

Appendix 1

Leeds Housing and Regeneration Board

BRIEF FOR SCRUTINY BOARD (Housing & Regeneration)

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Housing & Regeneration Board MEMBERSHIP at 23 February 2012

Member	Representation As set out in Terms of Reference	Organisation
Councillor Peter Gruen (CHAIR)	Executive Member for Neighbourhood, Housing and Regeneration	Leeds City Council
Councillor Richard Lewis	Executive Member for Development and Economy	Leeds City Council
Councillor Barry Anderson	Opposition Party, Conservative Group	Leeds City Council
Councillor Ralph Pryke	Opposition Party, Liberal Democrat Group	Leeds City Council
Neil Evans	Director, Neighbourhoods and Environment	Leeds City Council
Martin Farrington	Director, City Development	Leeds City Council
John Kirkham	Private Sector	Persimmon Homes
George Mudie MP	Area Based Programme Board, East Leeds	Member of Parliament
Mark Goldstone	Private Sector (House Builders)	Chamber of Commerce
Steve Hoey	Third Sector Leeds	Canopy Housing Project
Jonathan Morgan	Private Sector	Morgans City Living
Naz Parkar	Key Public Sector Body	Homes and Communities Agency
Miles Pickard	Private Sector (Landlords representative)	Pickard Properties
Matthew Walker	Registered Social Housing Provider	Leeds Federated Housing Association
Claire Warren	ALMOs	West North West Homes
Karen Wint	Private Sector (Finance Sector)	Leeds Building Society
Tbc	Area Based Programme Board, South Leeds	
Officers		
Christine Addison	Chief Officer, Regeneration Programmes, Environment and Neighbourhoods	Leeds City Council
Maggie Gjessing	Housing Investment Manager, Environment & Neighbourhoods	Leeds City Council
David Burton (Secretary)	Office Manager, Partnerships	Leeds City Council
Liz Cook	Chief Officer Statutory Housing, Environment and Neighbourhoods	Leeds City Council
Martin Dean	Head of Leeds Initiative and International Partnerships	Leeds City Council
David Feeny	Head of Planning and Economic Policy, City Development	Leeds City Council

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Housing and Regeneration Board – Leeds Initiative

Terms of Reference

Purpose

The Housing and Regeneration Board will agree the strategic direction for programmes and the priority projects delivering the regeneration strategy for the city. All regeneration programmes will receive direction from and report to the Housing and Regeneration Board.

The purpose of the Housing and Regeneration Board is to provide strong and effective leadership and to support effective partnership work on the issues of regeneration, housing growth, affordable and social housing, and take action to deliver the aspirations of the Vision for Leeds. In particular, its key objectives are to join up activities between partners to maximise outcomes, and to create a culture where partnership work in the interests of local people is built into the way all agencies, sectors and organisations act.

Strategic leadership

The board will lead the long-term strategy for the city in housing and regeneration, housing growth, affordable and social housing and co-ordinate the partnership actions to achieve the priorities in the city priority plan.

Accountability

The Leeds Initiative is not a separate legal entity. Each partner within the Leeds Initiative retains its own functions and responsibilities. This Housing and Regeneration Board is accountable to the Leeds Initiative Board, which will provide strategic direction. It provides a focus for the agreement of shared action and constructive challenge to make sure that the partnership work improves outcomes. To meet this objective, this board will performance manage the delivery of the city priority plan.

Roles

The chair will be the Executive Member for Neighbourhood and Housing, Leeds City Council.

Executive accountability will be with the Director of Neighbourhoods and Housing, Leeds City Council.

Servicing will be the responsibility of the Neighbourhood and Housing Directorate and Leeds Initiative office.

Responsibilities

The Housing and Regeneration Board will:

- lead the delivery of these themes in the Vision for Leeds and the city priority plan;

- develop, deliver and report on an action plan to deliver the objectives in the city priority plan;
- take a proactive approach to facilitate and reach agreement on managing housing growth for the city, attracting investment and promoting housing growth and housing management;
- reach agreement on the strategy and policy for regeneration in Leeds and direct and monitor performance of regeneration programmes across the city;
- act as an advocate for the contribution these issues make to public policy and partnership working in the city and support the culture and practice of partnership working;
- develop and sponsor new activities, which support the aspirations of the Vision for Leeds in these areas;
- tackle underperformance against the priorities and targets;
- identify opportunities for greater efficiency, effectiveness and economy of delivery through a common approach and innovative solutions to areas of policy, planning, performance management, consultation, reporting and communication, resource allocation and delivery of services in the city and take action as appropriate;
- evaluate the impact of interventions, capture learning and disseminate good practice across partners in the Leeds Initiative; and
- influence local, regional and national government policy initiatives linked to these themes.

Linkages

This group is one of five strategic partnership boards reporting to Leeds Initiative Board. Together these bodies are responsible for the entire Vision for Leeds and the city priority plan. It has links to a wider network of partnerships, some of which it will commission to deliver areas of its agenda, and it will link with the agendas of other partnership boards, specifically:

- area-based regeneration programmes (east, west, south regeneration); and
- the Housing Partnership;

It will also closely link with the locality work, which will be led directly by the Leeds Initiative Board.

Others are wider networks or groups whose interests it will reflect, for example:

- Construction Leeds
- Property Forum
- Quality Spaces and Places Group

Equality and community engagement

The board will have due regard to equality in all its activities, and will take steps to demonstrate it has consulted with communities appropriately in all its decisions.

Membership

1. LCC Democratic Executive Member for Neighbourhood, Housing and Regeneration, Leeds City Council (Chair)
2. LCC Democratic Executive Member for Development and Economy, Leeds City Council
3. LCC Democratic Opposition parties Leeds City Council (Conservative)
4. LCC Democratic Opposition parties Leeds City Council (Liberal Democrat)
5. Area based Regeneration and Housing Programme board (1)
6. Key Public Sector Body Registered Social Housing Provider (Housing Partnership)
7. Key Public Sector Body Homes and Communities Agency
8. Representative Sector Third Sector – Third Sector Leeds
9. Representative Sector – Leeds Housing Forum
10. Representative Sector Private Sector Leeds Chamber of Commerce Property Forum
11. Representative Sector Private Sector House Builders /Developers (2)
12. Representative Sector Private sector Finance
13. LCC Senior Officer Director Neighbourhoods and Environment
14. LCC Senior Officer Director City Development

This board will have a co-chair, not yet specified. The membership of this group includes partners in Leeds, which contribute to the achievement of the Vision and objectives for this theme in the city priority plan.

