

## **Strategic Theme 1: Increasing the Supply of Affordable Housing**

The Yorkshire and Humber Plan Regional Spatial Strategy to 2026 stipulates that the Leeds district needs to increase the supply of new housing from 2,260 to 4,300 per annum in order to support anticipated job growth. Leeds already has more jobs than homes. Essentially, the Regional Spatial Strategy states that this additional stock is required in order to attract new employment investment and to ensure that workers are not unnecessarily commuting long distances into the city. The Council has agreed, through the Local Area Agreement (LAA), to a target to deliver 10,200 additional dwellings over the three year period from 2008/09 to 2010/11. This equates to 3,400 new homes being developed in the city each year.

The term of the Leeds Housing Strategy is three years and the existing outlook, in relation to house building, is challenging. As of February 2009, recorded house building starts are averaging 100 per month, which implies completions of approximately 1200 per annum at some point in the future, if market confidence does not pick up. Many house building schemes in the city are being mothballed or curtailed due to the downturn in the economic climate. However, there are still approximately 4400 units under construction in the city, many of which are too far advanced to make deferral of completion worthwhile. A significant proportion of these units will be completed after April 2009. In addition, the Council has granted detailed planning permission for approximately 10,000 units, construction of which has not yet started. In theory, work could commence on these units in a relatively short period if there is a recovery in the economic position. The Council is therefore confident that the house building targets set out within the LAA will be delivered.

In relation to new housing, the Leeds Housing Strategy is primarily concerned with increasing the supply of affordable housing. Affordable housing can be broadly defined as housing which is provided for people who cannot or do not wish to purchase or rent through the open market. In relation to new housing, the Leeds Housing Strategy is principally focused on addressing the housing needs of people who are unable or do not wish to secure housing through the open market. Nevertheless, the three year target relating to net additional dwellings is still critical to the Leeds Housing Strategy. The delivery of affordable housing is often linked to wider housing development. Under Section 106 agreements a developer will agree to develop a specific number of affordable housing units as a condition of being awarded planning permission to develop new housing. Any contraction in overall house building will therefore impact upon the target to increase the supply of affordable housing and place greater pressure on existing housing options.

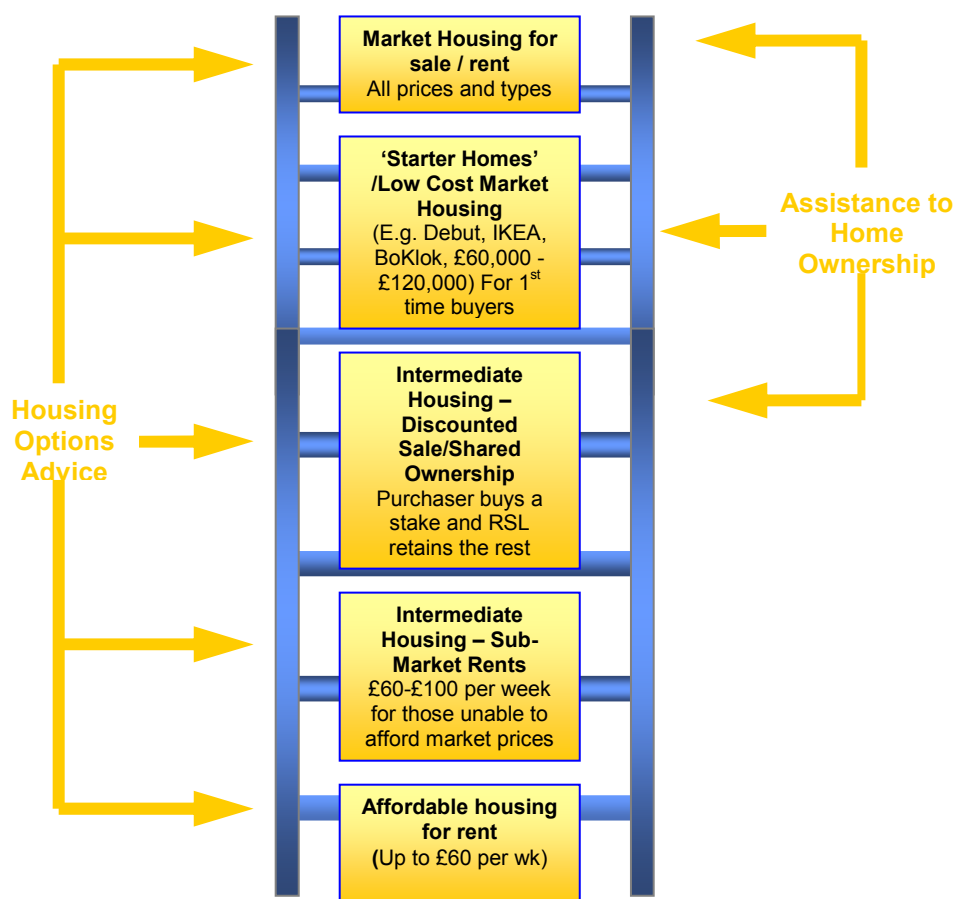
The term affordable housing includes the following housing options:

