

Title: The Housing Strategy – One Year On update

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1. Background

- 1.1. The Leeds Housing Strategy 2022-2027 was published in July 2022. An update on the previous Strategy, which ran from 2016 to 2021, the Housing Strategy sets out the city's housing priorities and how the housing sector in the city plays a role in helping the city to meet its wider objectives, as encapsulated in the Best City Ambition and its Three Pillars of Health and Wellbeing, Inclusive Growth and Zero Carbon.
- 1.2. The city's housing sector has a key role to play in helping to deliver better outcomes for people across the city, in all communities, of all ages and across all tenures.
- 1.3. The Housing Strategy is intended to be a living document, to adapt to changing circumstances throughout its life, so the anniversary of its publication provides an opportune moment to refresh the Strategy, to reflect any developments in the six key themes that the Strategy is built around; for example the city's new Homelessness and Rough Sleeping Strategy was approved by Executive Board in July.
- 1.4. The housing sector continues to face significant challenges. The demand for affordable housing continues to increase; the ongoing cost of living crisis is hitting people across the city, particularly those households on lower incomes and changes across the housing sectors are impacting on the availability of affordable housing options.
- 1.5. The Council, along with other social housing providers, continues to invest significant sums in the city's social housing stock, improving energy efficiency and helping to lower domestic bills. Tackling damp and mould has risen high on the political agenda following the death of Awaab Ishak due to damp and mould (reflected in the new Social Housing Regulation Act) and the Council and social housing providers are responding accordingly.

2. Main Points

- 2.1. The Housing Strategy is built around six key themes:
 - **Meeting Affordable Housing Need** – the intention of this theme is to maximise the number of affordable homes available to rent or buy, effectively meeting demand for affordable housing in the social and private rented sectors and reducing the number of empty homes in the city.

- **Improving Housing Quality** – this theme is concerned with improving the quality and energy efficiency of homes in Leeds and improving housing quality in the private rented sector.
 - **Reducing Homelessness and Rough Sleeping** – this theme focuses on improving our service offer for those affected by repeat or hidden homelessness, further developing our collaborative ways of working, ensuring availability of the right housing types, and ensuring that the health needs of people affected by homelessness and rough sleeping are met as part of a wider approach.
 - **Thriving and Inclusive Communities** – this theme outlines the role the housing sector has to play in helping to maintain community safety and create confident, inclusive communities in pleasant neighbourhoods.
 - **Improving Health through Housing** – the housing sector has an important role to play in helping to reducing health inequalities and supporting people to meet their health needs. This theme is concerned with how the housing sector can work more effectively as part of the health and social care system to meet health and housing needs.
 - **Child and Age Friendly Housing** – this theme seeks to ensure that the housing needs of the youngest and oldest are effectively met through support for care leavers, sustainable tenancies for families, and making sure the right housing options are available to allow older people to remain active and independent.
- 2.2. This report updates the Board on the progress that has been made delivering the target outcomes for each of the themes since the Housing Strategy was published in July last year.

3. Updating the Housing Strategy

- 3.1. As the Housing Strategy is intended to be a living document, subject to update to keep it a relevant and accurate document, this report provides an opportunity to update the Strategy's 'Population' and 'Housing Market' sections to reflect the latest information, notably the data that has been published from the 2021 Census.
- 3.2. The amended Population section is attached at appendix 3 and the Housing Market section at appendix 4.

4. Meeting Affordable Housing Need

4.1. Deliver 800 new affordable homes per year 2022-25

- 4.2. The Leeds Affordable Housing Growth Partnership Action Plan (LAHGPA) was finalised at the end of 2022, setting out the affordable housing ambition of all partners, with a pipeline of c750 new affordable homes per annum projected over the three years of the plan 2022 -25. This is significantly higher than previous delivery over the last 10 years, which

averaged 484 per annum, against affordable housing need of 1,230 per annum.

- 4.3. However, this should be viewed with reference to the current economic climate, which is challenging with inflationary pressure causing high build costs and interest rate increases impacting on viability. Both the Council and RP partners are under significant pressure to focus on investment in existing stock, with difficult choices being made between this investment and progressing new build schemes.
- 4.4. In 2022/23, Leeds recorded delivery of 633 new affordable homes (to be verified by DLUCH in November). This is the highest delivery for Leeds since 2010/11. The forecast for 2022/23 in the LAHGPAP (Appendix 1) was 711 affordable homes. There has been slippage against this forecast into the 2023/24 financial year alongside a change in the number of homes on some schemes. As such, Appendix 1 has been amended accordingly to reflect actual delivery for 2022/23 as well as forecast delivery for the next two years of the action plan and beyond to 2025/26, 2026/27 (noting the latter years forecast is less reliable). This will continue to be a forecast and may change as schemes come forward and through the planning system. Revised Appendix 1 (attached) is a live document that will be reviewed against quarterly data returns from partners.
- 4.5. Of the delivery for 2022/23, 153 homes have been delivered via the Council Housing Growth Programme with schemes completed at Healey Croft, Heights Lane, Meynell Approach and Tarnside & Mardale. 475 homes are projected for delivery over the next three years, with a further 120 homes in the pipeline to be completed post 2025/26.
- 4.6. For overall delivery the tenure breakdown is shown in the table below:

2022/23 Affordable Housing Delivery – tenure breakdown	
Tenure	Number of homes
Social Rent	217
Affordable Rent	246
Submarket/ intermediate rent	7
First Homes	2
Rent to Buy	8
Shared Ownership	153
Total	633

- 4.7. Work has progressed to understand specialist housing needs which includes requirements for Extra Care Housing, Working Age Adults, homelessness provision, and Children & Families service requirements. Workshops have taken place between Council services and RP partners/ third sector providers to support delivery in line with the needs of the city.
- 4.8. Local Plan 2040 is progressing through the consultation process and includes affordable housing within its scope. A workshop with RP partners

has taken place to help inform the scoping of Local Plan 2040. The Strategic Housing Market Assessment (SHMA) is in the process of being updated based on 2021 census data, with consultants currently calculating the future need for affordable housing considering updated evidence on the Leeds Homes Register, existing housing stock and the committed supply of new affordable homes that have been approved as part of planning permissions, which will include the Council Housing Growth Programme. The final SHMA report is due to be complete by the end of 2023 to support the next stage of Local Plan 2040.

