



# Housing Strategy for the Area of Housing Mix



November 2008

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# INTRODUCTION

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The neighbourhoods that comprise Inner North West Leeds have long been home to a substantial number of houses in multiple occupation and purpose built halls of residence for students at the city's range of higher education institutions. The significant concentration of students and other young and mobile households is unique to these neighbourhoods requiring a dedicated housing strategy allied to dedicated planning policies..

Leeds has welcomed students to the city and has seen the attraction of students and their retention as graduates as an integral contribution to its economic transformation and growth. However, there had been, until recent times, a balance between a fluctuating or escalating student population and the longer-term residential population.

This situation was changed significantly by the introduction by Central Government of an aim to substantially increase the number of young people going into higher education. However, this policy was not accompanied by any accompanying policy relating to the housing of the increased student population heading to 'university cities, the substantial increase in the numbers of students coming to study in Leeds over the last 10 years brought with it a challenge of how to accommodate those additional students. While the University of Leeds was able to accommodate its fairly constant population, the Leeds Metropolitan University was unable to offer its new students university accommodation.

What transpired was that the additional students followed the continuing large numbers of existing students (who preferred to live close to the two Leeds Universities) into the 'core' areas of shared student housing of Hyde Park, Central and South Headingley and Woodhouse, radically changing the balance of those areas as investment landlords purchased existing residential housing to establish houses in multiple occupation to house the increasing student population, while parents of students also saw investment potential in buying houses to house their children.

More recently, buy to let investors have also been buying former residential family homes for rental purposes, to both students and young professionals. Many existing residential households have moved out of the area as the composition of streets has changed.

This has all led to a significant alteration to the demographic balance of the communities in 'Leeds 6' with shared houses containing multiple households of students and young workers often outnumbering existing residential households, increasing levels of instability and turnover and with implications for local schools and other amenities and community cohesion.

This imbalance was recognized by the adoption of an Area of Housing Mix in 2006 which aims to encourage accommodation of students and the development of purpose built student accommodation outside the area. The Area of Housing Mix is not homogeneous and consists of a number of sub areas with differing characteristics, housing and population mixes. A Map of the Area of Housing Mix and sub-areas is attached as Appendix A.

The development over recent years of a substantial supply of purpose-built accommodation for students in and around the city centre has led to a movement of many students (mostly first year students) from shared housing in the Area of Housing Mix into the new purpose built blocks leasing to a substantial number of unlet shared homes. Bringing these back into residential use will be costly to purchasers and often difficult where they are located in areas of high student concentration.

Meanwhile the accessibility of housing in the area is becoming ever more restricted. House prices have increased substantially over recent years, pushed up by investors and buy to let landlords, benefiting existing households, but virtually removing access for first time buyers and hindering opportunities for households to trade up within the area.

There is little available affordable housing for rent with limited stocks of social rented housing rarely becoming available for let; self-contained private rents unaffordable to young couples and single people, and mortgage costs often out of reach for first time buyers.

The housing situation in the Area of Housing Mix is unique in Leeds - and indeed, in its scale, unique in the country. It is a situation however, that is evident in 'university towns', and responses in Leeds have been seen as cutting-edge nationally, and Universities UK (UUK) has singled out Leeds for its approach to student housing.

The purpose of this strategy is to establish a strategic approach to addressing the housing market and demographic changes that have affected the communities comprising the Area of Housing Mix in order to restore a more balanced housing market and population mix and create a better functioning local housing ladder with a range of housing options.

This Housing Strategy for the area of Housing Mix sits within a broad strategic context, incorporating national, regional and local strategic drivers. Nationally, this strategy links to a number of major strategic threads. The Sustainable Communities Plan (2004) aimed to achieve balance in communities; avoiding concentration of housing tenures or of population types, and through encouraging a combination of amenities and facilities that can create and maintain sustainable communities.

Housing and Planning Policy including the Housing Act 2004 (which introduced the licensing of Housing in Multiple Occupation) and the recent Housing Green Paper: Homes for the Future (which sought to achieve greater access to affordable housing through substantially increasing supply while making better use of existing housing) and Planning Policy Statement 3 (PPS3, on affordable housing). It also refers to the current consideration by central Government of changing the Use Classes Order to help further regulate housing in multiple occupation.

Governmental Higher Education Policy has over a number of years been to increase the numbers of young people going into higher education in order to improve the competitiveness of the UK economy. Currently there is a debate over further expansion of higher education through means other than the traditional 'after school' access route including home-based, part-time and workplace-based learning which could have an effect on the numbers of undergraduates moving to access higher education.

Nationally research has been undertaken into the impact of higher education on housing provision and in particular the operation of the private rented sector. Research commissioned by Communities & Local Government (CLG) and undertaken by ECOTEC on *Evidence Gathering - Housing in Multiple Occupation and possible planning responses*, was published on 26 September 2008 and considered the impact of HMOs and of potential options for dealing with issues arising including changes to the Use Classes Order. Another piece of research by Julie Rugg of York University considered the operation of the private rented sector and the impact of increased student numbers on the sector and the locations where such housing was concentrated.