Officers in attendance

Officers from Leeds City Council, Leeds Initiative, and other partners will be invited to attend the board at the discretion of the chair. Their role will include advising the group, preparing agendas, minutes, reports and briefings for the board, and following up actions arising from discussions and decisions made by the board.

Openness

Meetings are not open to the public but papers, agendas and minutes will be published on the Leeds Initiative website promptly. A forward plan of meetings will be published on the Leeds Initiative website.

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Minutes of the meeting of the Leeds Housing and Regeneration Board held on 15 September 2011

Members Present:

Cllr Peter Gruen (Chair)	Deputy Leader Leeds City Council – Executive Member for Neighbourhoods, Housing & Regeneration
Cllr Richard Lewis	Leeds City Council - Executive Member for Development
Cllr Barry Anderson	Leeds City Council – Conservative Group
Mr Martin Farrington (MF)	Leeds City Council – City Development
Mr Mark Goldstone	Private Sector (Leeds, York & N Yorkshire Chamber)
Mr Jonathan Morgan	Private Sector (Morgans City Living)
Mr Naz Parkar	Homes and Communities Agency
Mr Matthew Walker	Leeds Registered Social Landlords (Leeds Federated Housing Association)
Ms Claire Warren	Leeds ALMO's (West North West Homes)
Mr Steve Williamson	Leeds Housing Forum

Officers Present:

Ms Christine Addison (CA)	Leeds City Council Environment & Neighbourhoods
Ms Michelle Anderson	Leeds City Council Environment & Neighbourhoods
Ms Liz Cook	Leeds City Council Environment & Neighbourhoods
Mr Martin Dean (MD)	Leeds City Council Leeds Initiative
Ms Kathy Kudelnitzky	Leeds City Council Leeds Initiative & Partnerships
Ms Lyla Peter	Leeds City Council City Development

In attendance:

Mr Tom Riordan (TR)	Leeds City Council Chief Executive
Mr David Burton (Secretary) (DB)	Leeds City Council Leeds Initiative
Mr Chris Naglia	University of Leeds Intern

Apologies:

Mr George Mudie MP	Member of Parliament
Cllr Ralph Pryke	Leeds City Council Liberal Democrat Group
Mr Neil Evans (NE)	Leeds City Council Environment & Neighbourhoods
Mr Miles Pickard	Private Sector Pickard Properties
Ms Karen Wint	Private Sector Leeds Building Society

1. Welcome and introduction

Councillor Gruen welcomed all to this inaugural meeting of the board. Members were invited to introduce themselves and gave a brief account of what they hoped the partnership can achieve, and what they can bring to it.

2. Apologies were recorded

3. Setting the scene – the work of the Housing and Regeneration partnership

Tom Riordan, Chief Executive of Leeds City Council, set out his key messages for the board:

- Determine a small number of very clear goals.
- Obsess about achieving those goals
- Resist any distractions from those goals.
- Concentrate on getting things done and on making things happen.

3.1 His vision embraces:

3.1.1 JOBS – working with the private sector to create jobs locally for local people.

3.1.2 HOUSING – to provide quality housing with a distribution balanced between the inner and outer areas of the city, and in a way that retains the distinctive communities which traditionally characterises Leeds.

3.1.3 PLACE – How we get communities to engage in quality development which creates and sustains cohesive communities.

3.2 TR emphasised quality including the need for housing and regeneration to be supported by:

- adequate supporting infrastructure including transport;
- availability of skills and jobs;
- seamless and harmonious relationships between neighbouring communities.

3.3 His aspirations for this board:

- To be a driving force for making things happen.
- To be a bridge joining up the public and private sector and various communities across the city.

Councillor Gruen, Executive Member for Neighbourhoods, Housing & Regeneration and chair of this Board, outlined his expectations for the work of the partnership.

3.4 The board will:

- look and feel different from a traditional City Council led board.
- not be a talking shop
- be transformational not transactional.
- welcome challenge and creative tension in its dealings.
- place the emphasis on input from all members

- limit paperwork to the minimum needed for the core business of the board.

4. ACTION

To agree the key priorities for the board.

Cllr Gruen
NE; MF

5. Housing and regeneration in Leeds – Issues and directions

This session was presented by Martin Farrington, Director of City Development, Leeds City Council.

5.1 The Housing and Regeneration Board is one of five Strategic Partnership boards reporting to the Leeds Initiative board. Martin Dean described the essential features of the new partnership structure as:

- simplified.
- action focussed.
- aligning partnership work with the City Priority Plan, Scrutiny and performance management.
- offering consistency of approach.
- dynamic, flexible and more fit for purpose.

5.2 Martin Farrington (MF) then presented on:

- Achievements including:
 - Multi-million decency investment
 - 1,600 affordable homes
 - £24m invested in new homes
- The housing market challenge
 - Fall in housing completions
 - City centre new build
- Housing challenges
 - Distinctive nature of Leeds
 - Brownfield Land
- The strengths of Leeds are its city centre, urban core and rural hinterland.
- Population growth; the pressure on housing, schools, infrastructure; the particular and changing needs of the ageing population- and demographic planning to accommodate these changes.
- The marked difference between completed build and planning permissions granted.
- Delivery of housing – the regional spatial strategy (RSS).
- Tension between the more attractive and lucrative development of green-field sites compared with brown-field site development.
- The core strategy and key challenges are well recognised. We have yet to decide what should be the set of achievable measures on which we should concentrate.

- 5.3 Extensive discussion revolved around.
- 5.3.1 How to reconcile developers' preference for proposals in attractive green-field sites with the need for more development on brown-field sites.
- 5.3.2 In development beyond the ring road equal consideration must be given to transport provision in to and out of the city.
- 5.3.3 The pros, cons and impact of land banking by private and public sectors.
- 5.3.4 The need for creativity and innovation to be more prominent in the thinking of planners and developers.
- 5.3.5 An external perception that Leeds is a difficult place to be a successful developer.
- 5.3.6 The origins of the prevailing climate of mistrust and a perception that developers are not taken seriously. This needs addressing and exposing if the housing and regeneration needs of the community are to be served.
- 5.3.7 Whether this state of affairs was a result of breakdown in relationships and/or the inherent complexity of the planning process.
- 5.4 There was a strong consensus among members about the need to rebuild a constructive relationship between the city planners and good developers. This board should be a facilitator in this regard and needs to take a lead role in helping to generate:
- genuine co-operation through effective leadership
 - improved communication and clarity.
 - a sense of opportunity
 - new joined up approach to development.
 - a culture of greater flexibility and innovation
- 5.5 A starting point would be for Leeds City Council, itself a major landowner, to be clearer about its priorities, in particular to distinguish the "must have" from the "desirable" but optional development. Given the diverse nature and demography of the city it would be helpful to do this for each planning site. One size will not fit all. The board should aim to help and facilitate this.
- 5.6 The need for all stakeholders to be involved from the outset for development to be mutually satisfactory. Processes should engage:
- the planners,
 - developers,
 - representatives of the local community including local Councillors.
 - financial partners
- 5.7 Recognition by all interested groups that their interaction is a negotiation and will likely be more successful if framed around the "possible and not possible" rather than the "can or can't".
- 5.8 Successful and sustainable development is about creating good places and pays due regard to buildings, infrastructure, utilities and amenities.

