiple Occupation (HMO) and internal space standards to complement the national standards contained in the CSSR.

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

February 2020:

The updated Strategic Housing Market Assessment (SHMA) Households need survey evidences the housing needs for the District.

The Core Strategy (as amended 2019) was adopted in September 2019 introduces new policies: -

Policy H10: Accessible Housing Standards, supported through the review process with the Background Paper of need for Accessible Housing.

Policy H9: Minimum space standards was introduced reflecting national policy and an SPD on space standards is in the process of being prepared.

The Age Friendly Leeds team (and Board) have, working with planning, established an indicator on the percentage of new developments built to category M4 (2) standard of accessibility, as set out in the Core Strategy. This is to be included as a Key Performance Indicator (KPI) for the Age Friendly priority of the Best Council Plan.

An existing Core Strategy policy unaltered through the review, Policy H8: Independent Living supporting development through mixed use schemes and standalone development including sheltered and other housing schemes aimed at the elderly or disabled people.

Site Allocations Plan (SAP) adopted July 2019 Housing Policy HG4: states that the SAP identifies site allocations in the plan which are particularly suitable for older persons housing/ independent living.

November 2020:

Policies H9 and H10 are recently adopted policies with regard to monitoring and therefore methods of monitoring will be looked at where appropriate. With regard to Policy H10 going forward, Accessibility Standards will form part of the Best Council Plan 2020/21 as a Key Performance Indicator on the completion of accessible standards housing developments.

Current Position February 2022:

Policies H9 and H10 are now embedded following their adoption in September 2019 through the Core Strategy Selective Review and monitoring is now taking place and this information will be available in the AMR. In dealing with planning applications and pre-application the Councils Accessibility Officer is consulted and provides responses to officers about Policy H10 – Accessibility standards.

Planning works closely with Age Friendly Leeds Team and Board to ensure that policies are prepared and implemented to meet the needs of older and disabled people.

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

Appendix 3 – Position Statement ‘Neighbourhood Planning’

Assistance offered to neighbourhood planning groups

All neighbourhood planning groups in Leeds have received varying levels of support dependant on their needs and circumstances. The level of support provided is up to each local planning authority to decide but in Leeds it generally involves an assessment of the following:

- What the neighbourhood plan is seeking to achieve.
- The capacity of the group to prepare a plan.
- The level of funding available to the group and the involvement of consultants.
- Whether the neighbourhood is located within a more deprived neighbourhood.

The service is seen by the Government and the Royal Town Planning Institute as a beacon authority where excellent support is provided to all types of groups, with many compliments being made by the groups themselves.

Successful outcomes from the support provided

The support provided to a wide range of neighbourhood planning groups has resulted in the following successes:

- 100% success rate for 19 neighbourhood plans in a diverse range of communities across the district
- Ongoing support to more than 15 other neighbourhoods, many in deprived or inner-city areas
- Holbeck and Walton - Neighbourhood Plans of the year award 2018
- 310 locally distinctive policies helping to shape development and improve placemaking across the district
- 310 Local Green Spaces Designated (often small local spaces that have not been previously protected)
- 205 non-designated heritage assets identified (important local heritage assets not currently protected)
- January 2022, Award of Government funding to explore simpler ways for more deprived and inner-city communities to get involved in neighbourhood planning
- The Government regularly asks the team for advice on neighbourhood planning reform and good practice, allowing officers to use the experiences from Leeds communities to shape national thinking on neighbourhood planning

Appendix 4 – List of sites that are 100% affordable housing over the last 3 years through different providers and delivery mechanisms.