- **Social Rented Housing** is that let through a Council, ALMO or Housing Association
- **Intermediate Housing** is that which is sold or let at a price above social renting but below a market value or rent.

Intermediate housing encompasses three main housing options:

1. **Shared equity/ownership** where the occupant owns a share of the property, generally by securing a mortgage, and pays rent for the remaining part of the property
2. **Discounted sale** where a housing association sells the property at a discounted price with a condition that an equivalent discount is repaid if the property is sold on
3. **Intermediate/submarket rent** where the property is let at a rent that is higher than social housing but lower than a market rent.

Increasing the supply of affordable housing has been an increasingly important priority for the Council in recent years. In 2007, the Council ratified the Leeds Affordable Housing Plan 2007 to 2015. The Plan coined the term 'housing ladder' to describe the range of housing options that needed to be available to ensure that Leeds has a fully functioning housing market meeting the needs of all people in the city. The 'rungs' of the 'housing ladder' are as follows:



There is compelling evidence to conclude that the 'Leeds housing ladder' is not functioning effectively for all the people of Leeds. The Leeds Strategic Housing Market Assessment (HMA) 2007 identified that a single person would need an annual gross income of £37k to purchase the average starter home in the city. The 20% reduction in average house prices in 2008 will have affected this calculation but nevertheless home-ownership remains difficult to secure for households unless they

enjoy significantly above average income and/or considerable capital. Many households in the city have purchased properties at a cost that they are finding difficult to meet in the deteriorating economic climate. The continued contraction in the city's social housing stock, specifically that which is council owned, means that more people are finding it difficult to access social housing. It is not uncommon for 500 applicants to register a bid for a property advertised through the Leeds Homes choice based lettings system. Research carried out by Re'new highlighted that housing association rental charges are increasingly unaffordable for people on below average or average incomes. The Leeds Housing Strategy will therefore focus on how the Council and partners can work towards promoting the more effective functioning of the 'Leeds housing ladder' and helping people who are in some form of housing need to access affordable housing. Increasing the overall supply of housing is vital to this, not only as a source of affordable housing but also to create housing options for people who are able and choose to secure housing through the open market.

The Leeds Strategic Housing Market Assessment (HMA) 2007 calculated that over a 15 year period 1889 affordable housing units need to be developed on an annual basis to meet unmet housing need in Leeds. The Council has agreed, through the Local Area Agreement, to deliver 1800 affordable housing units between 2008/09 and 2010/11. This target is demanding, especially if the contraction in house building starts continues in the longer term. The Leeds Housing Strategy recognises the need to initiate a flexible approach to delivering affordable housing. Fewer affordable housing units will be generated through Section 106 agreements and there will be fewer affordable home ownership units than was previously forecast. However, there will be an increased focus on social and intermediate rental options, including the first new build council housing since the late 1980s. An increased emphasis will be placed on maximising the use of existing housing stock, including as a source of affordable housing. The Leeds Housing Strategy will set out actions and targets relating to the purchase or lease of empty properties from developers by housing associations, which could be a let as a social or intermediate rental option, especially for key workers. The Leeds Housing Strategy will also set out action and targets relating to helping home owners, who are having difficulty meeting mortgage commitments are at risk of repossession, to stay in their homes. Increasing the supply of affordable housing must be allied to a commitment to deliver the right housing mix for the city. The majority of housing developed in the city has been one-two bedroomed flatted accommodation; whilst the Leeds Strategic Housing Market Assessment (HMA) 2007 highlights a strong demand for larger family housing. There is also a significant need to deliver an increase in the number of larger properties to meet the needs of BME groups. The longer term accessibility and energy efficiency of new housing will also be considered by the Leeds Housing Strategy.

