

CITY PRIORITY PLAN PERFORMANCE REPORT

2012/13 QUARTER 1

LIVE1

Meeting: Housing and Regeneration Board

Population: All people in Leeds

Outcome: Local people benefit from regeneration investment

Priority: Maximise regeneration investment to increase housing choice and affordability within sustainable neighbourhoods.

Why and where is this a priority

Leeds is a growing city, between 2001 and 2011 the population rose by 5% (35,900) from 715,600 to 751,500. This upward trend is expected to continue to an estimated 880,000 by 2018. The implications of this projected rise brings to the forefront a continued requirement for housing growth, affordable housing and for improvements to existing public and private sector stock.

Overall Progress:
GREEN
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Story behind the baseline

- The Draft Core Strategy indicates that the City has a housing requirement of 3,660 units per annum. The original targets set for this indicator of 1,730 and 500 which were based on the average completions for new and affordable homes respectively, are currently being reassessed as part of a wider review of the Housing & Regeneration Board Partnership Plan.

- Investment in affordable housing** is currently being achieved through:
 - the HCA funded Affordable Housing Investment Programme;
 - work with developers to deliver affordable housing on commercial sites via the planning system; and
 - bringing empty properties back into use.

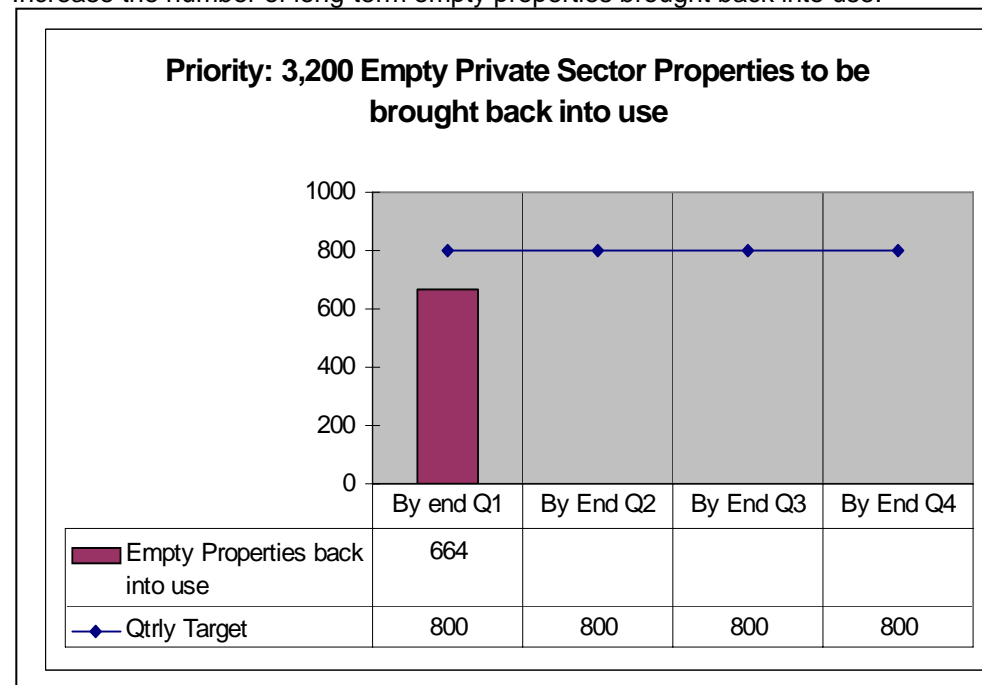
In addition a strategic approach to the use of commuted sums and new resources such as Right to Buy receipts, is being developed.

- The **Housing & Regeneration Board** has agreed to a review of its current Partnership Plan, following the first year of operation, focusing on the Board's agreed priorities (housing growth; older people's housing; homelessness; and investment needs in the private sector), ensuring that performance indicators, actions and targets are clearly defined, remain meaningful and reflect a partnership approach. A revised plan is to be taken to the next Board meeting on 9th October 2012.

Headline Indicators: Increase the number of new homes built per year.

Increase the number of new affordable homes built each year.

Increase the number of long-term empty properties brought back into use.



What do key stakeholders think

What we did (2012/13 Qtr 1)

Priority: Provide a mix of housing tenure options and types that can meet the changing needs of individuals and communities in target areas.

- Qtr 1: **114** total affordable homes built against an annual target of 500.
- Agreement in principle with Local Planning Authority for use of existing S106 funds to assist access to and supply of affordable housing.
- Qtr 1: **406** (gross) new dwelling units built.
- Soft market testing for Seacroft Older People's pilot project and appraisal of procurement and delivery options recommended for approval.