At a regional level the strategy links to the aim of the Regional Spatial Strategy to ensure effective provision of housing growth, affordable housing, improved housing mix and housing for various communities or special groups, including students.

At a local level, the strategy links to a number of strategic threads. The Vision for Leeds has as one of its core aims 'Going up a League' increasing economic growth and the regional, national and international importance of Leeds. Graduate retention to add to the skills base of the Leeds economy and the increasing 'knowledge economy' is essential to achieving this aim. The strategy also supports the other major objective of the Vision for Leeds of 'Narrowing the Gap' between affluent and deprived parts of the city and communities. This strategy also contributes to one of the key themes of the Leeds Strategic Plan of creating thriving communities.

The strategy supports the Leeds Housing Strategy 2005 - 2010 which identifies the creation and maintenance of balanced and sustainable communities as a key aim. The balanced accommodation of students is a component part delivering this aim along with HMO licensing, provision of affordable housing and bringing empty properties back into use. This is currently under review with a revised strategy expected in April 2009.

The Strategy for Housing Students in Leeds, a contributory strategy to the Leeds Housing Strategy, aims to achieve a balance between encouraging students and ensuring their safe accommodation and the need to achieve a better balance between the student and residential populations

This strategy is underpinned and informed by local planning policies such as and the Core Strategy of the Leeds Local Development Plan, the Area of Housing Mix (policies H15 and H15A); the encouragement of purpose-built student accommodation, and the Council's Supplementary Planning Document on Affordable Housing.

The strategy complements the Shared Housing Action Plan which aims at implementing measures to better improve the composition of the Area of Housing Mix, develop more housing options and better manage the area's constituent neighbourhoods.

There are a wide number of issues prevalent in the Area of Housing Mix that this housing strategy is seeking to address:

### **Demographic Imbalance**

The % of the population of the area that are students has been increasing over the last 10 years. In 1991 the % of population aged 16 – 29 was 39.6% in Headingley ward compared to 21.4% for Leeds as a whole. The 2001 Census records 69.7% of the population of Headingley as being aged 16 – 29 compared to 19.7% for Leeds as a whole. There has also been a marked change in housing tenure patterns in the area with the proportion owner occupied declining and the proportion rented privately increasing.

While students and shared housing have been a major component of the composition of the Area of Housing Mix for a considerable time, significant changes have taken place in the concentrations of shared housing and the student population within the Area of Housing Mix and the constituent parts of the area.

This change was fuelled by the Government inspired increase in the numbers of young people seeking to access higher education. However, the decision to increase significantly the numbers of students was taken without any real planning of accommodation needs or consideration of how those students would be accommodated, and without any realization or analysis of the impact that this would have on areas where students traditionally lived.

Leeds Metropolitan University was unable to house all first year students in halls of residence and instead many had to live in shared housing adding to already large numbers of returning students living in shared housing in Leeds 6. This was fuelled by investors and landlords seeking to buy residential properties to offer an increased supply of shared housing to meet increasing demand from students. The result was the dominance of certain parts of the area by houses in multiple occupation and other shared housing accommodating students. This process has been defined through research by Dr Darren Smith published in 2005 as 'studentification'.

In recent years private sector providers, such as Unite, Opel Securities and Liberty Park have invested in construction of purpose built cluster based halls of residence mainly in and around the city centre, but with some inside the Area of Housing Mix which has begun to alter the composition of the area and led to some movement of students out of the area.

The % of the population who are students varies from 77% in North Hyde Park to 4% in West Park and Weetwood (see Appendix B), leaving some neighbourhoods dominated by students and other more mixed with a range of family types (with young children, teenage children, single parents) and age ranges. Over recent years there has been a growing BME population, including South Asian populations, households of African and middle-eastern origin and increasing inflow of migrants from the EU accession states. With the right interventions, the opportunity exists to achieve a more balanced, but mixed and diverse community.