Increasing the supply of affordable housing is one of the improvement priorities included within the Leeds Strategic Plan. A survey of Leeds residents carried out in 2007 identified that access to affordable housing was one of the three most important things that made somewhere a good place to live. Increasing the supply of affordable housing therefore makes a key contribution to making all areas in Leeds 'Thriving Places'. Accessible affordable housing makes a significant contribution to promoting health and wellbeing, with people's quality of life being heavily influenced

by contentment with their home. Affordable housing has a role in helping children to thrive, achieve in education and to maximise their potential. The availability of accessible, affordable housing makes a significant contribution to promoting the health and wellbeing of older people, enabling them to retain their independence, to exercise choice and control over their lives, to prevent or defer them from needing to move to residential care and is a platform from which community based services can be provided. The affordability of housing makes a significant contribution to economic development with job creation targets being predicated on an adequate supply of housing being available to accommodate workers. Housing affordability is a key cost indicator that will influence the decision making of organisations whether to invest or continue to invest in Leeds. Workers, including high-skill workers, may factor in housing cost considerations when deciding whether to relocate or remain living in the Leeds area.

The 'Increasing the Supply of Affordable Housing' Theme includes the following priorities:

- a. Helping people to become and remain home-owners**
- b. Increasing the supply of social and intermediate rented housing**
- c. Maximise use of existing housing stock**
- d. Deliver the right housing mix of new housing**
- e. Increase the supply of new accessible housing**

The 'Increasing the Supply of Affordable Housing' Theme will contribute to a range of strategic outcomes and improvement priorities, set out within the Leeds Strategic Plan. These include:

<b>Theme</b>	<b>Strategic Outcome</b>	<b>Improvement Priority</b>
<ul style="list-style-type: none"> <li>■ Enterprise and the Economy</li> </ul>	<ul style="list-style-type: none"> <li>■ Increased entrepreneurship and innovation through effective support to achieve the full potential of people, businesses and the economy</li> </ul>	<ul style="list-style-type: none"> <li>■ Increase innovation and entrepreneurial activity across the city</li> </ul>
<ul style="list-style-type: none"> <li>■ Learning</li> </ul>	<ul style="list-style-type: none"> <li>■ An enhanced workforce that will meet future challenges through fulfilling individual and economic potential</li> </ul>	<ul style="list-style-type: none"> <li>■ Enhance the skill level of the workforce to fulfil individual and economic potential</li> <li>■ Improve learning outcomes for all 16</li> </ul>

	and investing in learning facilities	year olds with a focus on narrowing the achievement gap <ul style="list-style-type: none"> <li>■ Increase the proportion of vulnerable groups engaged in education, training or employment</li> </ul>
<ul style="list-style-type: none"> <li>■ Environment</li> </ul>	<ul style="list-style-type: none"> <li>■ Cleaner, greener and more attractive city through effective environmental management and changed behaviours</li> </ul>	<ul style="list-style-type: none"> <li>■ Improve the quality and sustainability of the built and natural environment</li> </ul>
<ul style="list-style-type: none"> <li>■ Health and Wellbeing</li> </ul>	<ul style="list-style-type: none"> <li>■ Improved quality of life through maximising the potential of vulnerable people by promoting independence, dignity and respect</li> </ul>	<ul style="list-style-type: none"> <li>■ Increase the number of vulnerable people helped to live at home</li> <li>■ Increase the proportion of people in receipt of community services enjoying choice and control over their lives</li> </ul>
<ul style="list-style-type: none"> <li>■ Thriving Places</li> </ul>	<ul style="list-style-type: none"> <li>■ Improved quality of life through mixed neighbourhoods offering good housing options and better access to services and activities</li> </ul>	<ul style="list-style-type: none"> <li>■ Increase the number of affordable homes</li> <li>■ Reduction in the number of homeless people</li> <li>■ Reduce the number of people who are not able to adequately heat their home</li> </ul>
<ul style="list-style-type: none"> <li>■ Harmonious Communities</li> </ul>	<ul style="list-style-type: none"> <li>■ More community cohesion and integration through meaningful involvement and valuing equality and diversity</li> </ul>	<ul style="list-style-type: none"> <li>■ Increase the sense of belonging and pride in local neighbourhoods that help to build cohesive communities</li> </ul>