- 4.9. An action log detailing progress against the LAHGPP is attached at Appendix 2 for further information. It is proposed that this is considered and developed further at a workshop being planned with RP partners in October.
- 4.10. The Investment & Regeneration workstream of West Yorkshire Housing Partnership is working to maximise the delivery of affordable housing across the region, identifying opportunities for joint working and unblocking barriers to delivery. Utilising tools such as Brownfield Housing Funding and working with Homes England to maximise the effectiveness of grant funding is supporting this work alongside reviewing land supply and statutory tools available to Councils, LPAs and WYCA. The West Yorkshire Strategic Place Partnership has also identified affordable housing growth as a key theme within its business case.

4.11. Maximise the number of high priority customers rehoused through the Leeds Homes register

- 4.12. 2558 high priority customers were rehoused into Council Housing via the Leeds Homes Register in 22/23, with 718 rehoused in Quarter 1 of 23/24. 789 priority customers were rehoused from the LHR in 22/23 via Registered Provider (RP) nominations. The date of registration quota of the Lettings Policy continues to be paused for another year so all available properties are being advertised based on housing need (with the exception of new build homes). However there continues to be high levels of need with 26239 people on the Leeds Homes Register and 5280 with an urgent housing need, meaning that the average rehousing time for an applicant with a band A priority increasing to 123 weeks. The lettings policy is due to be reviewed in light of continued housing pressures to ensure that we are effectively meeting need. Consideration is also being given to reviewing nomination agreements with Housing Associations to maximise RP support for rehousing those in greatest need.
- 4.13. There continues to be a backlog of Council Housing void properties – at the end of July 1.47% of Council homes were vacant, compared to less than 1% pre-pandemic. However, good progress is being made and the number of void properties is reducing month on month.

4.14. Maximise the number of customers on the Leeds Homes register rehoused into the private rented sector

- 4.15. The impact of the cost of living crisis has seen an increase in the number of customers approaching Leeds Housing Options (LHO). Since 1st July 2023, Leeds Housing Options has successfully prevented or relieved homelessness into alternative and suitable private sector accommodation for 497 households. This has been through a combination of bond and financial assistance and through the Landlord Letting Scheme.
- 4.16. Temporary accommodation placements have increased during the 2022/23 financial year, with 157 households in placements at the end of March 2023. Of these, 61 households were families with dependent children.
- 4.17. Most families requiring a placement into temporary accommodation have been asked to leave accommodation by family and friends, partly due to the increased cost of utilities and food, with no other housing available to them. The second highest reason for being placed into temporary accommodation is loss of private sector accommodation.
- 4.18. There are two officers in LHO who are dedicated to working closely with the private rented sector to maximise the re-housing pathway into the private rented sector. A Rent Guarantee Scheme is currently being introduced which offers rent guarantees to private sector landlords (subject to inspection) for rehousing of customers in urgent housing need.

4.19. Reduce the number of long term empty homes to 3,776 in the city

- 4.20. Minimising the number of empty homes is key to ensuring the availability of affordable homes and so is a key priority in this strategy. In March 2023 there were 4,767 privately owned long-term empty homes in Leeds. It is a priority to reduce these to the target of 3,776.
- 4.21. The council will continue to help minimise the number of empty homes via its regulatory enforcement capacity, including the use of compulsory purchase orders (CPOs).
- 4.22. Leeds continues to work in collaboration with social enterprise, Empty Homes Doctor to provide advice and assistance to empty home owners. As well as work with housing providers (such as LATCH and Canopy) to buy empty homes and renovate them through a community volunteering programme.

5. Improving Housing Quality

5.1. Maximise the percentage of social housing that meets the decent homes standard

- 5.2. The Council's capital investment programme set out a plan to deliver over £100m of renewable heating and energy efficiency projects over the five-year period 2020-2025.
- 5.3. The core programmes of work to improve housing quality have continued and 95.82% of homes currently meet the Government's Decent Homes

Standard. Work due to take place during the 2023/24 financial year includes £1.7m of roofing replacements, £2.5m of kitchen and bathroom upgrades, and £1.2m of window and door replacements. Highlights of work carried out:

- New kitchens and bathrooms: 238 in 2021/22 and 210 in 2022/23
- New gas boilers installed: 2,474 in 2021/22 and 1,975 in 2022/23
- Re-roofing and insulation: 417 in 2021/22 and 340 in 2022/23
- Homes supplied by ground source heat pumps: 274 in 2021/22 and 806 in 2022/23

- 5.4. In June the government launched a review of the Decent Homes Standard, which has been in place now for over 20 years. The current review of the Standard will consider a range of changes, including:
- An updated list of items which must be kept in a reasonable state of repair for a home to be considered 'decent'.
 - An updated list of services and facilities that every property must have to better reflect modern expectations for a 'decent' home.
 - Whether the current Decent Homes Standard sets the right standard on damp and mould to keep residents safe.
 - Updates to how the condition of building components, such as roofs and walls, are measured - to make sure that buildings which are not fit for use cannot pass the standard.
 - The introduction of a Minimum Energy Efficiency Standard for the social rented sector.
- 5.5. So far, the Department for Levelling Up, Housing and Communities (DLUHC) has shared initial proposals for review with a core sounding board of representatives from across the social and private rented sectors, local authority enforcement teams, and tenant representatives.
- 5.6. Make as many homes as possible low or zero carbon by 2030 / Deliver £100m in Carbon Retrofit to Council Housing by 2025**
- 5.7. It is proposed that the above two targets in the Housing Strategy are merged to become 'Deliver improvements in low carbon housing across all the city's housing sectors'. Updates on each target are outlined below.
- 5.8. The council has made good progress over the last twelve months, both in terms of concrete achievements (particularly in council houses) and in creating the right conditions to reduce emissions from all homes. Key successes not reported elsewhere include:
- Publishing the Net Zero Housing Plan which creates a framework for achieving net zero.
 - Securing £15m from the Home Upgrade Grant to improve fabric and heating systems in 750 low income private homes.
 - Secured £0.2m from the Green Home Finance Accelerator, and applying for up to £2m more, to develop and pilot new financial incentives for middle income households to retrofit.