## Reducing the impacts of tenure imbalance

The reduction in the residential population of the Area of Housing Mix has had a clear impact :

- A smaller proportion of families with children living in the area has had an impact on demand for school places and four primary schools in the area have closed over the last 3 years.
- An increasing number of houses in multiple occupation has brought an increase in the number of cars and of traffic congestion, especially at rush hours.
- The changing population has brought with it a proliferation of take away outlets and bars to meet demand from an increasingly young population and the number of retail shops has reduced, although this could be as much to do with changing shopping patterns, the rise of the hypermarkets and the use of internet shopping. It has also brought a proliferation of lettings agencies taking up shop units (over 60 in the Area of Housing Mix)
- The increase of HMOs in the area has brought with it problems for environmental and waste management as the amount of waste per household in the area has increased.
- A high level of HMOs in the area has brought very high levels of burglary as burglary of one property can generate multiple crime reports. The high perceived and actual levels of burglary has in turn, had an impact on the attractiveness of the area, and feelings of safety and security for existing residents.
- The increasing number of young people, living largely unmanaged, in the area has brought problems with low level anti-social behaviour, as it would however in any area with large numbers of young people.
- Stress for residents arising from noise levels and a sense of disempowerment amongst the existing residential population resulting from the changing population balance. .
- Loss of 'social capital' arising from loss of amenities and the impact on local community cohesion, engagement and involvement arising from the reduction of the 'settled population' and the increased 'transient' population.

## Access to housing

Access to housing for starter households, first time buyers and those in need of social rented housing is becoming increasingly difficult.

### Social housing stock

There is a relatively low supply of social rented housing and a very high demand. In summer 2007 there were 6,420 social rented homes in inner North West Leeds, over 1,000 lower than in 2002.

	No of social rented homes 2002	No of social rented homes 2007	Change
Woodhouse	885	586	-299
Hyde Park	258	239	-19
Headingley	579	559	-20
Burley	1569	1262	-307
Kirkstall	606	502	-104
West Park	449	410	-39
Far Headingley/Becketts Park	903	721	-182
Meanwood	181	134	-47
	<b>7432</b>	<b>6420</b>	<b>-1012</b>

The table above shows this. This stock reduction has largely arisen from sales of council homes under the right to buy, most of which have been family houses of 2 beds or more. Waiting list demand at the same time has remained strong with 3,179 households waiting for social housing.

A reducing stock has meant fewer properties becoming available, and of those becoming available, a very small proportion have been family homes and most have been 1 or 2 bed flats and miscellaneous terraced and back to back properties. With reducing turnover, then available vacancies become available to those in the greatest need only, reducing the scope for households on the waiting list with general needs.

#### Private rented housing affordability

While there is a substantial and growing private rented housing sector in the area, supply is either high rent and geared at 'professionals' or shared housing/HMOs aimed at students. Rents for self contained private rented housing are becoming unaffordable to those on lower incomes.

The average rent for a 2 bed flat in the area would take up over 45% of the monthly income of a single person with a 'bottom quartile' income (Under £17,500 per year) and 130% of the monthly income of a single person with an income in the bottom 10% (£6,000 per year). The average rent for a 1 bed flat in the area would take up 38% of the monthly income of a single person with a 'bottom quartile' income (Under £17,500 per year) and all the monthly income of a single person with an income in the bottom 10% (£6,000 per year) – more affordable but the risk of incurring other debt in order to afford to pay the rent.

This has meant that rooms in shared housing have become more attractive to young workers as rent payments would take up a considerably lower % of disposable income and bring the sociability of sharing. This however, in turn, has meant increasing demand for shared housing and to some degree, a replacement of groups of students in shared housing with groups of young workers.

#### Access to home ownership

With competition for family housing coming from investment landlords, the parents of students and residential households then prices have risen leading to severe problems for first time buyers and households seeking to either move into the area or within the area. For first time buyers the situation has become acute.

The average entry level house price across the area is £161,958. This requires a single income of £46,274 or a joint household income of £55,848 compared to the single average income in Leeds of £23,500 or a joint average income of £35,250.

Even small back to back terraces in parts of Hyde Park, central Headingley or Woodhouse are becoming unaffordable; most sell now for £100,000 to £140,000 which requires a single income of £34,500 or a joint income of £41,500. The table below shows some of the variations across the area. This effectively means that entry level housing in the area is largely unaffordable to households with average incomes or below.

	Entry Level Price	Single Income needed	Joint income needed	Monthly mortgage	% of joint bottom 25% income (£26,250 pa)	% of joint average income (£35,250 pa)	% single average income (£23,500 pa)	% of single bottom 25% income (£17,500 pa)
Woodhouse	£138,991	£39,712	£47,928	£1,054	48.2%	35.9%	53.8%	72.3%
Hyde Park	£148,468	£42,419	£51,196	£1,127	51.5%	38.4%	57.6%	77.3%
Little Woodhouse	£161,430	£46,123	£55,666	£1,222	55.9%	41.6%	62.4%	83.8%
South Headingley	£164,336	£46,953	£56,668	£1,261	57.6%	42.9%	64.4%	86.5%
Central Headingley	£177,059	£50,588	£61,055	£1,354	61.9%	46.1%	69.2%	92.9%
Headingley Hill	£170,697	£48,771	£58,861	£1,298	59.3%	44.2%	66.3%	89.0%
Becketts Park	£177,511	£50,717	£61,211	£1,360	62.2%	46.3%	69.5%	93.3%
West Park	£183,035	£52,296	£63,116	£1,413	64.6%	48.1%	72.2%	96.9%
Kirkstall	£132,613	£37,889	£45,729	£1,008	46.1%	34.3%	51.5%	69.1%
Burley	£165,438	£47,268	£57,048	£1,261	57.6%	42.9%	64.4%	86.5%

Recently the 'credit crunch' has had an impact on access to home ownership in the area. Reducing mortgage lending especially to first time buyers and the withdrawal of 100% mortgages and requirement for deposits being reinstated), then this situation may well further worsen.

