



Report of the Head of Scrutiny and Member Development

Scrutiny Board (Environment and Neighbourhoods)

Date: 9th October 2009

Subject: Inquiry into Older People's Housing – Formal Response

Electoral Wards Affected: All

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 Introduction

- 1.1 During 2008/2009, the Scrutiny Board (Environment and Neighbourhoods) conducted an Inquiry into Older People's Housing and published its report in June 2009. The Board's report is attached as Appendix 1.
- 1.2 It is the normal practice to request a formal response from the relevant Directorate(s) to the Board's recommendations, once a report has been published.
- 1.3 On 26th August 2009, the proposed response to the recommendations was submitted by the Directors of Environment and Neighbourhoods, City Development and Adult Social Care to the Council's Executive Board, who accepted the actions detailed in the response. This report is attached for the Board's consideration.
- 1.4 However, with regard to recommendation 9, the Chair of the Scrutiny Board requested that officers offer a more robust response to this recommendation. The Executive Board agreed to this request and the following response has now been provided by the Director of City Development:

Recommendation 9:

That the Director of Development investigates and reports on the viability of adopting a model to be implemented, which reflects the spirit of the London Supplementary Planning Guidance for mandatory development to Lifetime Homes Standards, but suits the diversity and specific requirements of the City of Leeds, reporting findings to the Executive Board before 31 December 2009.

Response from the Director:

We are currently nearing completion of a draft SPD on Sustainable Design and Construction which it is intended to publish for consultation in the Autumn. For housing, this looks at the introduction of the Code for Sustainable Homes (CHS) which at various levels embraces the Lifetime Homes Standard. Lifetime home standards are mandatory at CSH level 6. From 2010 they will be mandatory at CSH level 4 and in 2013 at CSH level 3. Once approved we will be encouraging housebuilders to follow the guidance but it will not be mandatory. SPD's have to be supplementary to a policy in an approved development plan document as was the case in London where their SPD clearly elaborated on a policy in the approved Plan for London. We will be dealing with the policy position through the LDF Core Strategy. It is currently proposed that the Core Strategy includes a policy requiring new major residential development to meet the requirements of CSH. However, the Core Strategy is only at a relatively early stage of development, although we hope to be in a position to undertake further public consultation in the Autumn. The Core Strategy will eventually will be subject to public examination by an independent inspector, testing the appropriateness and justification for the policies that the Council is seeking to introduce, including in this case issues of viability.

- 1.5 Members are asked to consider the responses provided and to decide whether any further scrutiny involvement is required.
- 1.6 Any recommendations which have not yet been completed will be included in future quarterly recommendation tracking reports to enable the Board to continue to monitor progress.

2.0 Recommendation

- 2.1 Members are asked to consider the responses provided and to decide whether further scrutiny involvement is required.

Background Papers

Scrutiny Board (Environment and Neighbourhoods) Inquiry Report on Older People's Housing. May 2009.