Priority: Maximise use of public sector land and assets to deliver lasting and measurable economic, social and environmental improvements.

- Dialogue on-going with Registered Providers, Planning & Ward Members to progress approved allocations under the new Affordable Housing Programme.
- An approach to housing and care provision for older people being developed, including identifying investment solutions and how Council land can enable this.
- Preparing land for development and devising investment solutions in key areas such as Middleton and Beckhills (Meanwood).
- Pre-planning consultation has commenced on the proposed development of up to 600 homes on 18ha of HCA owned land to the rear of Seacroft Hospital.
- Work commenced on Neighbourhood Planning Statement for Seacroft.
- Outline planning permissions achieved on three sites in East Leeds (2 x Askets, 1 x Halton Moor), using HCA Public Land Initiative (PLI) funding.

Priority: Maximise the use of existing long term empty properties as a potential source of new housing provision across the city

- A Housing Strategy has been produced, pending approval, with a suite of supplementary documents including an Empty Property Strategy.
- An Empty Property Action Plan is being implemented with progress against targets on track. The plan is being updated quarterly.
- 664 long term empty private sector properties have been returned to occupation by the end quarter 1. An annual target of 3,200 has been set for 2012/13.

New Actions (2012/13 Qtr 2)

Priority: Provide a mix of housing tenure options and types that can meet the changing needs of individuals and communities in target areas.

- Development of approaches to support access to home ownership.
- Executive Board approval of draft Housing Investment Programme.
- Little London, Beeston Hill & Holbeck PFI - progress to Financial Close in August.
- Consultation on Seacroft Hospital to continue and outline plans to be prepared.

Priority: Maximise use of public sector land and assets to deliver lasting and measurable economic, social and environmental improvements.

- Further discussion with HCA, to be informed by LABV discussion - use PLI funding to justify exploration of potential for pairing Askets/Halton Moor to support viability.

Priority: Maximise the use of existing long term empty properties as a potential source of new housing provision across the city.

- Approval of the Empty Property Strategy.
- Work ongoing to deliver the actions within the Empty Property Action Plan.
- Continue to deliver against the 3,200 target for 2012/13.

Data Development

In order to set targets which are both ambitious and realistic, work is underway to review the indicators and the way in which progress is tracked, having reference to the need identified in the Core Strategy and expected levels of investment.

Equality

Equality Focus: Ensure that housing and regeneration investment meets the changing needs of individuals and communities.

Equality Analysis: Households headed by women with children, BME groups and those in the social rented are more likely to be overcrowded or substandard.

Equality Action: Increase the number and quality of older people's housing

- 'Housing & Care Futures for Older People' being developed by E&N and ASC.
- Progress schemes with Sanctuary Housing (Armley) & Unity (Chapel Allerton).
- Procurement of Older People's pilot in Seacroft via HCA Delivery Partner Panel.

Risks and Challenges

- The amount of New Homes Bonus paid for bringing empty homes back into use is based on annual net reduction, so although interventions may be successful if more properties become 'empty' this might result in NHB not being paid to the Council.
- Land availability has been cited as a barrier to development, however the Draft Core Strategy sets out the Council's approach to the use of greenfield/brownfield sites.
- Access to mortgage finance remains the most critical barrier identified by developers to the delivery of new housing. Interventions such as those described above will continue to be developed to assist home buyers in accessing finance.
- Risk that the market view of opportunities for sites in East Leeds is negative/pessimistic resulting in limited development coming forward.
- PLI funding requires reasonable endeavours to assess 'deferred receipt' disposal approach, though limited risk of clawback if not pursued.

Meeting: Housing and Regeneration Board

Population: All people in Leeds

Outcome: Houses of all tenancies are able to meet the needs of citizens of Leeds at different stages of their lives

Priority: Improve housing conditions and energy efficiency.

Why and where is this a priority

Provision of a range of good quality affordable and energy efficient housing to meet the changing needs of the population of Leeds is a significant challenge and is a critical factor impacting on a range of important quality of life indicators, particularly health and well being. It also has wider effects on the prosperity of the city, as it affects the ability of Leeds to remain competitive and attract people to live and work here, and also contributes to environmental sustainability.

Overall Progress:
GREEN



Story behind the baseline

Significant investment in Council Housing stock has taken place since ALMOs were established to bring homes up to a decent standard, and levels of decency are now being maintained above the target of 96%.