### **Need for increased affordable housing and a better housing mix**

The scope for development of new housing and new affordable housing across the area remains limited. There are few large development sites and those sites that exist are small to medium sized brownfield sites, where there are complexities of site preparation, clearance and finding an appropriate housing mix that is financially viable.

The main development sites are at Leeds Girls High School and Tetley Hall with some smaller sites around Clarendon Road (see Appendix C). These may generate a significant number of new homes but it is important not only that these deliver an affordable housing requirement in line with Council policies but also that housing developed adds to the housing mix of the area.

Current Council policy requires affordable housing provision under S106 agreements to be on site and to reflect the general nature of the housing being delivered. However, on some sites in the area student housing is being sought, and on others the size of the sites would only deliver more flats, which would not contribute to an ability to meet housing needs within the area as the area already contains a large stock of flats. The current review of the Council's Supplementary Planning Document on Affordable Housing is giving consideration to seeking off-site provision where on-site provision is inappropriate (for example where student housing is proposed) or where a mix of on-site and off site affordable housing provision would provide benefits to the local area and would deliver similar levels of affordable housing. In the Area of Housing Mix this could be in the form of off-site provision being existing street properties sold at discount through the Headingley Development Trust as a Community Land Trust for letting through local housing associations

### **Reducing the number of empty/unlet properties**

The housing market changes that have been occurring within the Area of Housing Mix have led to an emerging issue with empty or unlet homes. It is currently estimated that there are 312 unlet private rented properties in the area with 1,168 unlet bedspaces. Clearly however there are differences between empty and unlet properties and it may be that letting at less than capacity could generate improved quality as landlords restore communal rooms and improve to attract lower demand.

With clear indications of a movement of first year students and some, albeit a small number, of returning students taking up rooms in new purpose built halls of residence, then demand from students for shared housing in the area has been shown to have diminished. However, this is the first full year of letting for many of the purpose built halls and there are still a significant number of new purpose built halls under construction.

Some landlords have simply diversified their demand base and sought to let to young workers or professionals and there is clear evidence of an increase in the numbers of such households sharing housing in the area. Many other landlords are biding their time until they have a better and clearer picture of demand and supply, and are letting at under capacity in order to ensure at least some income is received.

In the meantime the 'credit crunch', the changes in mortgage rates and lending policies and a likely stagnation or reduction in house prices could have an impact on the market, and, if accompanied by reductions in demand from students, may well push landlords, and especially buy to let landlords, to cut their losses and sell up, raising the risk of more empty homes. On the other hand with mortgage finance being restricted and lenders now requiring deposits before granting mortgages then this may indicate a growing demand for shared private rented housing in the area from young households unable to afford to rent self contained private rented flats

A range of housing interventions will be needed with some variation between the various parts of the Area of Housing Mix. These actions could be divided into demand side measures, supply side measures and measures to better manage housing markets in the Area of Housing Mix.

### A. Demand Side

#### 1. *Rebalancing the community (new markets)*

- a) Seeking to introduce more 'settled' households into the area, including encouragement to families (wishing to move to the area or within the area trading up); student families; refugees and migrant workers seeking to stay in the UK; young couples (family builders), young professionals/ workers (in their first or second jobs) and graduates.
- b) Headingley Homes, Manning Stainton's and Headingley Development Trusts scheme to enable residential households to sell to other residential households rather than landlords
- c) Encouraging dispersal of students to areas outside the Area of Housing Mix, through the actions set out in the Strategy for Housing Students in Leeds

#### 2. *Assistance with Deconversion*

- a) Seeking Funding to enable loans to secure de-conversion of homes converted to HMOs that will require substantial costs, on top of high prices, to enable reoccupation by residential households
- b) Considering using Leeds rebuild trainees to do conversion work

#### 3. *Housing Improvement*

- a) Decent Homes improvements to social housing stock in the area
- b) Equity Release loan provision for vulnerable private owners
- c) Measures to improve the energy efficiency of housing across sectors and increase provision of affordable warmth and reduce the number of households living in fuel poverty
- d) Maintaining the quality and affordability of housing, through continuing to encourage higher standards of provision, reviewing the affordability of rents

### B. Supply Side

#### 1. *Affordable housing provision*

- a) Land availability in the Area of Housing Mix needs to be assessed as part of the wider Strategic Land Availability Assessment being undertaken by the Council including identification of any Housing Revenue Account land for development of affordable housing (shared equity and social rented provision) using Housing Corporation grant
- b) Using S106 agreements to secure affordable housing to provided on-site; with a balance between social rented, shared equity, discounted sale and sub-market rent, or off-site; through sale of street properties at discounted rates to Headingley Homes CLT (see below) for renting through a local housing association to households in need, or sale under shared equity to key workers.

