



Report of the Director of Neighbourhoods & Housing Department

Inner North West Area Committee

Date: 26th October 2006

Subject: Shared Housing Action Plan and Student Housing Strategy

Electoral Wards Affected:

Headingley
Hyde Park & Woodhouse
Kirkstall
Weetwood

Specific Implications For:

Ethnic minorities

Women

Disabled people

Narrowing the Gap

Council Function	<input type="checkbox"/>	Delegated Executive Function available for Call In	<input checked="" type="checkbox"/>	Delegated Executive Function not available for Call In Details set out in the report	<input type="checkbox"/>
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Executive Summary

The Shared Housing Action Plan has been ratified by the group and actions are being implemented. Key actions have already been progressed by partners including the development of a draft Student Housing Strategy and initiatives to reduce the environmental impacts of high concentrations of students.

The draft Student Housing Strategy incorporates findings from recent research. It focuses on the housing of students in Leeds and addressing the impact this may cause. The draft strategy is attached for information and comment.

1.0 Purpose of the report

1.1 The purpose of this report is to provide an update on the work of the Shared Housing Action Group, including the Shared Housing Action Plan and to present Members with the first draft of the Student Housing Strategy.

2.0 Background Information

2.1 At the meeting on the 29th June, Members received an update report on the Shared Housing Action Group which included a draft Student Housing Action Plan. Members agreed to receive further updates on the work of the group, including outcomes of the research work into student housing trends and the Student Housing Strategy.

3.0 Shared Housing Action Plan

- 3.1 At the meeting on 29th June, Members received a draft copy of the Shared Housing Action Plan. Attached at appendix 1 is the Action Plan which the group ratified at its meeting on 26th September.
- 3.2 The plan includes a series of actions, with key outputs for achievement in 2006-07. It will be reviewed on an annual basis, with a new series of outputs developed for future years. Outputs for 2006-07 will be monitored throughout the year.
- 3.3 Some key actions already undertaken by partners include:
- Action 1 - 'Develop and monitor a Student Housing Strategy.' A draft strategy has now been produced and is attached for Member information and comment (further details in Section 4.0 below).
 - Action 9 – 'Promote noise nuisance initiatives. The Neighbourhood Helpline was re-launched in September, as joint initiative between University of Leeds and Leeds Met.
 - Action 12 – 'Review and improve cleansing practices in Inner North West Leeds' 20 skips were provided by area management and situated in Hyde Park and Headingley at the end of the summer term. The Freshers' Week Planning Group was established to instigate measures to minimise the environmental impact of the influx of students into the area. Actions included additional policing, increased emptying of litter bins, measures to increase the awareness of recycling including green bin stickers with information on what can be recycled, and the introduction of a Flyering Consent Zone to control the distribution of flyers in the area.

4.0 Research and the Draft Student Housing Strategy

- 4.1 'Re'new' has been working with Area Management and other partners to review existing research undertaken in Leeds on student housing issues and identify areas for further research.
- 4.2 The Student Housing Strategy incorporates findings from research undertaken so far. There are many aspects of student housing that are currently very fluid and will need tracking over the next 18 months before a clear picture of the likely direction of student housing preferences or the shape and nature of the 'Leeds 6' housing market can be gained. A number of research and intelligence exercises need to be set up:-
- To track the characteristics of those students taking up places at the new purpose built student accommodation and their expected moving intentions;
 - To track the attitudes of private landlords in Leeds 6 towards their stock base and their plans to diversify from student housing to letting to other groups or to divest their stock;
 - To consider what options exist for returning the empty properties currently in evidence in Leeds 6 to use, either for sale or for rent.
- 4.3 The draft Student Housing Strategy is attached at Appendix 2. The draft is based on two assumptions:
- That a central focus of the strategy is on the housing of students in Leeds and addressing the impact this may cause;

- That the strategic approach to dealing with the management and improvement of inner North West Leeds is dealt with through wider strategic initiatives, especially the North West Leeds District Plan.

5.0 Recommendations

5.1 The Area Committee is requested to;

- note the contents of the report
- provide any comments on, or suggested amendments to, the draft Student Housing Strategy by Monday 6th November.