The 'Increasing the Supply of Affordable Housing' theme also contributes to the following performance indicators, which are included within the National Indicator Set (highlighted in bold if also included in the Leeds Local Area Agreement):

- **NI154: Net number of additional homes provided**
- **NI155: Number of affordable homes delivered**
- **NI139: Older people helped to live at home**

- **NI141: Number of vulnerable people helped to achieve independent living**
- **Tackling fuel poverty**
- **Reduce number of homeless households (Local Performance Measure)**
- NI156: Number of households living in temporary accommodation
- NI1: Percentage of people who believe people from different backgrounds get on well together in their local area
- NI2: Percentage of people who feel they belong to their neighbourhood
- Overall satisfaction with local area
- NI119: Self reported measure of people's overall health and wellbeing
- NI131: Delayed transfers of care from hospitals
- NI142: Number of vulnerable people maintaining independent living
- NI145: Proportion of adults with learning disabilities in settled accommodation
- NI147: Proportion of former care leavers aged 19 who are in settled accommodation
- NI149: Proportion of adults in contact with secondary mental health services in settled accommodation

### **Strategic Priority A: Helping people to become and remain home owners**

### **Strategic Priority B: Increasing the supply of social and intermediate rented housing**

Over 70% of the Leeds population own their own home and home ownership continues to be the preferred form of housing tenure for the majority of the population. The Leeds Housing Strategy maintains the commitment to help people secure sustainable home ownership if that is their preference but the downturn in the economic climate, with the resulting increase in mortgage defaults and home repossession, means that the focus has shifted towards helping people to remain home owners.

#### **Case Study: Golden Triangle Partnership**

The Golden Triangle Partnership, which covers North Leeds, York and Harrogate, was established to help prospective home-owners purchase a home through the release of an equity loan (of up to 45% of the purchase price) with the remaining cost being met through a conventional mortgage. The scheme is funded through the Regional Housing Board. It is projected that by the end of 2008/09, 28 people in North Leeds will have been assisted to buy their own home.

The Partnership has been re-modelled to provide a mortgage rescue service. Households who would be statutorily homeless, were they to lose their homes, and with a minimum 15% equity in their homes are being offered one of three options:

1. Equity loan to clear mortgage arrears/secured loans and to meet future mortgage payments/secured loan payments for the next 12 months
2. Equity loan to clear mortgage arrears/secured loans and to reduce outstanding mortgage/secured loan balance reducing future payments to an affordable level

3. Equity loan to clear mortgage arrears/secured loans and to meet future mortgage/secured loan payments until a planned sale can be made

The scheme will be sourced through the reconfigured Leeds Housing Options Service.

The Golden Triangle Mortgage Rescue Scheme only covers a specific part of the city. The development of a city wide Mortgage Rescue scheme, which again will be accessed through the Leeds Housing Options Service, is an immediate priority action for the Leeds Housing Strategy.

The cornerstone of the city's affordable housing delivery plans is the Affordable Housing Strategic Partnership.