5.9 Cllr Gruen characterised those features of the diverse city of Leeds which should inform how this board will aim to encourage a new direction of travel:

- Catering for the particular needs of an aging population
- Generating family and starter homes
- Generating jobs, skills and employment
- Providing schools and other services adequate for the need, and compatible with the aspirations of the community.

5.10 Cllr Gruen thanked MF for the presentation and for prompting the detailed discussions. He asked that copies of the presentation be sent out to members.

DB

6. ACTIONS

6.1 For the attention of the next meeting of the Board on 05 December 2011

- **A discussion paper** from which this board may establish clarity of direction and purpose for its work. Officer-led but capturing the views and opinions of all partners.

Led by CA
supported by
board
members

- Aiming to cover:

- What we want to achieve – our priorities/obsessions.
- The barriers to be overcome – how we might facilitate that.
- How best to ensure the effective and mutual engagement of stakeholders going forward.

6.2 **A draft action plan.** - Informed by the draft discussion paper.

CA/MD

7. Membership of the board

Members noted that membership from the third sector, and the second nomination from private landlords, were awaited.

8. Terms of reference and remit of the board

Members noted the terms of reference from this board. It was agreed that these should not proscribe activity that members agree will serve the aims of the board.

9. Any other business

Members were invited to register their support for the Leeds City Region Green Investment Bank proposal¹.

10. Date of the next meeting

11:00 – 13:00 Monday 05 December 2011 at Civic Hall

¹ <http://www.greenbanklcr.org.uk/support-the-bid.php>

Housing & Regeneration Board



ACTION PLAN – Issue date 15/09/2011

Meeting Date	Minute ref no.	Action	Responsible for Output	Others involved	Status RAG
15/09/2011	4.	To agree the key priorities for the board.	NE; MF	Cllr Gruen	A
	5.10	To distribute copies of the presentation	DB	MF	G
	6.	For the attention of the next meeting of the Board on 05 December 2011			
	6.1	A discussion paper from which this board may establish clarity of direction and purpose for its work. Officer-led but capturing the views and opinions of all partners.	CA	Board members	A
	•	Aiming to cover: <ul style="list-style-type: none"> - What we want to achieve – our priorities/obsessions. - The barriers to be overcome – how we might facilitate that. - How best to ensure the effective and mutual engagement of stakeholders going forward. 			
	6.2	A draft action plan. - Informed by the draft discussion paper.	CA/MD		A

Minutes of the meeting of the Housing and Regeneration Board held on 05 December 2011

Members Present:

Cllr Peter Gruen (Chair)	Deputy Leader Leeds City Council, Executive Member for Neighbourhoods, Housing & Regeneration, Labour Group
Cllr Richard Lewis	Leeds City Council, Executive Member for Development and Economy, Labour Group
Cllr Barry Anderson (CBA)	Leeds City Council, Conservative Group
Cllr Ralph Pryke	Leeds City Council, Liberal Democrat Group
Mr Neil Evans (NE)	Leeds City Council, Environment & Neighbourhoods
Mr Martin Farrington (MF)	Leeds City Council, City Development
Mr Steve Hoey	Third Sector (Canopy Housing Project)
Mr Jonathan Morgan (JM)	Private Sector (Morgans City Living)
Mr Naz Parkar (NP)	Homes and Communities Agency
Mr Miles Pickard	Private Sector (Pickard Properties)
Mr Tom Riordan	Leeds City Council, Chief Executive (for agenda item 4)
Mr Matthew Walker	Leeds Registered Social Landlords (Leeds Federated Housing Association)
Ms Claire Warren	Leeds ALMO's, (West North West Homes)
Ms Karen Wint	Private Sector, Leeds Building Society

Officers Present:

Ms Christine Addison (CA)	Leeds City Council, Environment & Neighbourhoods
Ms Liz Cook (LC)	Leeds City Council, Environment & Neighbourhoods
Mr Martin Dean (MD)	Leeds City Council, Leeds Initiative

In attendance:

Mr David Burton (Secretary) (DB)	Leeds City Council, Leeds Initiative
Mr Phil Crabtree (PC)	Leeds City Council, Chief Planning Officer
Ms Sally Wimsett	Leeds City Council, Leeds Initiative

Apologies:

Ms Michelle Anderson	Leeds City Council, Environment & Neighbourhoods
Mr David Feeney	Leeds City Council, Planning and Economic Policy
Mr Mark Goldstone	Private Sector (Leeds, York & N Yorkshire Chamber)
Mr George Mudie MP	Member of Parliament
Mr Steve Williamson	Leeds Housing Forum

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1. **Welcome and introduction**

Councillor Gruen welcomed all to the meeting of the board and there was a brief round of introductions.

2. **Apologies** were recorded

3. **Minutes of the meeting held on 15 September 2011**

- With amendment of the designation of the chair on the attendees list the minutes were approved as a true and accurate record.
- There were no matters arising not covered elsewhere on this agenda.

4. **Key Priorities for the board**

4.1 At its meeting on 15 September 2011 the board noted its ownership of the Housing & Regeneration Board City Priority Plan – and it was agreed that further discussions would take place with Board Members to elicit their views on where the Board's focus should be over the next 12 months. Christine Addison (CA), Chief Regeneration Officer, Environment and Neighbourhoods, introduced a paper which pulls together the findings from those discussions.

4.2 The Housing & Regeneration City Priority Plan identifies three strategic priorities for the Council and its partners over the next four years (2011 – 2015):

- maximise regeneration investment to increase housing choice and affordability within sustainable neighbourhoods;
- enable growth of the City whilst minimising the impact on the environment and the distinctive green character of Leeds; and
- improve housing conditions and energy efficiency.

The chair directed members' attention, and invited discussion on, the five areas proposed by members as the board's focus in relationship to the three strategic priorities.

4.3 *Addressing the stock investment needs in the private rented sector emerged as a common theme and how we can give landlords incentive to improve their properties. Board Members felt strongly that this should be an immediate priority for the Board.*

4.3.1 There was extensive discussion covering the following

- How to reduce the barriers to making more effective use of vacant properties.
- The distinction to be drawn between responsible landlords committed to the provision of affordable quality housing, and others not committed to, or interested in engaging in debate about, such provision.
- The provisions of the new "Green Deal"¹ under the Energy Act 2011.
- The pro-active strategy of Leeds City Council to identifying long term vacant properties (> 6 months) and supporting owners in getting the property back in to the rental or sales markets.