- Created a partnership with Lloyds Banking Group and Octopus Energy which is researching ways to create a one stop shop for middle income households to coordinate retrofit.
 - The West Yorkshire Housing Partnership has successfully bid with WYCA and other regional housing associations for a total of £14.7m of Social Housing Decarbonisation Funds for a range of works in homes owned by the nine consortia members. The Council also secured £0.9m to support heat pump installation as outlined below.
- 5.9. To date, 59 Council high-rise blocks have now had renewable heating installed as part of the Leeds Pipes, District Heating Clusters, and Ground Source Heat Pumps projects, and a further 26 blocks are on site or at design and procurement stage. Plans have yet to be developed for the remaining 23 blocks, which includes PFI managed blocks and those heated by gas.
- 5.10. The Fitting the Future project was completed in June this year and it has improved 300 system-build properties in the Boggart Hill area of Leeds. The scope of work included installing External Wall Insulation (EWI) to all 300 homes post a PAS 2035 assessment and compliant technical specification. The work also included Electric Vehicle (EV) charging points for 50 of these properties allowing the opportunity for our tenants to embrace low carbon transportation. This project has secured circa £3.6m of ERDF grant funding. The Tenants who received the works are universally pleased with the works and are already noticing positive differences to their energy consumption. There is now a high demand in this area from Leeds City Council Tenants and Ward Councillors to have more homes fitted with EWI.
- 5.11. A project to improve 190 system-build properties in the Holtdales is now completed and has been supported by £4.1m of grant funding secured through the Social Housing Decarbonisation Fund (SHDF) demonstrator. The work includes air source heat pumps, EWI, new roofs, ventilation, LED lighting, and smart heating controls.
- 5.12. Ensure compliance with the 2022 Building Safety Act**
- 5.13. In accordance with the 2022 Building Safety Act the Council has begun registration of in scope high-rise blocks (7 storeys and above or 18m+); 121 buildings have been registered and payment made to the Building Safety Regulator (HSE). The second stage of the registration process is to upload Key Building Information (KBI) for all the blocks. To date this has been completed for 10 blocks, data is being collated for the remaining 111 blocks and will be uploaded to the HSE portal by the statutory deadline of 30th September.
- 5.14. The Golden Thread web site is in design and being built as a resident engagement tool on building safety, with resident input into the presentation and language of the solution during the design phase. In addition, various communication, data analysis and sharing tools are being developed. This will ensure relevant building safety information can be

easily and consistently shared with all relevant stakeholders. Additional resources have been added to the building safety team and are continually under review. Work on the 121 Building Safety Cases has started and will be supplied to the Building Safety Regulator when requested for audit of all our high rise blocks.

- 5.15. The Fire Safety Regulations 2022 that came into force 23rd January 2023 places a duty on the Authority to check 7000+ high rise flat entrance doors and on programme; the results of these checks must be recorded. Work progresses with regards this matter. In addition, all communal areas require door inspections every three months.
- 5.16. It also requires that we inspect and test passenger lifts monthly to test all firefighter functions work; any failure that takes over 24 hours to repair must be passed to local Fire Authority. Educational leaflets were delivered to 7000+ high rise residents on the importance of their fire doors and the evacuation strategy for their high-rise blocks.
- 5.17. We have requested of 7000+ residents to contact us if they cannot self-evacuate in the event of an emergency and the Fire Safety Hub will carry a Person-Centred Fire Risk Assessment with the resident.
- 5.18. Fire safety work remains a priority with 64 high rise blocks with sprinklers installed and work in progress in a further 11 high-rise blocks. The procurement exercise has started to install a comprehensive fire safety measure to back-to-back houses and to converted Victorian-era properties.

5.19. Improve SAP ratings to an average of C as soon as possible

- 5.20. The average SAP rating of the properties managed by Housing Leeds, BITMO, and the PFIs is currently 70.1 which is SAP Band C.
- 5.21. Of the total 53,394 homes, 38,743 (72.56%) are at or above SAP Band C, and the remaining 14,651 (27.44%) are SAP Band D or lower.
- 5.22. The capital investment programme set out a plan to deliver over £100m of renewable heating and energy efficiency projects, targeting the worst performing homes first over the five-year period 2020-2025.
- 5.23. A plan is currently in development for the remaining homes which will establish the most appropriate technology for each property type and this will then form part of the capital investment plan for 2026-2030.

5.24. Maximise positive outcomes through the Selective Licencing Scheme

- 5.25. Over the last year months we have been continued to deliver selective licensing. There are currently 5873 properties holding a licence in both areas (Beeston 2335 licences and Harehills 3538 licences).
- 5.26. As a result of the interventions we have undertaken the following actions since April 2022:
- 2401 licences issued
 - 1400 inspections with a further 746 visits to properties
 - 903 referrals made to other agencies for support and help
 - Served 146 notices to improve homes