Improvements are also taking place within the private sector through various programmes of investment and through partnerships with landlords and enforcement work. However, the prevalence of back to back housing and other features of some private sector stock makes bringing these up to a decent standard a significant challenge. For example, the most recent Private Stock Condition Survey (2007) found that a third of private sector housing in Leeds (or 81,800 units) was non-decent, with the main issue being thermal comfort.

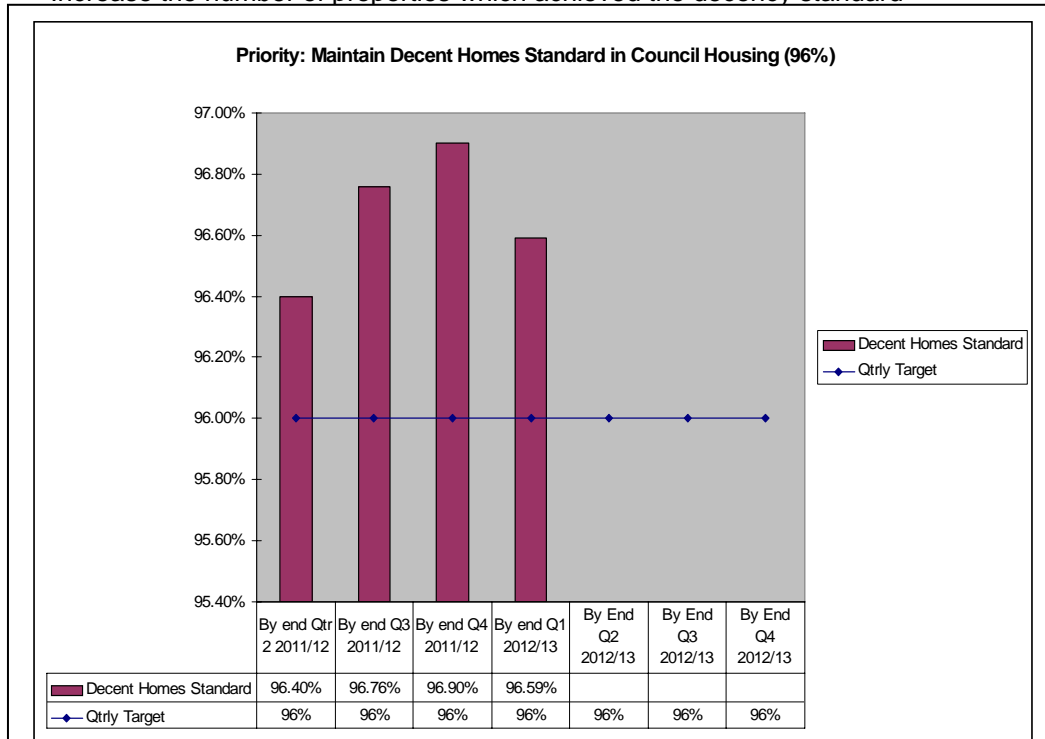
Newer housing developments are incorporating specific building regulations standards, although this remains a challenge. Work is also continuing to bring empty properties back into use and improve their condition.

Leeds City Region have appointed Marksman Consulting to lead development of a Green Deal business case.

With the continual rise in energy prices and the squeeze on household income (particularly those on low and fixed incomes) fuel poverty rates in Leeds have risen from a low of 22% in 2005 to 27% in 2010. Coupled to this, budgets for energy efficiency grants such as Warmfront have been slashed and many local third sector organisations (such as Groundwork and Care and Repair) have seen funding streams dry up. So just at a time when fuel poverty is at its worst, the help available is at its lowest.

Headline Indicator: Increase the number of properties improved with energy efficiency measures.

Increase the number of properties which achieved the decency standard



What do key stakeholders think

Green Deal: Consultation with services across the council and partners around the city indicate that there is concern about the potential for the Green Deal to miss some of the more deprived parts of the city, if left to the market. This justifies the proposed Leeds City Region partner procurement.

What we did (2012/13 Qtr 1)

New Actions (2012/13 Qtr 2)

Priority: Deliver well-designed, visually-appealing and energy-efficient housing (new and existing stock) in target neighbourhoods

- 100 New homes currently underway in East Leeds are being built to specific building regulations standards (equivalent to CSH 3). Equity support package agreed in-principle for EASEL site 7 - to support development and sale of 11 units.