¹ http://www.decc.gov.uk/en/content/cms/tackling/green_deal/green_deal.aspx

- Consulting and learning from the strategies of other Authorities.
- 4.3.2 Neil Evans (NE), Director Environment and Neighbourhoods, advised members that an action plan was under development and involved consultation with colleagues, tenants, housing associations and agencies involved in housing. The challenge was exacerbated by shortage of resources, and finding landlords willing to engage.
- 4.3.3 **It was agreed** that progress be reported to the next meeting of the board.
- 4.4 *Following the withdrawal of the housing PFI Round 6 last year, Board Members are keen to see a strategy in place setting out how the City will address the current and future needs of older people.*
- 4.4.1 NE explained to members that such provision was a key strand of Leeds City Council housing strategy. The challenge was to find a housing model that was deliverable, fit for purpose and achievable within budgetary constraints. Encouraging private sector investment in land/property within public ownership might be a significant part of our strategy.
- 4.4.2 Martin Farrington (MF), Director City Development, emphasised the importance of joined up working between the key City Council players including City Development and Adult Social Care.
- 4.4.3 There was extensive discussion around the experience of seeking planning approval of development of “khaki” belt, one possible solution to relieving pressure on green belt. Phil Crabtree (PC), Chief Planning Officer drew members’ attention to the complexity of these issues, and of the processes needed to drive a pathway through current blockages.
- 4.4.4 **It was agreed** that the board should receive a progress report at a future meeting.
- 4.5 *Homelessness is another important area of work for the Board: how will the City manage increasing demands for good quality and affordable housing among some of the most vulnerable groups?*
- 4.5.1 NE briefed members on current key issues:
- Statistical evidence indicates a significant increase in people/families likely to be, or to become, dependant on social housing. Leeds City Council (LCC) is currently monitoring the scenario, but everything indicates an upsurge in demand.
 - LCC is attempting to mitigate the long wait for social housing by steering people to private letting. That raises the issue of insufficient private lets of adequate standard being available;
- 4.5.2 When reflecting on how to increase the already limited housing supply members acknowledged the challenge for deprived sections of the community unable to afford housing (let or occupancy) even if it was available.
- 4.5.3 There was a consensus about the importance of better correlating availability with the local nature of demand. The latter could differ significantly in different localities, and our approach to housing provision should reflect those differences. The whole was recognised as very complex.
- 4.5.4 Related to this members felt that a better understanding of the causes of homelessness might inform a more effective approach to the solution(s).
- 4.5.5 Tom Riordan (TR), Chief Executive, Leeds City Council, directed members’ attention to the role of the third sector. The increase in homelessness was partly attributable to changes in the

LC

PC

benefits structure. The third sector was often closer to the origins and the solutions.	
4.5.6 It was agreed to explore links between this Board and the Third Sector Leeds partnership – perhaps via representatives of the third sector on this board also attending the Third sector Leeds group.	MD
4.5.7 Representatives of private landlords noted that some people with needs usually met via social housing are finding their way in to private sector lets. They need greater than usual support and attention. This included people coming from supported environments no longer available as a result of budget cut-backs. Members asked if there was any possibility of lobbying for additional funding to support this extra care.	
4.5.8 Such funds as are now available are incorporated within the supporting people programme ² .	
4.6 <i>Board Members also gave the view that the Board has a role to play to ensure new grant programmes and existing investment opportunities including S106 and Community Infrastructure Levy (CIL) are used to support wider regeneration priorities. Members of the Board also indicated a need to consider how, as a strategic partnership, the Board can promote links to, and lobby national/regional funding agencies to maximise investment in the City</i>	
4.6.1 Following discussion about S106 ³ and the Community Infrastructure Levy (CIL) it was agreed that PC would share with the next meeting of this board the outcome of consultation on CIL currently being undertaken with city region, localities and other agencies.	MF/PC
4.6.2 It was also agreed that PC would meet with Cllr Anderson to discuss the application of the Homes Bonus scheme ⁴ as a city-wide resource. <i>Members of the Board indicated a desire for a focus on 'green' issues, and a view that the Board could use its influence to ensure Leeds makes the best use of the Green Deal programme to address issues of fuel poverty.</i>	PC/CBA
4.6.3 Members discussed the green deal ⁵ and renewable heating initiative ⁶ and work currently being done by the Council to explore opportunities offered the city by these schemes.	
4.6.4 It was agreed that the board should receive a report back on progress in the new year.	NE
4.6.5 NE briefed members on the current position from a Council perspective: <ul style="list-style-type: none"> • Disappointment at the impact of tariff changes on solar panel installation. • Better news regarding rates of domestic insulation. • A significant body of property that is not of adequate standards to benefit from the "green deal". Work to be done on how we deal with this issue 	
4.6.6 The chair thanked members for an interesting discussion about these key points for the board to focus on over the coming year.	

² http://webarchive.nationalarchives.gov.uk/+www.direct.gov.uk/en/DisabledPeople/HomeAndHousingOptions/SupportedHousingSchemes/DG_4000297

³ <http://www.idea.gov.uk/idk/core/page.do?pagelId=71631>

⁴ <http://www.communities.gov.uk/housing/housingsupply/newhomesbonus/>

⁵ http://www.decc.gov.uk/en/content/cms/tackling/green_deal/green_deal.aspx

⁶ <http://opinion.publicfinance.co.uk/tag/renewable-heat-initiative/>

5. Sub Boards

5.1 The board received two tabled items:

- Establishment of Sub Boards
- East Leeds Regeneration Board – Draft Terms of Reference and Working Arrangements

5.2 The chair invited comment and emphasised that these documents are draft and work in progress. The following comments were recorded:

5.2.1 The membership lists seemed too formulaic and would need to be adjusted to suit the particular needs of particular areas.

5.2.2 The West Leeds/East Bradford relationship needs to be taken in to account, noting that this is primarily an economic relationship which will be in the remit of the Sustainable Economy and Culture sub board. Issues relating to Housing and Regeneration to be fed back to this board via the Director of Environment and Neighbourhoods

5.2.3 The status of ad hoc members would need to be clarified.

5.4 NE emphasised that the aim was for the structure to be flexible to meet the different and changing needs of different parts of the city.

5.5 Members generally felt unable to relate the proposals with the existing structure of, and relationship between, the boards. It was agreed to provide a simplified chart to show the relationship with the strategic partnership boards and other boards/partnerships with which this board has a relationship.