- Served 130 final civil penalty notices
- 5.27. In addition the selective licensing has continued to support partners to address wider issues in the community such as criminality, engage with the community via surgeries at Hamara and the Compton Centre, social media and also undertaken action days with the most recent being in the Nowells whereby not just support for those living in the area was provided using the hub bus, but also to targeted properties where landlords have failed to licence their properties.
- 5.28. Due to the interventions, we have also received feedback from the community on the work undertaken:
- *An owner occupier who has lived in Beeston for 50 years, she said she felt the need to call, simply to thank us for tackling the landlords/properties in the area. She was really pleased that something was being done!*
 - *'I've lived here for 3 years, and nothing had ever been done to the house. The bathroom and kitchen have always been in a poor state. I've never had any smoke alarms or fire doors. I've not even had handrails on the stairs which I find difficult to get up and down safely. Since the council have been involved, through Selective Licensing, they have made the landlord put all these things right and I am really happy with the result. I now love living in this house.'*
- 5.29. In addition to delivering the day to day work of responding to enquiries, delivering on selective licensing in Beeston and Holbeck, empty homes and targeting those landlords who are failing their duty to provide quality homes we have also been involved with:
- Delivery of the Supported Housing Improvement Programme bid. This is now targeting non-commissioned providers to ensure that those receiving enhance benefits are receiving the support they need and good quality homes. Where no longer requiring support, we are helping with move on and finding new homes freeing up supported accommodation for others in need.
 - Working with colleagues in Building Control and West Yorkshire Fire and Rescue to ensure those living in high rise buildings have a safe place to live. In conjunction with DLUHC those properties still requiring remedial works are being visited to ensure adequate progress is being made to remove any associated risks. Currently there are 90+ high rise buildings that will be visited in the coming months with the appropriate actions taken to ensure that all residents remain safe in their homes.
 - Started to deliver the PRS Pathfinder which is looking at if it is possible to improve quality in the private rented sector by encouraging behavioural change. The project is being scoped with a view to determining if we can grow the Leeds Rental Standard and self-regulation in the city, as well as how to target those hard to reach landlords who do not fully understand their responsibilities but are not

poor just need support to improve their businesses. The project will look to work with Behavioural Scientists to see we can do to make individuals change their way of working so improving the overall quality of the sector. This project will continue until 2025 when the final outcomes will be reported.

- Continues to work with partners to target those parts of the sector involved in criminality. Since April 2023 130 cannabis grows have been discovered and seized, with a value into the tens of millions of pounds.
- Unfortunately, we were not successful for the Levelling Up 2 bid and did not receive the funding for further home improvements in Holbeck as hoped. We continue to look for further funding to allow this work to continue in the future.

6. Reducing Homelessness and Rough Sleeping

6.1. Prevent or relieve homelessness in at least 80% of completed housing options cases

6.2. Leeds has a very successful approach to preventing homelessness - often cited as national best practice. The 'positive prevention' rate measures the percentage of cases where the customer approaches as 'threatened with homelessness' (i.e they are at risk of losing their home), but either the existing or alternative accommodation is secured for at least six months. In the most recently published homelessness data the average positive prevention rate nationally is 52%. The percentage in Leeds for January – August 2023 is 76% which is significantly above the national average and also above other comparable cities.

6.3. Where customers approach us as already homeless, our successful 'relief' rate (i.e., finding them a new home) is 47%, against a national average of 33%.

6.4. Leeds Housing Options continues to have a hugely successful prevention approach, assisting customers to prevent and relief their homelessness which has resulted in Leeds having low numbers of households in temporary accommodation compared to other comparable cities. Temporary accommodation placements are reported to Government as a snapshot at the end of each quarter with Leeds reporting 174 households at the end of July 2023 – with 77 of these households having dependent children. Using the most recently published figures, this compares to 2,857 households in Manchester (1,908 having dependent children), and 4,327 households in Birmingham (3,856 having dependent children).

6.5. Reduce the number of homeless 16/17 year olds to national average levels

6.6. In the 2021/22 financial year, Leeds identified that 3% of homelessness duties were owed to 16/17 year olds. This was above the national average of 1%, and the regional average of 2%. Targeted work has been happening in partnership with Children Social Work Services to improve

our joint processes that puts the young person at the heart. The early stages of a youth hub have been created for young people to approach and receive housing advice and support and, where necessary, access a joint assessment. Progress has been positive with homelessness duties towards 16/17 year olds between January - August 2023 decreasing to 1.85%.

6.7. Reduce the number of people rough sleeping to 15 by 2025

- 6.8. The updated Leeds Homelessness and Rough Sleeping Strategy was approved by Executive Board in in July 2023. This outlined updated performance metrics for measuring success in the delivery of the strategy. It is proposed that the above target outcome is changed to be aligned to the updated strategy – changing the target outcome to be to reduce the number of people affected by rough sleeping.
- 6.9. Leeds continues to compare favourably with core cities in relation to the numbers of people who are found to be rough sleeping. The last published data for Leeds was the Autumn 2023 count, with a reported figure of 37 rough sleepers. The Leeds Street Support Team continue to work via a multi-agency approach to provide support, facilitate rehousing and sustain rough sleepers into longer term accommodation. Leeds is highlighted as best practice for its preventative approach, and collective work to respond to new presentations on the street, ensuring that these are rare, brief and non-recurrent. One of our main focuses is our more entrenched individuals and how as a city we reflect on the variety of offer we can present to those people to encourage and intensively support them away from a street based lifestyle.
- 6.10. The Rough Sleeping Accommodation Programme (RSAP) has provided grant funding to support the provision of accommodation for people who are affected by rough sleeping. This programme has provided 30 homes over 3 rounds of funding, providing accommodation with wrap around support via a BARCA navigator. The scheme has accommodated 40 people and supported 9 residents to move into permanent housing. Funding has been secured via the Rough Sleeping Initiative to support 15-18 people affected by rough sleeping into Council accommodation via a Housing First approach between 2023 and 2025. The scheme will provide residents with an offer of accommodation with support from Housing Navigators via BARCA and a housing officer providing more intensive lettings and tenancy support. An additional 15 homes will be provided for women with support provided by Together Women, 9 of which are now in place.
- 6.11. The Single Homelessness Accommodation Programme (SHAP) provides a further opportunity to apply for funding to provide housing and support services for people who are rough sleeping or are at risk of rough sleeping with funding deadlines of September and November 2023, for schemes to be delivered by March 2025. Work is ongoing to identify acquisition

opportunities and prioritise these, as well as reviewing any sites and opportunities that the Council or its partners may have.

6.12. Housing Leeds is also working with the Street Support multi-agency meeting to ensure that the pathway from supported accommodation into social housing is as streamlined as possible. Training has taken place with supported housing providers around the application and bidding process and the importance of completing and maintaining a full and current housing application, work to ensure that a multi-agency approach is adopted to maximise tenancy sustainment and work to ensure that lettings controls are being correctly applied by local lettings teams. This work has helped to facilitate an increase in the number of lettings into social housing.