2019/2020

Scheme	Provider	No. of units
Low Moor Meadows, Morley	Leeds & Yorkshire Housing Association	6
Moseley Green, Cookridge LS16	Connect Housing	10
Woodside, Kippax S106	Yorkshire Housing Limited	4
St. Oswald's View, Methley, LS26	Yorkshire Housing Limited	10
Sandbeck Lane ph2, Wetherby	Yorkshire Housing Limited	5
Kentmere Approach, Seacroft LS14	Leeds Fed HA	4
Seacroft Hospital PH 1, Seacroft LS14	Leeds Fed HA	8
9 Lea Farm Cres, Kirkstall	LCC	1
Strata Ambition	Heylo	13
Kudos Strata OTS	Yorkshire Housing Limited	5
Ambition Asket Drive	Leeds Fed HA	1
Moseley Green	Connect	2
Woodside	Yorkshire Housing	1
Horsforth Grange	Yorkshire Housing	12
Sandbeck Lane ph2, Wetherby	Yorkshire Housing	8
Spofforth Hill, Wetherby (Phase 3)	LFHA	7
Middleton Park, Middleton	LFHA	4
Grove Road, Boston Spa	LFHA	12
(4a and 4b Bexley View Leeds LS8 5PA, both are 1 bed flats and they are let at affordable rents)	LATCH	2
Canopy x 2 (8 Nowell Walk and 14 Strathmore View both 2 bed houses on a social rent)	Canopy	2
5 Northcote Drive	GIPSIL	1
1A Chatsworth Close, Harehills	Habinteg	1
Regent Terrace	St Georges	14
Mary Sunley House (Ex Warden Flat) Banstead Street, Roundhay Road Leeds	Anchor Hanover	1
Empty Homes	Leeds City Council	8
Outwood Lane	Yorkshire Housing	28
LFHA - Greenview Mount Gipton	Leeds Federated	28
LFHA Greenview Mount Phase II Leeds LS9 6RP	Leeds Federated	5

LFHA Victoria Mills Leeds (SR bid) Leeds LS13 4UJ	Leeds Federated	10
Unity HA Leeds Road Kippax Kippax LS25 7HG	Unity	23
Meagill Rise Otley (rent to buy units) Otley LS21 2EH	Yorkshire Housing	24
OTS x 2 Rent to Buy units at Kudos (Strata) Leeds LS14 6WJ	Yorkshire Housing	2
58 Lingfield Drive	LCC	1
21 Cardinal Crescent	LCC	1
37 Cardinal Avenue	LCC	1
14 Firth Mount	LCC	1
12 Thorn Grove	LCC	1
35 Denbeigh Croft	LCC	1
7 Lingfield Grove	LCC	1
4 Temple Green	LCC	1
4 Ryedale Court	GIPSIL	1
403 Stanningley Road	Habinteg	1
405 Stanningley Road	Habinteg	1
171 Cross Green Lane LS9 0BD	Latch	1
36 Copperfield Grove LS9 0BQ	Latch	1
Moseley Green, LS16	Connect	8
Low Moor Meadows, Morley	Leeds and Yorkshire HA	4
Westwood Park, Churwell	Yorkshire Housing	9
Westwood Park, Churwell	Yorkshire Housing	8
Middleton Park, Middleton	Leeds Federated HA	4
Grove Road, Boston Spa	Leeds Federated HA	4
King Street, Drighlington	Leeds Federated HA	6
Edgware Terrace	Turning Lives Around	2
Meagill Rise	Yorkshire Housing	18
Spen Lane	Yorkshire Housing	9
The Limes, Crossgate	Yorkshire Housing	2
Greenview Mount, Gipton (SOAHP 16/21)	Leeds Federated HA	12
Beech Mount (6,8,10,12,14)	Leeds City Council	5
Neville Close 59, 61, 63, 65 and 67 69	Leeds City Council	6
The Limes, Crossgates	Yorkshire Housing	3
The Limes, Crossgates	Yorkshire Housing	4
The Woodlands, Adel S106	Yorkshire Housing	2
Woodland View	Yorkshire Housing	4
St Andrew's Morley	Yorkshire Housing	6
Spen Lane	Yorkshire Housing	3
Spen Lane	Yorkshire Housing	2
Oswalds View	Yorkshire Housing	2
163 Calverley Lane	Leeds City Council	1
51 Kentmere Crescent	Leeds City Council	1
24 Raywood Close	Leeds City Council	1
72 Whincover Drive	Leeds City Council	1
7 Naseby Place	Leeds City Council	1
5 Tynwald Green	Leeds City Council	1

39 Foundry Drive	Leeds City Council	1
15 Sherwood Green	Leeds City Council	1
10 Bawn Chase	Leeds City Council	1
36 Pembroke Towers	Leeds City Council	1
1 Clark Road Leeds, LS9 8QQ. 2 bed.	LATCH	1
8 Cowper terrace Leeds LS9 7BA. 1 bed.	LATCH	1
4 Gledhow Mount Leeds LS8 5EW. 1 bed.	LATCH	1
Lady Pitt Lane	Canopy	1
Wykebeck Mount	Heylo	6
Low Moor Meadows	Leeds and Yorkshire HA	4
Seacroft Hospital	Places for People	4
New Forest Middle Park Leeds	Places for People	2
- Serene York Road	Places for People	3
Ambition, Leeds	Yorkshire Housing	8