#### **Case Study: Affordable Housing Strategic Partnership**

The Affordable Housing Strategic Partnership is an innovative and trailblazing vehicle for delivering affordable housing in the city, and is a prototype for the Local Housing Companies that the Government is encouraging local authorities to establish. The Partnership is chaired by the leader of the Council and comprises senior representatives from both the housing and planning authority, the Homes and Communities Agency and the Government Office for Yorkshire and the Humber. The Partnership recognises that the Council is primarily a strategic enabler of affordable housing delivery, through planning consent and the release of land for development. The Council has released 87 acres of land for development through the Partnership, with the expectation that this would attract Homes and Communities Agency subsidy and additional developer investment. Some of this land has become available through work to purchase and clear areas of obsolete housing in the city, the funding for which was secured through the Regional Housing Board. By February 2009, the Affordable Housing Delivery Section had been successful in securing £45 million of Homes and Communities Agency funding and private sector investment to deliver new affordable housing on the land allocated to the Partnership. It is forecast that 460 affordable housing units will be produced in 2009/10 and 2010/11.

The Council's Planning Services are amending and developing new policies that will underpin the development of new housing, including affordable housing. The Leeds Local Development Framework sets out the planning policies for the city. The Council is currently in the process of replacing the existing Supplementary Planning Guidance with an Affordable Housing Supplementary Planning Document (SPD). The SPD will set out the Council's requirement that specific minimum levels of affordable housing will be sought on development schemes exceeding 15 units. This ranges from 15% in the city centre to 30% in the outer area of the city. The SPD will also set out different tenure split targets depending on which of the 5 housing market zones that a scheme site is located within. The Planning Authority is also developing a Strategic Housing Land Availability Assessment (SHLAA), which will identify public and private land that can be used for house building, including land which could be used for affordable housing development, up to 2024.

The Council has not developed new council housing since the late 1980s. Three sites have been earmarked by the Affordable Housing Strategic Partnership, which will generate 27 new council homes that will be managed by the Leeds ALMOs. The Council is not using Homes and Communities Agency funding for this development but is using monies from land receipts and commuted sums. The Council views this development as the beginning of an expanded programme of council house building. The Leeds Housing Strategy has noted the changes government are introducing in relation to permitting local authorities to retain full rental income and sale receipts, in the event of a 'Right to Buy' sale on new council housing. The Council and the Leeds ALMOs are also mindful of the opportunities that could arise from the current review of the Housing Revenue Account (HRA) in terms of capital borrowing. The 2008 Housing and Regeneration Act also permits local authorities to pre-qualify with the Homes and Communities Agency as an approved recipient of grant.

Empty housing that developers have not been able to sell or let is a major opportunity to generate additional units of affordable housing. A notable example of this option has been Sanctuary Housing Association purchasing 23 'off the shelf' properties from Bloor Homes in the East Ardsley area of the city, which is part of a national agreement between the two parties. The purchase of these properties attracted subsidy from the former Housing Corporation (now Homes and Communities Agency) and was supported by the Council. It is forecast that approximately 100 affordable housing units could be secured through this route up to 2010/11. The Council is exploring opportunities to work with Savills, a national company, to bring empty stock into use as affordable housing. The proposals centre around the establishment of a mutual company, allied to Homes and Communities funding and private sector investment, to purchase/lease empty housing in the city. Current thinking is that units could be let on an intermediate rental charge, primarily to key workers, and perhaps on a 'rent now, buy later' option. It is projected that approximately 300 could be secured through the potential partnership up to 2010/11.

A number of developers have submitted a bid for 589 units in Leeds through the Home Buy Direct initiative. The Homes and Communities Agency have accepted the bid and the Leeds Housing Strategy is projecting that 300 affordable housing units will be secured through this route up to the end of 2010/11.

The Leeds Housing Partnership has raised concerns from local housing associations to the Homes and Communities Agency that current subsidy rates mean that development offering shared equity housing is often not viable. It is believed that the Homes and Communities Agency are sympathetic to these concerns and that grant rates will be restructured. There is an expectation that shared ownership schemes can be reconfigured around a 'rent now, buy later' model.