6.13. Maximise partnership working to ensure that people affected by homelessness and rough sleeping are supported into sustainable tenancies

6.14. The new Leeds Homelessness and Rough Sleeping Strategy is underpinned by key partnership working across the city in the Council's ambition of preventing homelessness and enhancing the citywide intervention and recovery offer.

6.15. The Leeds Homelessness Prevention Forum has identified actions to drive our priorities forward, particularly for rough sleepers and those at risk of it. The Homelessness Prevention Forum has identified key pieces of work in four areas which give clear alignment between the two Strategies. The forum meets quarterly and has recently elected a new chair. The next steps are to maximise attendance from partners and third sectors around the city and progress work in the four areas:

1. Repeat and Hidden Homelessness
2. Health and Wellbeing
3. Having the rights services, working together in the right way
4. Having the right accommodation, and making it accessible

6.16. As part of the West Yorkshire Housing Partnership Health, Housing and Homelessness Workstream we have worked on five key themes throughout the year:

- Actively contributed to the Dementia Housing Task Force - to improve the experience of people living with dementia and their carers, from before diagnosis to end of life.
- Developed a Housing First model in response to the housing, health and care/support needs of people who are homeless/rough sleeping.
- Focused on activity that will support good mental health and tenancy sustainment and improve pathways to support.
- Worked with WYHCP to deliver a 'Right-sizing' campaign, to promote the range of housing options for older people and encourage planning for later life.

- Developed pathways between respiratory clinics, GPs and housing providers to better support people with asthma where the condition of the home is a factor.

7. Thriving and Inclusive Communities

7.1. Maximise the housing sector's effective management of anti-social behaviour/community safety through a multi-agency approach

- 7.2. Housing Leeds is a key partner within the Safer Leeds Community Safety Partnership (CSP) and has a critical role in supporting community safety, encouraging neighbourhoods to be inclusive and thrive. They have representation at a senior officer level within the Leeds Anti-Social Behaviour Board. This allows them to access a wide range of partners as well as having a key role in the strategic and tactical options delivered by the board, influencing our joint response to prevention, intervention, enforcement, community empowerment and integrated intelligence.
- 7.3. Housing Leeds are often at the forefront of our first response to Antisocial Behaviour (ASB), Domestic Violence and Abuse (DVA) and noise where our tenants are involved either as victims or suspects. They also act as capable guardians within our communities during their estate and tenancy visits. Established Housing officers are key individuals within our neighbourhoods. The Housing teams work closely with the Leeds Anti-social Behaviour Teams (LASBT) across the district sharing best practice and training to ensure there is effective management of ASB/DVA and Hate incidents.
- 7.4. Senior officers from both service areas meet monthly to review emerging issues/trends, seek learning outcomes, review and respond to a those identified.
- 7.5. The Housing officers deal with entry level incidents involving our tenants. Cases where there are more complex needs such as violence or threats of violence or Hate incidents are then escalated to LASBT.
- 7.6. Housing Leeds has representatives on all the strategic boards at various levels, ensuring they have officers within operational groups relevant to their responsibilities, for example the Hate Crime Operational Group.
- 7.7. Examples of partnership work, influence, and engagement:
- Housing Leeds take the lead on the deployment of Team Leodis. This is a Police Sergeant-led team of three Police Constables who have specialist knowledge utilising the ASB Crime and Policing Act 2014 especially surrounding ASB within LCC-tenanted communities. This team works closely with LASBT and Housing.
 - Recent case: Reports of serious incidents of crime and disorder within a small estate with multiple suspects and victims, the majority being LCC tenants. Team Leodis along with the local Housing team and LASBT completed a risk assessed intervention plan to deal with the

offenders, support the victims and to bring the community back to normality.

- Housing are key partners in the determination and use of Public Space Protection Orders across the district. Their local knowledge is invaluable when looking to utilise this sanction.
- They have a key role in the ASB review (formerly known as the Community Trigger) as often most entry level ASB and noise cases begin within the Housing teams and early intervention is key to preventing escalation.
- Responding to key strategic priorities as well as close partnership working, for example through the District Wide Bonfire plan. This plan delivered on both prevention and intervention opportunities where Housing officers reported and responded to the build-up of debris for secondary Bonfires. This is now part of the recurring annual strategy.
- Leeds district have approximately thirty Registered Social Landlords. Many only have a small footprint within the district. However, there are thirteen RSLs that are major providers of Social Housing. LASBT work closely with all providers in various ways. Giving advice and guidance e.g., ASB investigations, seek closure orders, respond to noise nuisance. Several of these RSLs have opted into the ASB review process, formerly known as the “community trigger”. They take part in the reviews as both a service provider and impartial/critical friend.
- As Leeds is the key partner with the Safer Leeds community safety partnership, LASBT are involved with various other organisations both as a service provider and a critical friend. These include Localities teams, BITMO, WYFRS, WYP, NHS, Youth services, Youth Justice, Hate Crime Operational Group, Private Sector Housing, Migration team and many others. They remain at the heart of problem solving ASB, utilising every available support mechanisms, sanction and behavioural interventions.

7.8. Maximise the housing sector’s effective management of domestic abuse through a multi-agency approach

- 7.9. There is a multi-agency approach to domestic violence and abuse that is well established in Leeds via the Domestic Violence and Abuse Local Partnership Board. Everyone and every team has a responsibility to recognise and speak out regarding domestic violence.
- 7.10. The social housing sector plays an important role to ensure we protect the most vulnerable in our communities. Housing organisations are responsible for sharing vital and timely information on a daily/weekly basis to the Daily Risk Assessment Meeting (DRAM) and Multi Agency Risk Assessment Conferences (MARAC) processes ensuring we protect victims of Domestic Abuse and Violence.