2020/21

Scheme	Provider	No. of Units
Strata properties	LCC	4
Spenn Lane West Park	Yorkshire Housing S106	2
Naylor Jennings, Rawdon	Leeds Federated HA S106	2
Naylor Jennings, Rawdon	Leeds Federated HA S106	2
15 Kentmere Approach	LCC	1
43 Wykebeck Mount	LCC	1
3 Ash View	LCC	1
144 Otley Old Road	LCC	1
76 Selby Road	LCC	1
1 Beech Rise	LCC	1
3 Beech Rise	LCC	1
5 Beech Rise	LCC	1
4 Beech Rise	LCC	1
6 Beech Rise	LCC	1
Neville Close 15,17,19,21, 23	LCC	5
Osmondthorpe Lane 232, 234, 236, 238, 240, 244, 246	LCC	7
Moor Knoll Lane	Leeds and Yorkshire	3
Moor Knoll Lane	Leeds and Yorkshire	1
Whingate	Accent	3
Kentmere Ave	LFHA	3
Wykebeck Ave	LFHA	1
Wykebeck Ave	LFHA	1
Moseley Green	Connect	4
Knowsthorpe Crescent	Connect	2
Spenn Lane	Yorkshire Housing	2
Woodhall View	Yorkshire Housing	2
St Oswalds Viww	Yorkshire Housing	2

St Oswalds View	Yorkshire Housing	6
St Andrews	Yorkshire Housing	6
Lavish	Yorkshire Housing	5
Woodside	Yorkshire Housing	2
1 Oakwell Road	LCC	1
12b Queenswood Drive	LCC	1
8 Scott Hall Road	LCC	1
1 Iveson Drive	LCC	1
31 Primrose Hill Close	LCC	1
106 Acres Hall Avenue	LCC	1
120 Woodnook Drive	LCC	1
82 Moresdale Lane	LCC	1
7, 9, 11, 13, 15, 17, 19, 21, 8,10,12,14,16,18,20,22, 2 Beech Rise	LCC	17
2, 4, 6, 8, 1, 3, 5, 7 Meadowfield Gardensns	LCC	8
8, 10 Neville Garth	LCC	2
9, 11, 13 Neville Close	LCC	3
242 Osmondthorpe Lane	LCC	1
52 Foundry Mill Terrace	GIPSIL	1
1 Nesfield Court, Belle Isle	Habinteg	1
2 Nesfield Court, Belle Isle	Habinteg	1
3 Nesfield Court, Belle Isle	Habinteg	1
1 Sissons Drive	Leeds Fed	1
7 Sissons Parade	Leeds Fed	1
5 Sissons Parade	Leeds Fed	1
3 Sissons Parade	Leeds Fed	1
1 Sissons Parade	Leeds Fed	1
18 Sissons Lane	Leeds Fed	1
20 Sissons Lane	Leeds Fed	1
22 Sissons Lane	Leeds Fed	1
24 Sissons Lane	Leeds Fed	1
26 Sissons Lane	Leeds Fed	1
7D Acre Road	Leeds Fed	1
7C Acre Road	Leeds Fed	1
7B Acre Road	Leeds Fed	1
7A Acre Road	Leeds Fed	1
9 Sissons Drive	Leeds Fed	1
7 Sissons Drive	Leeds Fed	1
5 Sissons Drive	Leeds Fed	1
3 Sissons Drive	Leeds Fed	1
Strata property	Leeds City Council	1
38 Nowell Walk	Canopy	1
Whingate	Accent	5
Spen Lane	Yorkshire Housing (in addition to S106)	2
99, 101,103,105,107,109, 68,70,78,82,84 Conisborough Grove Garforth	Plexus Uk	12
63-73 all odds Leciestar Square, Crossgates	Plexus Uk	6
2 Chantrey Close, Leeds, LS14 1FE	Yorkshire Housing	1
The Hawthorns	Leeds and Yorkshire	5