## 2. *Community Land Trust*

- a) Establishing Headingley Homes, a Community Land/Asset Trust linked to the Headingley Development Trust, with structure, governance and purpose and a Business Plan to deliver a feasible programme of acquisition of assets and use of those assets to fund further acquisition and finance a balance between properties to rent or sell under shared equity through a housing association
- b) Establishing a management agreement with a local housing association(s) to undertake housing management and maintenance of rented units leased or sold to Headingley Homes

## 3. *Bringing empty homes back into use*

- a) Establish an Empty Homes team/officer with responsibility for bringing empty homes back into use to
  - i. Identify the scale and ownership of unlet properties and owners intentions and those long term voids
  - ii. Establish options for using Housing Act 2004 powers of Empty Dwelling Management Orders
  - iii. Encourage the Council to levy a full council tax charge on empty homes
  - iv. Explore partnerships between landlords/owners and housing associations to bring empty homes back into use
- b) Assess the potential for acquisition for improvement and letting or sale under shared equity through Headingley Homes

## **C. Market Management**

### 1. *HMO Licensing*

- a) Continuation of action to implement mandatory HMO licensing.
- b) Consideration of additional licensing to include all shared housing.

### 2. *Landlord Accreditation*

- a) Continuing to encourage increased accreditation of private landlords through UNIPOL or the Leeds Landlords Accreditation Scheme (LLAS)

### 3. *Planning policies*

- a) Ensuring application of Leeds Development Plan policies (affordable housing) and consideration over time of an Area Action Plan for the area and implementation of Area of Housing Mix policies H15 and H15A
- b) Lobbying for a change in the Use Classes Order to oblige purchasers of properties seeking to let them as HMOs or shared housing to seek planning permission.

3. *Housing/ Tenancy Management and Support and Neighbourhood Management*
- a) Identification of measures to improve the management and support of tenants including investigation of 'common services' jointly resourced by WNW Homes, housing associations and local private landlords?
  - b) Implementation of the measures relating to neighbourhood, area and environmental management contained in the Shared Housing Action Plan to ensure that the area is safe and secure and attractive to new residents.
  - c) Management and representation of students living in the area

The delivery of this housing strategy for the Area of Housing Mix should be guided through the Area Committee for Inner North West Leeds, the Shared Housing Group and the West North West District Housing Partnership with the operational support of the West and North West Area Management Team, West North West Homes and the range of housing providers and service providers covering the area.

Delivery of this strategy will depend on effective partnerships being developed and maintained between the Council and housing providers across sectors.

The prime partnership grouping will be the **Shared Housing Group** which, with the support of Inner North West Area Committee and the West and North West Area Management Team, will oversee the implementation of the *Shared Housing Action Plan*, instrumental to ensuring that the area is attractive to incoming residents and provides the attractive, safe and secure environment that will persuade residents to remain there.

The **Inner North West Area Committee** will ensure the implementation of this strategy. The Housing Strategy Sub Group of the Area Committee will monitor progress in its delivery and recommend remedial action to the Area Committee where necessary.

The **West and North West Homes District Housing Partnership (WNW Leeds DHP)** will seek to identify housing needs and requirements, gaps in provision and the types and mix of housing development needed to meet needs and demand.

**Community Groups** in the area, individually, or through the Headingley Network and the Leeds HMO Lobby, need to both continue to apply pressure for continuing action to improve the range of housing available in the area and to provide a mechanism for community engagement and participation.

**The Headingley Development Trust** is increasingly developing as a key component of the continuing improvement and management of the area with the potential development of the Heart initiative and the establishment of Headingley Homes to try and bring unwanted assets into community ownership and use to provide access to affordable homes.

**West North West Homes Arms Length Management Organisation (ALMO)** is a prime partner in the delivery of housing services in the area and is the lead partner in the WNW Leeds DHP. It will deliver improvements to the council housing stock and access to housing for households in housing need. It will lead in establishing opportunities for redevelopment of council estates in the area that could deliver increased numbers and an enhanced range of affordable homes.

**Leeds City Council Development Department** is responsible for ensuring implementation of the planning policies applicable to the Area of Housing Mix.

**Leeds City Council Environment and Neighbourhoods Department** has responsibility for encouraging the development of more affordable housing in the area and for ensuring efficient and effective waste management, refuse collection and street-scene services to the area.

Under the guidance of the Inner North West Area Committee, the **Leeds City Council West and North West Area Management Team** will ensure that that measures and actions are in place to deliver effective neighbourhood management, community safety and street scene services.