- 7.11. Domestic Homicide Reviews are conducted jointly by a senior Housing lead and LASBT lead to ensure all relevant information is provided when requested. All this work underpins the way we maximise the housing sector's effective management of domestic abuse through this multi-agency approach.
- 7.12. Each area team has strong links with their respective Safeguarding colleagues within the NHS/Social Care, ensuring that both children and adults services are key partners where referrals are required and appropriate.
- 7.13. Ensure that a preventative and proactive 'zero tolerance' approach to hate crime is in place across the housing sector through a multi-agency approach**
- 7.14. The approach to tackling hate crime is carried out in line with the work mentioned above in relation to ASB and Community Safety, with overlap between the three areas and the forums where they are discussed with partners.
- 7.15. Housing Officers dealing with the ASB and Neighbour Nuisance are trained on how to recognise Hate Crime and Hate incidents and to capture information regarding them in our initial reports of ASB and Neighbour Nuisance. Where a hate crime element is identified, cases are allocated to our partners in LASBT who have additional expertise. Housing Staff attend the Hate Crime Strategic Board so that we can co-ordinate our work with partners, and encourage staff to attend events to attend ongoing training, and also annual events for the Hate Crime Awareness Week in October each year.
- 7.16. Maximise the housing sector's role in minimising poverty, including fuel poverty and maximising digital and financial inclusion in the city**
- 7.17. This target outcome has been amended to include an aim to minimise poverty overall at a citywide level, as outlined above. Although the rising cost of living is affecting everyone, some groups are being disproportionately and more severely impacted. This includes low-income households, who face a higher effective inflation rate because they spend a higher share of their income on energy and food.
- 7.18. Efforts have continued to focus on ensuring short term funding such as the Household Support Fund, Holiday Activity and Food Funding, and the West Yorkshire Mayoral Fund are prioritised to support the people most impacted by the cost-of-living crisis (including via VCSE partners in the city), whilst adhering to the criteria of the different funds.
- 7.19. The cost-of-living crisis is having a disproportionate impact on the city's most disadvantaged communities, and as a result has become a key driver for the Locality Working agenda over recent months.
- 7.20. Work is underway with the Community Committees to look at how Wellbeing and Youth Activities funding can be better targeted. Several committees have held workshops on the subject and discussions have

been held with our Community Anchor Networks, across the Priority Wards, to see how we can better join up and coordinate activities that support this area of work.

- 7.21. The demography of local Citizens Advice data also reveals women, ethnically diverse groups and disabled people/people with a long-term health issue are all representing for advice at higher proportions than they are in the wider Leeds population. This indicates that these groups are being more severely affected by the cost-of-living crisis than the overall population. 35% of all clients in 2022/23 were from priority wards in Leeds which include the 1% most deprived neighbourhoods according to the Index of Multiple Deprivation 2019.
- 7.22. Housing Leeds Housing Officer Income (HOI) provides Council tenants with a range of finance-related support, including benefits and grant applications, as well as dealing with any rent arrears and referrals to other advice and support such as debt advice. From April 2022 to March 2023, 4630 Council tenant households were supported to maximise their income.
- 7.23. The British Gas Energy Trust, through their corporate social responsibility commitments have worked with Housing Leeds to provide tenants with up to £147 worth of energy vouchers. The amount awarded to LCC council tenants was £140k in total, with 2009 energy vouchers awarded between December 2022 to March 2023, benefiting 970 families across the city.
- 7.24. The Council has been granted funding from the Home Upgrade Grant Funding to improve approximately 750 mainly private sector households without gas central heating, with energy efficiency measures and renewable heating. This scheme is due to take place throughout late 2023 and 2024.
- 7.25. Leeds City Council's Financial Inclusion Team, in collaboration with advice services and the Welfare Rights service, have been delivering training and awareness sessions to a wide range of boards, services and groups across the Council, health and with wider city partnerships (estimated to have been rolled out to approximately 2000 people). A suite of short, themed awareness videos branded with the Together Leeds logo are also being created to cascade across services and team meetings, which allows key messages to spread further.
- 7.26. Work has continued to review the Local Welfare Support Scheme for Leeds, to ensure that people in crisis are able to access short term support for food, fuel, and household items. Revised eligibility criteria in line with the cost-of-living has been introduced, along with an enhanced fuel support offer.
- 7.27. Maximise the housing sector's role in supporting activity to reduce poverty in priority neighbourhoods**
- 7.28. In March 2022 the Executive Board approved a new Priority Ward model, and Executive Board was updated on progress in June 2023.

- 7.29. A new city-wide Priority Ward Delivery Group (PWDG) has been established as a consultative forum, sitting between the local Priority Ward partnerships and the citywide Neighbourhood Improvement Board (NIB).
- 7.30. The PWDG has representation at Head of Service/Chief Officer level and will work through the operational and strategic issues that impact upon our most disadvantaged neighbourhoods. It creates an informal, safe space for honest discussion between senior officers and partners. Issues which cannot be resolved, will be escalated to the NIB. A key driver for the PWDG will be effective resource management and the delivery of better value services.
- 7.31. As part of the refreshed Priority Ward approach, it was agreed to develop Priority Ward Partnership Plans (PWPPs). These PWPPs will identify priorities for partnership working within the Priority Wards, with regular progress updates provided to the NIB and Priority Ward Delivery Group. Work is also underway to connect and align the PWPPs with the Best City Ambition and the 'Three Pillars'.
- 7.32. The Priority Ward Partnership Plans are starting to come together, and preliminary activity is being identified and undertaken to start to address the issues identified.

8. Improving Health Through Housing

8.1. Maximise the housing sector's role in minimising health inequalities in the city

- 8.2. In June 2023 a launch event took place as part of the launch of Leeds as a Marmot City. This will see the Council working alongside the Institute of Health Equity (IHE) to implement the findings of Professor Sir Michael Marmot's 'Fair Society, Healthy Lives' report which concludes that reducing health inequalities requires a whole-system approach, working with partners and communities to deliver a fairer Leeds. Housing is one of two priority areas identified which will be a focus of the partnership.
- 8.3. IHE is currently undertaking research, working closely with Housing Leeds and Public Health, to agree the partnership's focus. A Leeds Strategic Housing Partnership workshop is planned for November which will bring together housing and health partners to consider the initial research findings, discuss priorities and seek organisational support to commitments. Board members will be invited to the workshop.
- 8.4. The city's Health and Wellbeing Strategy which is currently being reviewed, recognises the integral role the housing sector has to play in improving health. The H&W Strategy will also use its role to work in partnership to deliver significant progress in tackling health inequalities particularly in those areas of Leeds that are socially and economically challenged through the Best City Ambition breakthrough project on Health and Housing.