The Hawthorns	Leeds and Yorkshire	5
The Hawthorns	Leeds and Yorkshire	2
St Oswalds View	Yorkshire Housing	2
Timeless	Yorkshire Housing	2
Blenheim Vale	Yorkshire Housing	3
St Andrews	Yorkshire Housing	6
St Andrews	Yorkshire Housing	4
Rudgate Park (1 unit rent to buy)	Yorkshire Housing	5
wykebeck Avenue	Leeds Federated	1
Wykebeck Avenue	Leeds Federated	1
Naylor Jennings, Rawdon	Leeds Federated	2
Naylor Jennings, Rawdon	Leeds Federated	2
Beckhills	Unity	30
H21 Box Tree extra care scheme (Boston Spa)	Housing & Care 21	18
H21 Box Tree extra care scheme (Boston Spa)	Housing & Care 22	8
H21 Box Tree extra care scheme (Boston Spa)	Housing & Care 23	18
Barnsdale Road	Yorkshire Housing	55
Bodmin Road	Yorkshire Housing	8
Shared Ownership YH West Yorkshire indicative line (Bodmin Rd)	Yorkshire Housing	24
Meagill Rise Otley	Yorkshire Housing	5
9 Lanshaw Close phase 2	GIPSIL	1
7 Nowell Walk	Canopy	1
Moseley Green	Connect	6
Moseley Green	Connect	3
Moseley Green	Connect	2
54 Greenwood Road	Leeds City Council	1
9 Springfield Green	Leeds City Council	1
20 Newlay Lane	Leeds City Council	1
73 Brackenwood Drive	Leeds City Council	1
99 Kendal Drive	Leeds City Council	1
2 Cow Close Grove	Leeds City Council	1
13 Kingsway	Leeds City Council	1
42 Glen Road	Leeds City Council	1
223 Heights Drive	Leeds City Council	1
18 The Cote	Leeds City Council	1
40 Waincliffe Place	Leeds City Council	1
16 Chantry Close	Leeds City Council	1
6 Whorlton Way	Leeds City Council	1
20 Chantry Close	Leeds City Council	1
8 Whorlton Way	Leeds City Council	1
19 Chantry Way	Leeds City Council	1
21 Chantry Way	Leeds City Council	1
15 Chantry Way	Leeds City Council	1
17 Chantry Way	Leeds City Council	1
75 & 77 Leciester Square, Crossgates	Plexus	2
Cookridge Hospital	Stonewater	14
Cookridge Hospital	Stonewater	16
Moseley Green	Connect	4

Bradford Road, East Ardsley	In Communities	4
Rudgate Park	Yorkshire Housing	4
Brearley Lane Bramhope	Yorkshire Housing	14
Skelton Lane	Yorkshire Housing	8
Oswalds View	Yorkshire Housing	4
24 Dufton Approach	GIPSIL	1
Kentmere Avenue	Habinteg	9
24 Bexley Terr	Canopy	1
21 Holtdale Garth	Leeds City Council	1
4 Stonecliffe Lawn	Leeds City Council	1
72 Amberton Cres	Leeds City Council	1
27 Field End	Leeds City Council	1
29 Atha Cres	Leeds City Council	1
107 Ingle Ave	Leeds City Council	1
3 Ivy Rd	Leeds City Council	1
218 Bradford Road	Leeds City Council	1
97 Middleton Rd	Leeds City Council	1
44 Middleton Ave	Leeds City Council	1
Flat 17, 18 St James Walk	Leeds City Council	1
9 Sir Karl Cohen Square	Leeds City Council	1
177B Spencer Place	Leeds City Council	1
Strata - 14 Whorlton Way	Leeds City Council	1
Westminster Crescent, Halton Moor, Leeds 4 AR Units	Leeds Federated HA	4
Westminster Crescent, Halton Moor, Leeds 8 SO Units	Leeds Federated HA	8
Leeds Lady Ida Lodge building)	Housing and Care 21	19
Leeds Lady Ida Lodge building)	Housing and Care 21	11
Leeds Indicative SOAHP	Housing and Care 21	9
Leeds Lady Ida Lodge building)	Housing and Care 21	25
The Green Horsforth Vale	Plexus First	12
79,81,83 Leciester Square Crossgates	Plexus First	3
15 Nowell Mount	GIPSIL	1
17 Nowell Mount	GIPSIL	1