<b>Key Actions</b>
<b>1. Help home owners to remain living in their home through the Golden Triangle Partnership and the establishment of a city wide mortgage rescue scheme.</b>
<b>2. Deliver affordable housing through the Affordable Housing Strategic Partnership.</b>
<b>3. Implement agreed Affordable Housing Supplementary Planning</b>



<b>Document (SPD) targets on affordable housing and tenure mix.</b>
<b>4. Use Strategic Housing Land Availability Assessment (SHLAA) to identify public and private land for housing development, including affordable housing.</b>
<b>5. Build initial 27 units of new council housing and explore opportunities to expand this programme.</b>
<b>6. Maximise current and explore further opportunities to use empty housing stock as affordable housing.</b>
<b>7. Monitor the viability of existing Homes and Community agency subsidy rates and maintain dialogue with the HCA on opportunities for generating affordable housing on an ongoing basis.</b>
<b>8. Maximise affordable housing that can be delivered through Home buy initiatives.</b>
<b>9. Explore opportunities for increasing the supply of affordable housing targeted at BME households.</b>

<b>Key Targets</b>			
<b>Measure</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>
Net number of homes delivered (Minimum) <b>NI154</b>	3,400	3,400	tbc
Number of affordable homes delivered (Minimum) <b>NI155</b>	500	1,000	tbc
Affordable housing delivered through Strategic Affordable Housing Partnership (Minimum)	230	230	tbc
Affordable Housing delivered through S106 (Minimum)	100	150	tbc
Affordable Housing delivered through other initiatives (Minimum)	170	620	tbc

Targets for 2010/11 will be set by the Council, and monitored through the Leeds Housing Partnership, at a later point.

### **Strategic Priority C: Maximise use of existing housing stock**

Increasing the supply of affordable housing relates to making better use of existing stock as well as new house building. There are over 322,000 properties in the city, with over 20,000 of these empty and just under 9,000 empty for six months or longer. No matter how many new houses are built the Leeds Housing Strategy recognises that long-term empty homes are a wasted resource and an indicator that the 'Leeds housing ladder' is not functioning effectively. Empty properties often blight the area in which they are located. Empty properties are located across the city but most notably in older stock, such as back-to-backs and through terraces, in the inner urban areas, which are characterised by high levels of non-decency and new build housing located in the city centre.

Leeds has been successful in tackling the incidence of empty properties in the city. The city has a long-standing Empty Property Strategy and employing a dedicated officer to monitor the incidence and trends relating to empty homes in the city. The

Council also has a dedicated team that is responsible for bringing empty homes back into use. In 2008/09, just under 3,000 properties were brought back into use through some form of intervention on the part of the Council – the best performance of any local authority. However, it is clear that much is still to be done.

Existing action, such as levying 100% council tax on empty homes and encouraging landlords to join the Council's Landlord Accreditation scheme, will continue to be employed. The Leeds Housing Strategy has already set out plans to establish partnerships with private companies, and to attract Homes and Communities funding and private sector investment, to bring empty properties back into use as intermediate rented housing.

The 2004 Housing Act introduced the option of councils securing Empty Dwelling Management Orders (EDMOs) to bring empty properties back into use. The Council, in common with most other authorities, had not used the EDMO option by the end of April 2009. The Council will take advantage of the additional guidance that the government has committed to supply to clarify use of EDMOs. One of the key challenges relating to EDMOs is finding organisations that are willing to take on the housing management responsibility of properties subject to an EDMO. The Council is carrying out a procurement exercise to establish contractual arrangements with housing providers who are willing to take on this role.

The threat of an EDMO can create a stimulus to property owners to bring a house into occupation. The city is facing the challenge of a high number of empty properties, high levels of private sector non-decency, elements of poor landlord practice and having a high number of people who are homeless, threatened with homelessness or unsuitably housed. The Leeds Housing Strategy sets out plans to find joint solutions to these challenges. The reconfigured Leeds Housing Options Service has a Private Sector Lettings Scheme. Landlords who offer properties through the scheme are guaranteed the equivalent of up to four weeks rent to cover damage to the property – the scheme will potentially be extended to cover rent arrears. Tenants are offered housing support through Foundation Housing who can help ensure that they comply with tenancy obligations. In return, landlords are obliged to join the Leeds Landlord Accreditation Scheme and to bring the property up to a decent standard of repair. The Council is contacting property owners with empty properties to determine whether they would be interested in letting properties through the scheme and advising that it is an alternative to applying for an EDMO. The Council is using this route as a further means of having a dialogue with property owners and encouraging them to bring stock into use.