8.5. Maximise the housing sector's role as part of the health and social care system

- 8.6. A Health and Housing Steering Group has been established, chaired by Cllr Venner as Chair of the Health and Wellbeing Board, and with representation from across the health and housing sectors, to provide leadership to the Marmot City and breakthrough project work. There are a number of key projects underway to strengthen the housing sector's role in the health and social care system and the steering group is seeking to maximise collaboration between the health and housing sectors and project impact and positive outcomes:
- 8.7. **Hospital Discharge Project** - Work is ongoing to improve the flow of hospital discharges where there are housing barriers to discharge, through working with partners which have a role to play in helping people to leave hospital. A 'Transfer of Care Hub' has been established at St James' Hospital and two housing caseworkers have been employed to better help people address housing issues. One will be based at St James' and one at LGI. The Health and Housing Breakthrough Group will monitor the impact the Hub has on helping people to leave hospital to go into suitable accommodation, which will help to ease pressure on hospital beds.
- 8.8. **Health and Housing Sector Training** – a project is underway which will see the delivery of system wide training on common health and housing issues to increase levels of confidence of health and housing staff when dealing with health and housing issues – identifying issues, awareness of referral pathways, points of contact etc. A survey is currently being designed to be shared with health and housing professionals to identify the main training gaps and priorities which will inform the delivery of a programme of training / relationship building during the life of the strategy.
- 8.9. **Children and Young People's Asthma** - a project to strengthen connections between the health and housing sectors dealing with urgent child asthma cases - agreeing a risk stratification approach, escalation pathways etc. A project group has been established, made up of representation from health clinicians, the Integrated Care Board, the Council's Health Partnerships Team and Housing Leeds to progress the work.
- 8.10. Other projects include:
- 8.11. The Enhance programme continues to work in concert with the Leeds Older People's Forum and the Leeds Community Healthcare Teams to help people who have needs beyond clinical care, such as adaptations.
- 8.12. The Home Plus scheme continues to work across the city to help people to live independently, helping to, for example, prevent falls and or help people who are struggling to heat their home. Currently around 1000 households a quarter are receiving assistance through the scheme, though the demand for the service is large.

8.13. The West Yorkshire Rightsizing Campaign, started by the West Yorkshire Housing Partnership in February 2022, is working to raise awareness of, and change perceptions to, different housing options and to encourage people to think sooner about their future housing options rather than later in life when it is often harder to move. A task and finish group looked at the perceptions around moving and identified a number of reasons that discourage people from moving. A campaign has recently been launched across West Yorkshire with the aim of encouraging people to consider their housing options before they are in a crisis and to raise awareness of the options available to them. The campaign includes a toolkit, localised pocket guides, a website and videos and digital support.

8.14. Increase the percentage of adaptations that are completed within a target timescale

8.15. The Council completed 74% of adaptations within the target timescale during 2022/23. The provision of public sector adaptations has been impacted over recent months by labour market shortages and manufacturing delays, primarily related to door renewals for stairlift and ramp adaptations which are impacting on contractor performance for public sector adaptations. Plans are in place to bring in additional contractor capacity online and Leeds Building Services are projecting that performance will improve during the year.

8.16. The Council completed 91% of private sector adaptations within the target timescale during 2022/23. Private sector adaptations performance has remained strong and been less impacted by delays experienced in the public sector.

8.17. 1116 major adaptations were completed in council homes in 22/23 and 955 in the private sector, spending just under £18m. The service is seeing more complex adaptation requests, which means higher costs, e.g. additional bedrooms or extensions, rather than the more traditional and straightforward bathing adaptations, for example.

8.18. In 2022/23 there was an unprecedented rise in request for adaptations, due to the ongoing Covid backlog within social care settings.

8.19. This work helps people to live independently. Many people as the age wish to remain in their home for as long as they can, and this work helps to deliver that and helps to reduce the pressure on the NHS and alternative housing options, such as sheltered housing.

8.20. Strengthen housing and health pathways in place for hospital discharge, people who are rough sleeping and experiencing mental health difficulties

8.21. Pathways for hospital discharge have been greatly improved by the introduction of the two housing caseworkers as part of the hospital discharge project, as outlined in section 8.7 of this report.

8.22. Work continues via the Leeds Street Support Team to ensure that the health needs of those who are rough sleeping are being effectively responded to. The Target Priority Group of people have been reviewed

with professionals working together to review each person's accommodation, health and substance misuse issues, targeting health and wellbeing support as part of an integrated care package.

8.23. Maximise digital innovation in housing to improve health outcomes

8.24. The Leeds Digital Strategy 2022-2025 was published in October 2022 and will work in a number of areas that will directly impact on the housing sector and how it delivers its services.

8.25. The Digital Strategy recognises how technology can be used to help deliver services that are designed around the individual, via integrated systems that will enable proactive self-care and to help people to manage their own health and wellbeing.

8.26. The Strategy will see the introduction of new technologies such as wearable devices that support independent living, clinical service delivery at home, wellness programmes and healthier habits. It also proposes the launching of new ways for people to access health and wellbeing services closer to where they live.

8.27. The housing sector minimises safeguarding risks to residents

8.28. Housing Leeds continues to be represented on both the city's adults and children's safeguarding boards and for influencing the housing sectors' role in ensuring that safeguarding risks are effectively managed. Housing Leeds were involved in the development of the Leeds Safeguarding Adult's Board's Self Neglect Strategy which was launched during 2022 and are part of Board sub-groups to monitor quality/performance, undertake safeguarding reviews and manage exceptional risk. Housing Leeds continues to work closely with its Safeguarding Lead Officers to ensure that they are abreast of developments and undertaken ongoing professional development.