MD

5.6 The chair re-emphasised the draft nature of these documents which aimed to reduce the bureaucracy to the absolute minimum necessary to function efficiently and effectively.

5.7 The board approved the formation of the sub-boards with amendments to the terms of reference to be actioned, and confirmed by this board and the LCC Executive Board.

CA/MD

6. Housing Development Issues

6.1 Phil Crabtree, Chief Planning Officer, Leeds City Council, directed members' attention to a report to Executive Board on 02 November 2011 concerning housing growth as a contributor to improved economic development.

6.2 Jonathan Morgan (JM), Morgans City Living, was invited to prompt member discussion through his experience and observations of the planning and development processes. He noted that:

- There is a historical and deep-seated tension between the city and the development community which is not conducive to partnership working
- A number of developers have worked very hard to avoid the provision of planning gains, particularly affordable housing, and the scarcity of social and affordable housing in the city centre is testament to this
- Developers typically hold a dim view of the planning process in Leeds, although they are often equally to blame through an often less than open and engaging approach- the starting position of the two parties in the planning process are often so far apart that mis-trust and suspicion hold sway over openness, a shared vision and partnership working. It is for both

parties to work hard to start afresh.

- Participants in the plans panel process sometimes show a lack of respect for the time, money and effort invested by the applicant.
- The process of community consultation, whilst much lauded, is muddled and guidelines can be unclear. Vocal local minorities who are more often than not opposed to change, can influence members, whilst the majority often remain dis-engaged from the process.
- Developers and the city need to work together to deliver on the city's ambitions- each accepting the others imperative- profit can live alongside the greater need and does so very happily in many cities across the UK.
- Senior officers need to feel empowered to facilitate change and it is the role of this board to support them in doing this. We need to be bold.
- The city needs to work with developers whose business model relies on generating returns on their investment by delivering really good schemes which are in tune with the city's aspirations. This is good business.

6.3 JM reflected on the introductory comments by Tom Riordan to the inaugural meeting of this board whose aspirations were for this board:

- To be a driving force for making things happen.
- To be a bridge joining up the public and private sector and various communities across the city.

6.4 Now is a major opportunity for the Council and developers to work better together. There is a need to:

6.4.1 Strengthen the guidelines on what genuine consultation should involve.

6.4.2 Resolve where and how this board can engage in helping things happen.

6.5 PC commended members to the recommendations in the paper "Informal Consultation on Housing" and its addendum on housing growth presented to the Executive Board on 02 November 2011. **It was agreed** that this report be sent to members.

6.6 Members acknowledged the complexity of the issues – but the chair was determined that barriers be broken down, the tensions that exist in the system be better managed, and there be a significant improvement in the quality of the process.

7. Government Housing Strategy

7.1 At the invitation of the chair, Naz Parker (NP), Homes and Communities Agency (HCA) briefed members on the HCA's view of local delivery of affordable housing. From his tabled presentation he highlighted a number of key features of new policies needed to increase supply and stabilise the market.

7.1.1 Mortgage indemnity - A new Council of Mortgage Lenders and Home Builders Federation mortgage scheme to provide 95% loan to value mortgages for new build properties with mortgage indemnity fund to protect lenders against losses in the event of repossessions.

7.1.2 Get Britain Building – activating stalled sites. £400m for stalled sites to unlock 10,000 – 16,000

DB

homes on private and public lands run by HCA.

- 7.1.3 Invigorating the right to buy.
- 7.1.4 Public land – reiterated ambition to build 100,000 homes on public sector land released by government departments.
- 7.2 With the aim of locally planned large scale development, next steps comprised working with Leeds City Region (LCR) colleagues to identify alignment opportunities for:
 - Empty homes
 - Identify stalled sites
 - Work with LCR on “Growing Places” fund⁷.
 - Begin to understand where opportunities for large scale development are.
 - Develop the above in the context of the LCR investment plan.
- 7.3 Subsequent discussions highlighted a consensus view regarding:
 - 7.3.1 A perceived need to distinguish neighbourhood planning from locality planning for the purpose of allocating funds.
 - 7.3.2 The need for a shared understanding and a single voice about how to address the lack of housing growth in the city.
 - 7.3.3 The need to ask communities what they want – and try to accommodate that in planning and development.
- 7.4 It was agreed that the proposed next steps be aligned wherever possible with the Leeds City Council action plans.

NP/NE/
MD

The chair thanked NP for the stimulating discussion.

8 City Priority Plans - Performance Management and Reporting

- 8.1 Members received a paper which presented elements of the developing performance management framework for discussion and consideration. These developing arrangements aim to drive the delivery of the new City Priority Plans and incorporate key elements of outcomes-based accountability.
- 8.2 MD highlighted the role of the five Strategic Partnership Boards including Housing and Regeneration, specifically:
 - Leading the delivery of the City Priority Plan – monitoring performance regularly and identifying changes and improvements (using the Outcomes Based Accountability Turning the Curve methodology)
 - Driving the delivery of the action plan for each city priority and ensuring these are kept up to date based on performance discussions in the Board
 - Providing constructive challenge across the partnership to ensure the delivery of the city priority plans based on shared commitment to delivery improved outcomes for the city
- 8.3 There is also a need seamlessly to connect the work of this board with that of the other four

⁷ <http://www.communities.gov.uk/publications/regeneration/growingplacesfund>

boards.

8.4 Members discussed how best to discharge the board's responsibility for monitoring the performance reports, especially as the timing of board meetings did not neatly align with the cycle of performance reporting. A performance reporting task group of the board is one option.

8.5 Members did not yet feel sufficiently well informed to undertake the report monitoring role and needed more time and orientation to understand what was being presented to the board, and what was expected of members. **It was agreed that:**

MD

8.5.1 The board will receive performance reports for information.

8.5.2 The board will engage pro-actively in performance reports when it feels sufficiently well informed to do so.

9. Any other business

9.1 Members received a membership update.

10. Date of the next meeting

13:00 – 15:00 Monday 13 February 2012 at Civic Hall

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Minutes of the meeting of the Housing and Regeneration Board held on 20 February 2012

Members Present:

Cllr Peter Gruen (Chair)	Deputy Leader Leeds City Council, Executive Member for Neighbourhoods, Housing & Regeneration, Labour Group
Cllr Richard Lewis	Leeds City Council, Executive Member for Development and Economy, Labour Group
Cllr Barry Anderson (CBA)	Leeds City Council, Conservative Group
Mr Simon Costigan	Leeds ALMO's, (Aire Valley)
Mr Neil Evans (NE)	Leeds City Council, Environment & Neighbourhoods
Mr Martin Farrington (MF)	Leeds City Council, City Development
Mr Steve Hoey	Third Sector (Canopy Housing Project)
Mr Jonathan Morgan (JM)	Private Sector (Morgans City Living)
Mr Miles Pickard	Private Sector (Pickard Properties)
Mr Matthew Walker	Leeds Registered Social Landlords (Leeds Federated Housing Association)
Mr Steve Williamson	Leeds Housing Forum
Ms Karen Wint	Private Sector, Leeds Building Society

Officers Present:

Ms Christine Addison (CA)	Leeds City Council, Environment & Neighbourhoods
Ms Michelle Anderson	Leeds City Council, Environment & Neighbourhoods
Ms Liz Cook (LC)	Leeds City Council, Environment & Neighbourhoods
Mr Martin Dean (MD)	Leeds City Council, Leeds Initiative

In attendance:

Mr David Burton (Secretary)	Leeds City Council, Leeds Initiative
Ms Maggie Gjessing (MG)	Leeds City Council Environment & Neighbourhoods (item 4.2)
Mr Steve Speak (SS)	Leeds City Council City Development (item 5)

Apologies:

Mr David Feeney	Leeds City Council, Planning and Economic Policy
Mr Mark Goldstone	Private Sector (Leeds, York & N Yorkshire Chamber)
Mr George Mudie MP	Member of Parliament
Mr Naz Parkar (NP)	Homes and Communities Agency
Cllr Ralph Pryke	Leeds City Council, Liberal Democrat Group
Ms Claire Warren	Leeds ALMO's, (West North West Homes)

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1. **Welcome and introduction**

Councillor Gruen welcomed all to the meeting of the board.

2. **Apologies** were recorded

3. **Minutes of the meeting held on 05 December 2011**

- The minutes were approved as a true and accurate record.

4. **Matters arising from the minutes**

4.1 Action 4.6.2 remains outstanding - Phil Crabtree to meet with Cllr Anderson to discuss the application of the Homes Bonus scheme as a city-wide resource

4.2 Minute 5.5 - a simplified chart showing the relationship with the strategic partnership boards and other boards/partnerships with which this board has a relationship was circulated after the meeting. Members were advised that work on the shadow South Leeds Regeneration Board was in progress.

4.3 There had been discussion following the meeting about the drafting under item 6.2 and the version on the minutes is now agreed.

5. **Action Plan**

- The chair reminded members of the declared aim of this board to align the housing capital programme with a range of other related activities and outcomes which together impact on the wellbeing of the citizens of Leeds.
- Members noted completed actions and those scheduled for delivery at the next meeting of the board, including an additional item on the approach to the re-use of derelict /eyesore sites and buildings.

CA/MG

6. **Housing investment – tackling empty homes**

6.1 Liz Cook (LC), Chief Housing Officer, Leeds City Council, briefed members on the progress being made to tackle the number of empty homes in the City. Her briefing covered:

- The background including:
 - Statistics relating to properties empty in the city as of April 2012;
 - the proportion of long term empty attributable to the private sector;
 - the downward trend in empty properties;
 - The 2012/2013 target of returning 3,200 long term empty properties back into use with respect to which the achievement at December 2011 was 2,388.
- Actions taken to address private sector empty properties including:
 - Charge 100% council tax on all empty properties (previously empty properties were charged only 50% Council Tax). Can finance improvements up front and recoup the investment from the rental income.
 - Private Sector Letting Scheme

- Proactive enforcement of long term empty properties.
 - On-going day to day reactive management of empty properties by the Locality Teams to ensure that they are not presenting a danger to the public or attracting refuse problems.
 - The Empty Property Project started in 2011 with a view to improving the way the Council as a whole deals with empty properties.
 - The HCA has announced £100m for empty properties, although only £52m will be available to registered providers. The Council are not able to bid directly for this and are working in partnership with Connect Housing Association, LATCH and Canopy a bid was submitted on the 23rd January 2012. LATCH and Canopy are also preparing a further bid to the Community fund. In total if successful this project will tackle 22 empty homes and return them as affordable homes.
- New ideas including:
 - Invest to save model.
 - Use of section 106 – commuted sums to purchase empty homes and return as affordable homes
 - Creation of an empty home loans scheme to assist owners return their properties.
 - Area based interventions
- 6.2 Extensive discussions covered the following:
- 6.2.1 Identification of long term empty property, and the reasons for it.
- 6.2.2 Given the use of the threshold of 6 months for “long term empty” - the need to distinguish property that is in the process of marketing which can take longer than 6 months from property that is in a state of long term neglect and which should be our priority.
- 6.2.3 Difficulty in identifying ownership of empty property - the possibility of establishing ownership by identifying property which is assigned by mortgage.
- 6.2.3 The possibility of legislation which could be used to ensure that property owners undertake proper upkeep and/or are charged for services undertaken by the Authority.
- 6.2.4 Ways of assisting and supporting existing or potential landlords and the value of the Leeds Landlord Accreditation Scheme¹. Incoming legislation which will regularise private sector landlords.
- 6.2.5 The need to determine trends, in particular
 - The proportion of vacant properties where we have been unable to identify the owner.
 - Intelligence as to why the property remains vacant.
 - The tracking of empty properties over time in order to identify any trends of type, circumstance, locality which can inform how best to improve our performance.
- 6.2.6 The use of the new homes bonus² to address voids properties.

¹ http://www.leeds.gov.uk/Housing/Private_housing/Private_landlords.aspx

² <http://www.communities.gov.uk/housing/housingsupply/newhomesbonus/>

- 6.2.7 Contractor performance which is impacting on the rate of managing empty property by the Council.
- 6.2.8 The need for more awareness of Council efforts and successes in restoring empty property to the market.
- 6.2.9 The need for a local approach – if void property is demolished or otherwise attended to the local community should know what is happening, the reasons for it and the timeline.
- 6.2.10 Mapping of the distribution and concentrations of empty properties. Correlation with other socio-economic factors, including pending legislation on benefits reform. Taking account of this in the Council's strategies for tackling inequalities in general, and empty properties and homelessness in particular.
- 6.2.11 A workshop "Call to action on empty homes – Leeds"³ being organised on Tuesday 01 May 2012 to raise awareness of the issue and to discuss new and innovative ways of addressing the problem.
- 6.3 The chair noted the significant achievement in tackling empty homes and commended the team for its efforts.