The Council is preparing to act as a banker for the West Yorkshire Housing Partnership's 'Recycling the Empties' initiative and has 20 Compulsory Purchase Orders (CPOs) in the pipeline on long-term empty, dilapidated properties, which are blighting the locality in which they are situated. The Council is currently in discussions with local housing associations regarding the feasibility of such organisations purchasing, or long-term leasing these properties, carrying out the requisite improvement work and letting the properties as affordable housing. It was assumed that this scheme could become self-financing as further empty properties could be purchased with receipts generated from sales. Falling house prices makes

this model more challenging but CPOs will continue to be an important tool to tackle the incidence of the worst forms of empty properties.

Under-occupation of housing is perhaps another indicator of stock not being used to its optimum capacity. The Council and the Leeds ALMOs are taking steps to address the incidence of under-occupation in council owned properties by launching the 'Under Occupiers Cash Incentive' scheme in July 2008. The scheme aims to release family sized housing and to reduce the number of large households who are waiting for re-housing in the city. The scheme involves giving tenants who are under-occupying larger Council properties a cash incentive of £1,000 per bedroom to downsize to a smaller property. Tenants would also be awarded Priority Extra/Direct Let status to be re-housed through the Leeds Homes Register. By the end of January 2009, 27 families had been rehoused through the scheme at a cost of £56,000. The comparative cost of developing 27 family size houses is around £.3.5 million (£150k per unit), this demonstrates the cost effectiveness of the scheme. The potential savings of not having to place families in temporary accommodation also need to be considered. The Council believes that this is a scheme that can be expanded to help more families and will be developing an Under Occupiers Strategy in 2009.

#### Key Actions

1. Update the existing Leeds Empty Property Strategy to reflect emerging challenges and opportunities for action.
2. Continue to levy 100% council tax charge on empty homes.
3. Continue to encourage property owners to join the Leeds Landlords Accreditation scheme and highlight the benefits of letting out stock.
4. Maximise current and explore further opportunities to use empty housing stock as affordable housing.
5. Identify organisations willing to manage housing subject to Empty Dwelling Management Orders (EDMOs).
6. Maximise dialogue with property owners to encourage them to bring empty properties into use.
7. Use Leeds Housing Options Service Private Sector Lettings Scheme as an option for bringing empty properties into use.
8. Secure Compulsory Purchase Orders through the 'Recycling the Empties' scheme on worst instances of empty properties.
9. Council and Leeds ALMOs to develop an Under-Occupiers strategy and encourage other housing providers to develop comparable plans.

#### Key Targets

Measure	2009/10	2010/11	2011/12
Proportion of total housing stock empty for any time period (Maximum)	4%	3.5%	3%
Total number of empty homes brought back into use (Minimum)	2,900	2,900	2,900
Empty properties brought back into use through purchase/lease by	100	200	tbc

housing associations			
Number of Council tenants moving to alternative housing and releasing under-occupied properties	No target (report number to LHP)	No target (report number to LHP)	No target (report number to LHP)

### **Strategic Priority D: Deliver the right housing mix of new housing**

### **Strategic Priority E: Increase the supply of new accessible housing**

The Leeds Housing Strategy is concerned not only with increasing the supply of new housing, including affordable housing, but also ensuring that the housing delivered meets the needs of the people of Leeds.