8.29. Work also continues with repairs contractors to ensure that they are aligned to Board priorities with recent meetings taking place with contractors to review safeguarding arrangements and to discuss a repairs operative's responsibility in responding to suspected cases of self neglect.

8.30. Housing Leeds also continues to co-ordinate regular meetings with Housing Association partners to ensure that they are connected into the strategic priorities of the Boards and to review the learning from safeguarding reviews. There have been some issues with low attendance from Housing Associations at these meetings over the last year and the Chair of the Leeds Safeguarding Adults Board wrote to the Chief Executives of all Leeds based Housing Associations to seek their support to these meetings. A further meeting is planned for September – we will monitor if attendance improves.

9. Child and Age Friendly Housing

9.1. 100% of care leavers move into suitable accommodation

- 9.2. The Project Steering Group on Preventing Homelessness for 16/17 year olds has recently completed a report looking at what is happening at the point where a 16/17 year old may become homeless and the work that is done in Leeds to mitigate this, such as prevention work and assisting those who are unable to remain in their family home or network.
- 9.3. The report showed that whilst young people make up 3% of our tenants, they account for 13.8% of tenancy failure. The working group will look in more detail at the data to break down the tenancy failure reasons and try to identify any trends and areas that may be more affected than others. Further work is ongoing to consider what existing provision can do, the integration of leaving care, local housing and supported housing teams and enhancement of the offer for young people taking up a new tenancy both in terms of practical support around the basics of managing their home and the standard of accommodation offered to give them the best chance of success. Consideration will also be given to the role of the Evict Alert service and improving access to the private rented sector for young people.
- 9.4. The Young Person's Multi Agency Panel relaunched in May, bringing together a representatives from Our Way Leeds, Commissioning, Youth Justice, Children's Service and Housing in weekly meetings to discuss young people accessing supported housing, move on to independent living and support for young people whose tenancies are failing.
- 9.5. Collaboration between housing and social care robustly in place to maximise tenancy sustainment of families**
- 9.6. Representatives from local Housing teams and Children's Social Work area teams continue to attend each other's meetings to discuss common issues, problem solve and ensure family's needs are being met.
- 9.7. For example, Housing Management staff attend at the Children's Health and Disability (CHAD) Operations Group meeting to foster closer working, improve the referral process and outcomes for families with disabled children.
- 9.8. Housing and Early Help Hubs managers meet to strengthen referral pathways for early intervention with a view to housing teams becoming part of the multi-disciplinary pathways meetings in the hubs to ensure a well-considered, inclusive offer of intervention for families and prevent tenancies failing.
- 9.9. Housing staff continue to attend Domestic Violence and Abuse briefings, for new starters and existing officers, to help them identify the signs, indicators and the impact of domestic violence and abuse on victim-survivors and increase understanding of how domestic violence and abuse affects adults, children and families and how they can be supported.
- 9.10. Between April 2022 and March 2023, the Housing Officer Income (HOI) team have worked with 4680 Households in total and have been able to secure £2.11m in additional income for them.

9.11. Between April 2022 and March 2023, we worked with 1216 households with Children, this work generated around of £484k of additional income. This works out as an average of around £398 of additional income per family supported.

9.12. Deliver 1,000 extra care units by 2028

9.13. A city wide Extra Care Project Board has been established with representation from Adults, Health, City Development and Housing colleagues which will oversee the delivery of programmes to increase the number of extra care housing, monitor the delivery of effective programme outcomes, note the performance of the current extra care market, alongside further market growth and market change.

9.14. There are a number of new schemes that are being delivered and developed to increase the number of extra care units in Leeds:

- Gascoigne House is a purpose-built Council-owned scheme in Middleton for residents aged 55+ with care and support needs. It has 47 x 1 bedroom and 13 x 2 bedroom apartments and is due to open in autumn 2023.
- A planning application was approved in April for a new Extra Care scheme at Middlecross in Armley. It totals 53 x 1 Bedroom Apartments and 12 x 2 Bedroom Apartments and is expected to be completed by the Spring of 2025.
- The charity Home Group is also delivering a number of schemes, two of which are open and one on development, which will deliver 187 units. Another site is currently being evaluated for viability.

9.15. Met targets for new accessible homes delivered via the planning system

9.16. Monitoring of approvals for planning permission reveals that Policy H10 targets for both M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair user dwellings' are currently being met.

9.17. This relates to recording of liable schemes for the development of new dwellings of two or more dwellings (new build developments only - excludes conversions, change of use, care homes and student accommodation).

9.18. In Q4 2022/23, the approval of 571 homes meeting the requirements of M4(2) exceeds the target of 30%.

9.19. Approvals of M4(3) liable units met the target provision at 2.4%.

10. Working with the West Yorkshire Housing Partnership and West Yorkshire Combined Authority

10.1. The West Yorkshire Housing Partnership (WYHP) was established in October 2020 with the aim of providing a single focus for all social housing related policy across the devolved West Yorkshire region. It has 14 members, including Leeds City Council, and its members own or manage

over 250,000 homes in total, two thirds of which are provided in West Yorkshire.

- 10.2. WYHP is apolitical, and engages with the West Yorkshire Mayor, Local Authorities and other stakeholders to improve the region's social housing stock.
- 10.3. It has four key workstreams that provide the focus of their work: Investment and Regeneration, Climate Emergency, Health, Housing and Homelessness and Inclusive Growth.
- 10.4. These workstreams align with the aims of the Leeds Housing Strategy, and the Council works closely with the WYHP to deliver improvements though, for example, sharing best practice across members on how best to tackle damp and mould and bidding for funding such as the Department for Business, Energy and Industrial Strategy's Wave 1 Social Housing Decarbonisation Fund funding, receiving nearly £5.2m in grants for work on 1,316 properties.
- 10.5. The West Yorkshire Combined Authority has begun initial work on developing a regional Housing Strategy, which will promote partnership work across the region to help develop safe and inclusive places that meet the housing needs and wellbeing of our diverse communities.

11. Recommendations

- 11.1. The Leeds Housing Board is recommended to note and comment on the progress that has been made since the Leeds Housing Strategy 2022-2027 was published.