7. Actions

- 7.1 To re-visit the current 6 month threshold as the basis for classification of "long term empty". **LC**
- 7.2 To explore the possibility that existing legislation could be used to ensure that property owners undertake proper upkeep and/or are charged for services undertaken by the Authority. **LC**
- 7.3 To explore legal means of accelerating demolition or restoration to the market of void property. **LC**
- 7.4 To establish the reasons for long term vacant property and whether this may help identify additional ways in which we can accelerate restoration to the market. **LC**
- 7.5 To facilitate participation in the workshop "Call to action on empty homes – Leeds" workshop from Leeds City Council, private sector landlords and other interested parties. **ALL**

8. Private Rented Sector Initiative (PRSI)

- 8.1 Maggie Gjessing (MG), Leeds City Council Housing and Investment Manager, briefed members on the PRSI and invited comment on the value and appropriateness of the model for Leeds, in particular:
 - Extending the targeting of the PRSI product.
 - Interest in the expansion of the private rented sector through institutional investment - a blip in response to market conditions or will demand continue to be stable or grow when lending conditions return and owner occupation becomes accessible or desirable.
 - Views on locations and sites.
- 8.2 Discussions covered the following:
 - 8.2.1 Of the 800,000 private rented property estimated to be required nationally how many do we estimate are needed in Leeds – and how do we distinguish and plan to accommodate the

³ <http://calltoactionemptyhomes.eventbrite.co.uk/>

differing needs of (say) young and older people?

8.2.2 Long standing issue of (lack of) institutional investment.

- Traditional institutional investors located in the south-east and traditionally achieve a greater return on investment in their own area.
- Developers will build what they can sell – so are market led by those who can afford to buy and who therefore determine the market to which investors and developers will respond.
- A range of initiatives exist to support/encourage institutional investment. But not clear that these are coherent or can be integrated in a way that will serve the needs of Leeds.

8.2.3 Localised programmes carry higher risk than institutional investors are usually prepared to take. Mechanisms to spread the risk – regional/national initiatives?

- A combined approach involving the Homes and Communities Agency (HCA) and the Leeds City Region (LCR) might spread and therefore mitigate that risk.
- But lower risk models tend to generate a lower return on investment.

8.2.4 The time it will take to roll out the PRSI seems likely to exceed the time estimated for the natural recovery of the market.

8.2.5 Why successful European models appear not to work in the UK environment. Could be cultural or could indicate a need for fundamental reform of how we do things.

8.2.6 Need to know what the private sector believes would attract the nature and level of investment needed – and then to work out if we can satisfy their criteria via PRSI and/or other means.

8.2.7 The chair thanked MG for the briefing, and members for the interesting discussions.

9. Actions

9.1 To explore the HCA/LCR initiative.

9.2 To seek a view on those features of successful European models which might inform a more successful strategy in England.

10. Investment in affordable housing in Leeds

10.1 Cllr Gruen, Executive Member for Neighbourhoods, Housing & Regeneration, briefed members on the investment in affordable housing in Leeds since 2008.

10.2 In successful partnership with the Housing & Communities Agency (HCA) Leeds has been successful in the delivery of affordable housing as a result of the 2008-11 funding programme, and at the end of the programme over 3000 new affordable housing units will have been delivered. In addition, over 400 homes have, or are due to be delivered on new residential schemes via section 106 agreements

10.3 During 2011/15 it is predicted that up to 1900 affordable homes will be delivered through:

- HCA Affordable Homes Programme 2011/15- firm contracted proposals – expected to deliver for 250 units
- HCA Affordable Homes Programme 2011/15 – estimated to deliver at least 200 units.
- HCA Affordable Homes Programme 2011/15 – Section 106 acquisitions - expected to

NE/MG

NE/NP

deliver 94 units.

- HCA National Affordable Housing Programme 2008/11. - 182 units are due to be delivered which are currently on site.
- HCA funded Firstbuy allocations to developers. - The HCA have approved allocations to developers to deliver over 700 units in Leeds although delivery is market driven and dependant on uptake by purchasers. (It is considered that this target is challenging especially as all completions must take place by December 2012).
- Secured via Planning (S106): An estimate 400 affordable homes to be delivered on new residential developments.

10.4 Discussions covered:

10.4.1 The apparent disparity between the figure of 1,900 affordable homes to be delivered in 2011/2015 with previous predictions which is attributable to deliverable as opposed to targeted.

10.4.2 The challenge of a working definition of "affordable" - how much, for whom, when and in which circumstances? The need for a "low start" route and some creativity needed in this regard from national government and from the HCA.

10.4.3 How to ensure that new housing fits and complements our broader regeneration strategy.

10.4.4 How to balance between high volume development in low value areas against and low volume development in high value areas

10.4.5 Section 106 and the importance of planning taking account of affordable housing provision. The challenge of deciding what is "reasonable" provision within a planning application.

10.5 Members acknowledged the complexity of these issues and commended the team for its progress 2008/2011 and proposals for 2011/2015.

11. Actions

11.1 To reflect on and advise members on a possible definition of "reasonable" (number and/or percentage) in relationship to affordable housing as part of a development proposal.

12. Core Strategy Update

12.1 Members received a copy of a cover report to Executive Board on 10 February 2012 about the Leeds Local Development Framework (LDF) Core Strategy. Steve Speak (SP), Chief Officer Strategy and Policy, City Development, briefed members about:

- The main issues:
 - Place Making
 - Retail Development & supporting the needs of Communities
 - Local Distinctiveness, Sustainability & environmental quality
 - Planning for Economic growth & prosperity
 - Meeting Housing Need & planning for longer term growth
 - Housing Growth Principles
 - Regeneration Priority Areas

NE MG

- A Well Connected City (Transportation & Accessibility)
 - Managing Environmental Resources
 - The period of consultation from 28 February 2012 – 12 April 2012 and the subsequent route map via the Secretary of State to the inspection and approved plan.
- 12.2 Discussion focussed on the spatial policy and in particular the planned distribution of new dwellings between brownfield, greenfield and green belt sites. Members were interested in:
- The proportion of windfall permissions that actually translated into development
 - Given the sensitivity, the criteria for identification of potential green belt sites.
 - The possibility that strong uptake on brownfield sites including windfall might militate against the need for green belt redevelopment.
 - The need to link development and growth to local employment – and how this could be enforced.
- 12.3 The chair thanked SS for the briefing and commended members to the full report and supporting documents⁴.
13. **Action**
- 13.1 To contribute to the consultation process.⁵
14. **Performance reporting**
- To the next meeting of the board.
15. **Any other business**
- 15.1 Members noted the forthcoming retirement of Steve Williamson as Chief Executive of R’enew. The chair thanked Steve for his major contribution over many years.
16. **Date of the next meeting**
- 14:0 – 16:00 Tuesday 12 June 2012 at Civic Hall