Priority: Maintain decent homes standard in Council housing

- At the end of June 2012 96.52% of Council Housing met the decent homes standard, exceeding the target of 96%. ALMO capital programmes for 2012/13 have been developed with a view to continuing to maintain decency levels at 96%.

Priority: Sustainable improvements to housing conditions within the private sector (pre-1919 stock (back-to-back's and through terraces) in target neighbourhoods

- 65 private sector properties have been made decent by the end of Q1. Q1 figures are usually low, however, it is still expected that the annual 500 decent homes target will be met.
- 12539 bedspaces covered by Landlord Accreditation Scheme with 346 members The performance of the RLA is continually monitored to ensure delivery against targets.
- 1086 individuals have benefited from the removal of a hazard to their homes by the end of Q1 against an annual target of 4,500
- 121 properties have received inspections to ensure compliance with both HMO and selective licensing licence conditions against an annual target of 600
- We have brought 664 empty properties back into use in Qtr1 and the Council is currently working with a number of third sector organisations to help to deliver their successful HCA bids and to work up new ways of engaging with private owners following on from the Call to Action Day in May
- Proposals are also being developed to use New Homes Bonus to support empty property work, including the creation of an empty property loan, support for third sector organisations and increased staffing resources to target those empty homes on a locality by locality basis that are blighting priority areas within the city.

Priority: Implement Leeds Home Insulation Programme, (Implement Solar PV Schemes (public & private sector) & Green Deal

- Leeds City Region have appointed Marksman Consulting to lead development of a Green Deal business case. Leeds are acting as the anchor authority and as such have engaged with colleagues in finance, procurement, housing, regeneration, energy unit, legal and communications.
- We have delivered 3,892 energy efficiency interventions through the Wrap up Leeds programme in Qtr 1.
- Working with DECC on a new 'low carbon pioneer city' programme that will attract c£1m to Leeds City Region to help launch the Green Deal and provide incentives for early take up.
- The proposal to insulate cavity walls that are too narrow for standard insulation has been concluded and is now ready to start marketing

Priority: Deliver well-designed, visually-appealing and energy-efficient housing (new and existing stock) in target neighbourhoods

- Implement equity support model at Site 7 in East Leeds in order to maintain delivery on-site.

Priority: Maintain decent homes standard in Council housing

- Continue to closely monitor monthly progress in delivery of capital programmes and addressing decency failures.
- Programmes that deliver decency in the private sector will be continuing in 2012/3

Priority: Implement Leeds Home Insulation Programme, (Implement Solar PV Schemes (public & private sector) & Green Deal

- Continuing to deliver Wrap Up Leeds (providing free insulation) - over 1,000 installations per month.
- Build on initial successful take up rates of fully funded Community Energy Saving Programme projects that are now underway in letting areas in both WNW and AV Homes
- Response to Fuel Poverty Scrutiny Board report due to go to Executive Board in July.
- Continue discussions with companies to attract a fully funded solid wall scheme to Leeds
- Further develop the proposals to use Homes Bonus opportunities to support empty property work

Data Development:

Government have announced that the Energy Performance Certificate data is now available to purchase (c£12k for 120,000 records) so should be available to help target new initiatives such as the Green Deal.

Equality

Equality Focus: Improve energy efficiency

Equality Analysis: Many households containing people recovering from long term illness, disabled people and pensioners can not afford to heat their homes.

Equality Action: In early 2012 we secured and delivered a grant of £232k from Dept of Health specifically to support vulnerable people during the winter months. The investment supported 265 households with boiler repairs/replacements; provided additional measures to 90 households through the Green Doctor initiative and delivered winter warmth services via 33 frontline community organisations (including fuel bill advice, emergency boxes, hot meal delivery, grant referrals). This support was designed to prevent the most vulnerable from suffering cold related ill-health.

What worked locally /Case study of impact

Wrap Up Leeds has been promoted throughout the city and provided 3,892 free insulation measures in Q1 2012-13.

Risks and Challenges

Priority: The continuing uncertainty over feed in tariff payments for solar PV has made it very difficult to get a contract concluded.

The delay to government confirming details of the Green Deal and ECO mean that it's very likely to lead to a period of low activity in 2013.

Priority: Deliver well-designed, visually-appealing and energy-efficient housing (new and existing stock) in target neighbourhoods: **100 new homes in East Leeds built to Sustainable Code for Homes Levels 3 & 4.** There is now less scope for CSH 4 to be achieved prior to this becoming mandatory; HCA has rolled back its expectations to CSH3 on viability grounds. There are likely to be similar viability pressures for commercial developments.