**Housing Associations** operating in the area will provide the means to develop affordable housing options on development sites, provide access to affordable housing and work in partnership with the City Council and Headingley Development Trust to bring empty homes back into use.

**The Universities and Students Unions** will contribute through their implementation of the Strategy for Housing Students in Leeds and their own respective housing strategies. They are also keen They can also continue to support and promote accreditation to improve the range of housing already available, to provide mechanisms for ensuring that students choose landlords recommended to them by their peers to ensure a high standard within the shared housing stock, and to ensure that students rent from the agents with the best management practices. The Universities and Students Unions can also commit themselves to influencing the behaviour of students and provide mechanisms for enhanced community engagement of students. .

**UNIPOL** will continue to act as the major provider of 'halls of residence' and shared housing (for students and young professionals), as well as being a promoter for accredited housing for students. UNIPOL will also continue to promote to students the benefits of a wide range of localities and provide an excellent example of pro-active management practice.

**Estate and Lettings Agents** in the area provide access to housing and a means of matching those looking for housing with available supply. Manning Stainton in particular will continue their initiative aimed at enabling households wishing to sell to a 'family' only to do so.

**Private Landlords** will continue to provide housing to meet local needs and demands and will be encouraged to become an accredited landlord ( if not so already) and continually improve their quality of housing and management.

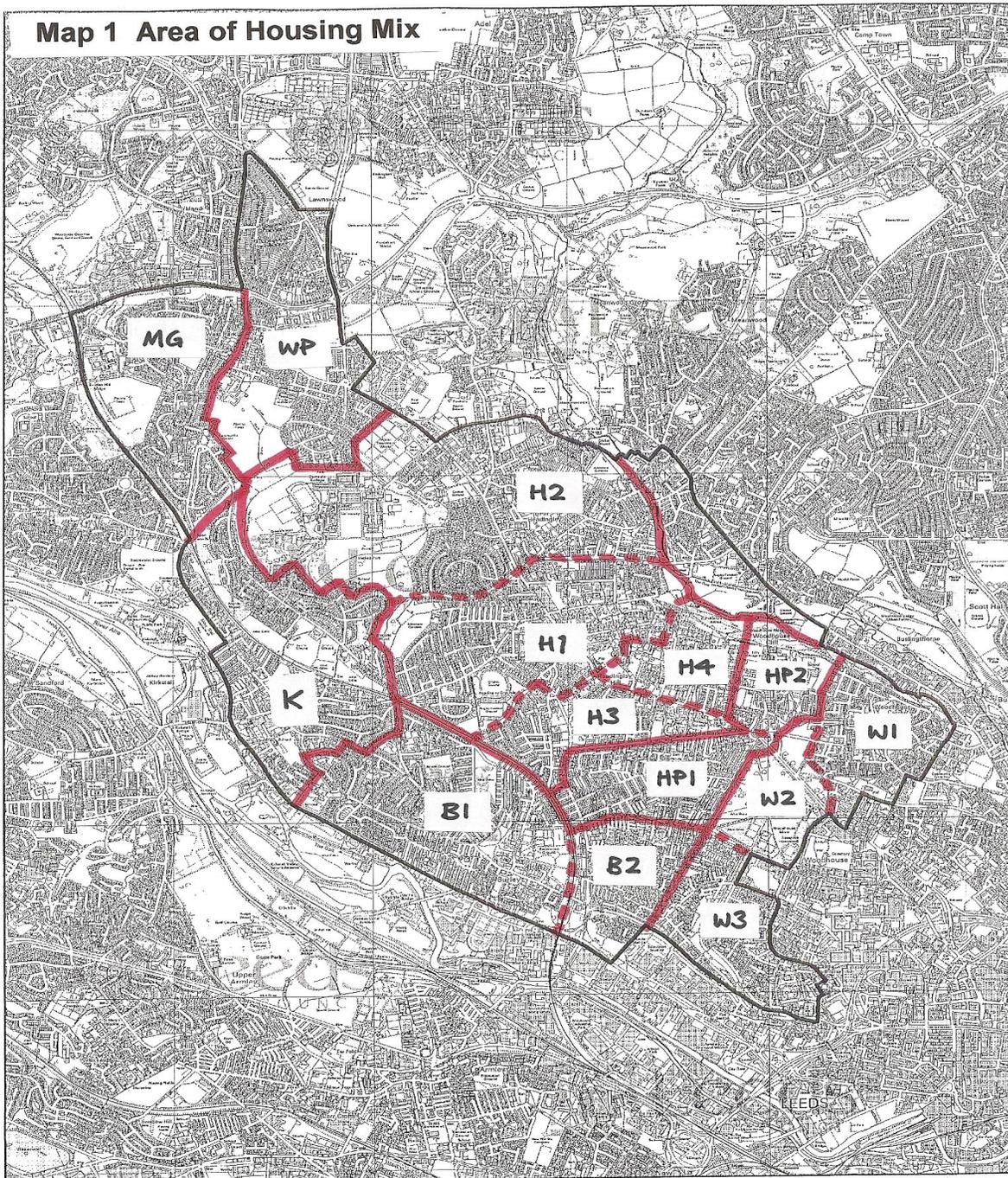
**Housebuilders/developers** will provide new housing in the area and in line with Council planning policy will ensure that the appropriate proportion of that new housing is affordable.