ALL

MD

⁴[http://www.leeds.gov.uk/Environment_and_planning/Planning/Local_development_framework/Core_Strategy_Publication_draft_\(LDF\).aspx](http://www.leeds.gov.uk/Environment_and_planning/Planning/Local_development_framework/Core_Strategy_Publication_draft_(LDF).aspx)

⁵ comments and queries regarding the Core Strategy, please email ldf@leeds.gov.uk or telephone 0113 247 8092

Leeds Housing & Regeneration Board

ACTION PLAN – Issue date 20/02/2012

Meeting Date	Minute ref no.	Action	Board Member Responsible for Output	Others involved	Status RAG	Comments	Timescales
Housing Investment:							
05/12/2011		Housing Investment – wider exploration into housing investment options/potential.	Neil Evans	Christine Addison Maggie Gjessing	A	Maggie Gjessing to draft reports for the board (to be submitted by Mon 28 th May).	For Board Meeting: 12 th Jun.
05/12/2011 20/02/2012	7.4 & 9.1	To explore the Homes & Communities Agency/Leeds City Region initiative and align HCA next steps with the Leeds City Council action plans. Discussion Paper to include the next round of housing allocations; investments; and, regional links, etc.	Naz Parkar	Christine Addison Naz Parkar Maggie Gjessing	A	Agreement needed on which HCA priorities will be aligned with City Priority Plans. To progress with HCA prior to discussion paper coming to Board (paper to be submitted by 28 th May).	For Board Meeting: 12 th Jun.
20/02/2012	5	Derelict/Eyesore Sites – approach to re-use of sites/buildings (how can this model support the PRSI in Leeds?).	Christine Addison	Mark Mills Maggie Gjessing	A	Paper to be submitted by 28 th May.	For Board Meeting: 12 th Jun.
Private Rented Sector:							
20/02/2012	7.2	To explore the extent to which existing and new legislation could be used to ensure that property owners undertake proper upkeep and/or are charged for services undertaken by the City Council.	Neil Evans	Liz Cook	A		To be agreed
20/02/2012	9.2	To seek a view on those features of successful European models which might inform a more successful strategy in England.	Neil Evans	Naz Parkar	A		To be agreed
Empty Homes:							
20/02/2012	7.1	To re-visit the current 6 month threshold as the basis for classification of “long term empty”.	Neil Evans	Liz Cook	A		
	7.3	To explore legal means of accelerating demolition or restoration to the market of void property.					
	7.4	To establish the reasons for long term vacant property and whether this may help identify additional ways in which we can accelerate restoration to the market.					
20/02/2012	7.5	To facilitate participation in the workshop “Call to action on empty homes – Leeds” workshop from Leeds City Council, private sector landlords and other interested parties.	ALL		A		01 May 2012
Affordable Housing:							

Leeds Housing & Regeneration Board

ACTION PLAN – Issue date 20/02/2012

Meeting Date	Minute ref no.	Action	Board Member Responsible for Output	Others involved	Status RAG	Comments	Timescales
20/02/2012	11.1	To reflect on and advise members on a possible definition of “reasonable” (number and/or percentage) in relationship to affordable housing as part of a development proposal.	Neil Evans	Maggie Gjessing	A		To be agreed
Older People’s Housing:							
05/12/2011	4.4.4	To report back quarterly on progress on work regarding current and future needs of older people including the analysis of alternative private sector models	Neil Evans	Christine Addison	A	Maggie Gjessing to draft report for the Board (to be submitted by Mon 28 th May).	For Board Meeting: 12 th Jun.
Governance:							
05/12/2011	5.7	East Leeds’ Sub board ToR still to be agreed by the main H & R Board. South Leeds Board update required.	Neil Evans	Christine Addison & Adam Brannen Phil Crabtree	A	Action: Following consideration by the new East Board, the ToR will be presented to the H&R Board for approval (to be submitted by 28 th May 2012).	For Board Meeting: 12 th Jun.
Performance Management:							
05/12/2011	8.5	Qtrly report monitoring – alignment of a process according to the wishes expressed by the board. Ensure Board sign off.	Neil Evans	Martin Dean	A	Further discussions to take place with Chair prior to feedback to the main Board.	For Board Meeting: 12 th Jun.
Further Actions:							
05/12/2011	4.5.6	Explore links between this Board and the Third Sector Leeds partnership – perhaps via representatives of the third sector on this board also attending the Third Sector Leeds group.		Martin Dean	A	MD to discuss with Pat Fairfax and Steve Hoey (Canopy). Feedback to Chair.	Feedback to Chair.
05/12/2011	4.6.1	Share with the meeting of this board on 20th February 2012 the outcome of consultation on CIL currently being undertaken with city region, localities and other agencies.	Martin Farrington	Steve Speak	R	Exec Board report (Feb) not presented to Members. To take to future Board meeting (to be submitted by Mon 28 th May).	For Board Meeting: 12 th Jun.
05/12/2011	4.6.4	Report back on work currently being done by the Council to explore opportunities offered to the city by Green Deal (report is going to Climate Change partnership in March) and update on the Insulation Scheme.	Neil Evans	George Munson	A	GM to draft report for the Board (by Mon 28 th May). This report can be the same as the report going to other Boards.	For Board Meeting: 12 th Jun.
20/02/2012	13.1	To contribute to the consultation process for the Leeds Local Development Framework (LDF) Core Strategy	ALL		A		By 12 April 2012

Leeds Housing & Regeneration Board

ACTION PLAN – Issue date 20/02/2012

CLOSED ACTIONS						
05/12/2011	4.3.3	Addressing the stock investment needs in the private rented sector emerged as a common theme and how we can give landlords incentive to improve their properties. Reports scheduled for Board: <ul style="list-style-type: none"> • Empty Homes • Private Rented Sector Investment – scope for growth 	Neil Evans	Liz Cook Christine Addison Maggie Gjessing	G	Presented to Board 20 th Feb. CLOSED
	5.5	To provide a simplified chart to show the relationships between the strategic partnership boards and other boards/partnerships with which this board has a relationship.		Martin Dean	G	Circulated to Board after meeting 5 th Dec. CLOSED
	6.5	Distribute paper “Informal Consultation on Housing” and its addendum on housing growth to members.		David Burton	G	Circulated to Board after meeting 5 th Dec. CLOSED
Pre-Board discussion with Cllr Gruen – 19.01.12		Core Strategy Update (Feb Exec Board)	Martin Farrington	Steve Speak	G	Presented to Board 20th Feb. CLOSED
Pre-Board discussion with Cllr Gruen – 19.01.12		Affordable Housing Programme (Feb Exec Board)	Christine Addison	Maggie Gjessing	G	Presented to Board 20th Feb. CLOSED