A key issue relates to the development of family sized housing. The Leeds Strategic Housing Market Assessment (HMA) 2007 identified that between 1998/99 and 2006/07 the proportion of new housing development in the city that was flatted accommodation rose from 11.6% to 73.6%. Only 7% of existing households and 27% of newly formed households expressed a preference to live in flats. The development of additional units of larger housing is needed to meet the needs of BME households. 22% of Asian households with housing applications on the Leeds Homes Register require a 3 bedroom property compared to 10% of White households. The BME Housing Strategy and the 2008 Leeds Private Sector Stock Condition Survey both highlight that BME households are disproportionately likely to occupy non-decent housing, experience overcrowding, fuel poverty, homelessness and premature mortality. An increase in the development of larger housing therefore seems to be a critical element of the drive to better address BME housing need. The Council's interim planning policy considers housing mix for all development proposals. The interim policy, which was developed jointly by the Housing and Planning Authority, recommends that a minimum of 65% of all new residential housing developments should consist of houses with gardens, including communal gardens, and at least 40% of new housing should comprise units of 3 bedrooms or more. The application of the interim policy should help to deliver a better mix of family sized and smaller housing units. The Leeds Housing Strategy recommends that the Leeds Housing Partnership explores examples of new high density family sized housing which has been delivered through innovative design.

The Climate Change Plan Built Environment identifies that 46% of total carbon emissions emanate from building stock. The government has set a target that all new housing will be zero carbon from 2016. This is a target that needs to be made after the end of the three year term of the Housing Strategy. Nevertheless, the city needs to make a clear reduction in greenhouse emissions from its housing stock and make demonstrable progress towards achieving the aspirations detailed in the Code for Sustainable Homes. The Leeds Development Framework Core Strategy seeks new housing to be developed up to Level 3 of the Code for Sustainable Housing up to 2010, Level 4 in the period 2010 to 2013 and Level 6 from 2013 to 2016.

Leeds has an ageing population, with the proportion of residents aged 60 or over likely to rise by approximately 18% in the period up to 2021. Older people are more likely to experience some form of life affecting illness, including loss of mobility. The

Leeds Housing Strategy seeks to promote the opportunity for people to live independently in their existing homes. The development of accessible housing, including new housing, will be a key element of the drive to promote independent living. The government has set a target that all new social housing and general housing development will need to conform to the 'Lifetime Homes' standard from 2011 and 2013 respectively. The 'Lifetime Homes' standard is a set of 16 design criteria that aim to promote mobility within the home. Adhering to these design standards increases the cost of housing production by around £500 per unit. However, this is a small fraction of the cost of adapting a property or placing a person into residential care. All housing developed through the Affordable Housing Strategic Partnership will conform to the 'Lifetime Homes' standard. The proposed sheltered housing modernisation programme (see Priority P) will also develop housing that meets this standard.

<b>Key Actions</b>
<b>1. Use the interim planning policy to achieve a better mix of family sized housing, with garden provision, and flatted accommodation.</b>
<b>2. Leeds Housing Partnership to identify examples of innovative high density family sized housing and strive to influence developers making planning applications.</b>
<b>3. Reduce greenhouse emissions emanating from the city's housing stock and make demonstrable progress to improving the environmental sustainability of new housing.</b>
<b>4. All new housing delivered through the Affordable Housing Strategic Partnership to conform to the Lifetime Homes standard.</b>
<b>5. All new social housing developments to conform to the Lifetime Homes standard from 2011.</b>
<b>6. Consider reasonable targets relating to proportion of general housing development that should conform to the Lifetime Homes standard during the term of the Leeds Housing Strategy.</b>

<b>Key Targets</b>			
<b>Measure</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>
<b>% of total new build development that consists of houses with some form of garden provision (Minimum)</b>	<b>65%</b>	<b>65%</b>	<b>65%</b>
<b>% of total new build development that is 3 bedroom plus units (Minimum)</b>	<b>40%</b>	<b>40%</b>	<b>40%</b>
<b>New housing meets specific environmental sustainability in Code for Sustainable Homes</b>	<b>Level 3</b>	<b>Level 4</b>	<b>Level 4</b>
<b>Proportion of new housing delivered through the Affordable Housing Strategic Partnership meeting the Lifetime Homes standard</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Proportion of new social housing</b>	<b>No target –</b>	<b>No target –</b>	<b>100%</b>

<b>meeting the Lifetime Homes standard</b>	<b>to be monitored through LHP</b>	<b>to be monitored through LHP</b>	
<b>Proportion of new general housing development meeting the Lifetime Homes standard</b>	<b>No target – to be monitored through LHP</b>	<b>No target – to be monitored through LHP</b>	<b>No target – to be monitored through LHP</b>