The **Leeds Tenants Federation** can represent the interests of social housing tenants living in the area and may develop mechanisms for securing the engagement and participation of private tenants in local tenants and residents groups.

There are a number of key outputs that this Housing Strategy for the Area of Housing Mix seeks to achieve

- **A more balanced community**
  - With housing tenure patterns closer to the Leeds average
  - With a population and household mix closer to the Leeds average
  - With a majority of homes to be in permanent occupancy
  
- **Increased provision of affordable housing**
  - More social rented homes built and let
  - More homes available for sale through equity share
  - More rented homes available at below market rent levels aimed at low paid and key workers
  - Better access for starter households to housing in Leeds 6
  
- **Fewer unlet or empty properties**
  - More empty homes brought back into use
  
- **Improved Management of rented housing**
  - Continual increase in the number of accredited landlords in the area and in the number of bedspaces covered
  - All HMOs liable for licensing to be licensed
  - Better management standards in the private rented sector
  - Less nuisance incidents reported from residents of shared housing

# Appendix A: Area of Housing Mix and Sub Areas



PRODUCED BY THE DEVELOPMENT DEPARTMENT LEEDS CITY COUNCIL

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## Appendix B: Concentrations of Student Households 2006/07

Area/Street	Map Ref	Population	LMU Students		University of Leeds Students		ALL Students	% of all Students	% Population students
Univerity Campus's	W2	2315	509	4.00%	1675	10.13%	<b>2184</b>	7.46%	94.30%
North Hyde Park	HP2	1900	77	0.79%	1380	7.88%	<b>1457</b>	5.35%	76.70%
Central Headingley	H1	7515	1307	10.27%	2636	15.95%	<b>3943</b>	13.48%	52.50%
Little Woodhouse	W3	4770	1783	14.01%	710	4.30%	<b>2493</b>	8.52%	52.30%
South Headingley	H3	4526	475	3.73%	1877	11.36%	<b>2352</b>	8.04%	52.00%
Hyde Park	HP1	8126	824	6.47%	3242	19.62%	<b>4066</b>	13.90%	50.00%
Woodhouse	W1	8944	863	6.78%	2474	14.97%	<b>3337</b>	11.41%	37.30%
Cardigan Triangle	H3	1703	219	1.72%	411	2.49%	<b>630</b>	2.15%	37.00%
Burley Lodge (inc Harold's)	B2	3972	380	3.93%	916	5.23%	<b>1296</b>	4.77%	36.36%
Far Headingley (inc Becketts Park)	H2	1705	359	2.82%	226	1.37%	<b>585</b>	2.00%	34.30%
Burley	B1	8611	758	5.95%	1111	6.72%	<b>1869</b>	6.39%	21.70%
Headingley Hill	H4	1168	107	1.10%	116	0.66%	<b>223</b>	0.86%	19.10%
Kirkstall	K	8024	910	1.60%	224	1.27%	<b>1134</b>	4.17%	14.13%
Meanwood	M	8835	281	2.21%	311	1.88%	<b>592</b>	2.02%	6.70%
Moor Grange	MG	1910	80	0.63%	30	0.18%	<b>110</b>	0.38%	5.80%
West Park/Weetwood	WP	2902	52	0.41%	77	0.47%	<b>129</b>	0.44%	4.40%
Unknown postcode/address			697	5.47%	91	0.55%	<b>788</b>	2.69%	
<b>Inner NW Leeds</b>		<b>76859</b>	<b>9681</b>	<b>35.60%</b>	<b>17507</b>	<b>64.40%</b>	<b>27188</b>	<b>100%</b>	<b>35.40%</b>

## **Appendix C: Inner North West Leeds Housing Intervention Matrix**

### **Intervention Package for across the Area of Housing Mix**

#### **Housing Supply**

- Bringing empty properties back into use
- Acquisition and refurbishment of unlet unwanted properties for equity share or social /intermediate rent under S106 agreements for sites in NW Leeds (HDT)
- Increased affordable housing provision from sites identified through the Strategic Housing Land Availability Assessment
  - Equity share housing
  - Sub market rented housing
  - Social rented housing

#### **Demand management**

- Equity loans for homeowners to secure refurbishment to Decent Homes Standard at least
- Encouragement of young families and young couples
- Self-contained and shared housing for young workers
- Homelessness leasing
- Encouraging movement of students into purpose built accommodation where appropriate
- Encouragement of demand from refugees with permission to stay and migrant workers wishing to settle
- Financial assistance to 1<sup>st</sup> time buyers
- Mortgage rescue products to help homeowners in difficulties maintain their homes

#### **Housing and neighbourhood management**

- Infrastructure improvements
- HMO Licensing
- Environmental/streetscene management
- Community safety

## Area Specific Interventions

<b>Map Code</b>	<b>Area</b>	<b>Housing Supply</b>	<b>Demand management</b>	<b>Housing and neighbourhood management</b>
<b>W1</b>	<i>Woodhouse</i>		<ul style="list-style-type: none"> <li>Deconversion loans/grants</li> <li>Decent Homes Improvements</li> </ul>	<ul style="list-style-type: none"> <li>Intensive Neighbourhood Management</li> <li>Operation Champion</li> <li>Environmental Improvement and 'greening'</li> </ul>
<b>W3</b>	<i>Little Woodhouse</i>		<ul style="list-style-type: none"> <li>Deconversion loans/grants</li> </ul>	<ul style="list-style-type: none"> <li>Environmental Improvement and 'greening'</li> </ul>
<b>HP1</b>	<i>Hyde Park</i>	<ul style="list-style-type: none"> <li>Leeds Girls High site – S106 agreement – on site/off site</li> </ul>	<ul style="list-style-type: none"> <li>Deconversion loans/grants</li> <li>Decent Homes Improvements</li> </ul>	<ul style="list-style-type: none"> <li>Intensive Neighbourhood Management</li> <li>Operation Champion</li> <li>Environmental Improvement and 'greening'</li> </ul>
<b>HP2</b>	<i>North Hyde Park</i>	<ul style="list-style-type: none"> <li>Leeds Girls High site – S106 agreement – on site/off site</li> </ul>	<ul style="list-style-type: none"> <li>Deconversion loans/grants</li> </ul>	
<b>H4</b>	<i>Headingley Hill</i>	<ul style="list-style-type: none"> <li>Leeds Girls High site – S106 agreement – on site/off site</li> </ul>	<ul style="list-style-type: none"> <li>Deconversion loans/grants</li> </ul>	
<b>H3</b>	<i>South Headingley</i>	<ul style="list-style-type: none"> <li>Leeds Girls High site – S106 agreement*</li> <li>Leeds and Yorkshire - Valley House – S106 agreement - off-site</li> <li>Parklane/Glassworks site – off site provision of affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>De-conversion grants/loans</li> </ul>	<ul style="list-style-type: none"> <li>Intensive Neighbourhood Management</li> <li>Environmental Improvement and 'greening'</li> </ul>
<b>H1</b>	<i>Central Headingley</i>		<ul style="list-style-type: none"> <li>De-conversion grants/loans</li> </ul>	<ul style="list-style-type: none"> <li>Intensive Neighbourhood Management</li> <li>Environmental Improvement and 'greening'</li> </ul>
<b>H2</b>	<i>Far Headingley (including Becketts Park)</i>	<ul style="list-style-type: none"> <li>Tetley Hall Site – S106 agreement – off site/on site provision of affordable housing</li> <li>Parklane- Baltimore Diner site – S106 – off-site provision of affordable housing</li> <li>Headingley Campus halls of residence</li> </ul>	<ul style="list-style-type: none"> <li>De-conversion grants/loans</li> </ul>	
<b>MG</b>	<i>Moor Grange</i>	<ul style="list-style-type: none"> <li>Parklane- Baltimore Diner site – S106 – off-site provision of affordable housing</li> <li>Headingley Campus halls of residence</li> </ul>	<ul style="list-style-type: none"> <li>Decent Homes Improvements</li> </ul>	
<b>WP</b>	<i>West Park/ Weetwood</i>	<ul style="list-style-type: none"> <li>Tetley Hall Site – S106 agreement – off site/on site provision of affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>Decent Homes Improvements</li> </ul>	
<b>B2</b>	<i>Burley Lodge</i>	<ul style="list-style-type: none"> <li>Parklane/Glassworks site – off site provision of affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>Deconversion loans/grants?</li> <li>Group repair in Burley Lodge</li> </ul>	<ul style="list-style-type: none"> <li>Intensive Neighbourhood Management</li> </ul>
<b>B1</b>	<i>Burley</i>		<ul style="list-style-type: none"> <li>Decent Homes improvements</li> </ul>	
<b>K</b>	<i>Kirkstall</i>	<ul style="list-style-type: none"> <li>Parklane- Baltimore Diner site – S106 – off-site provision of affordable housing</li> <li>Kwiksave site – S106 agreement – on-site/off-site provision of affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>Decent Homes improvements</li> </ul>	