

Meeting: Housing and Regeneration Board

Outcome: Local people benefit from regeneration investment

Population: All people in Leeds

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

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 860,000 by 2028. 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 ↑

Story behind the baseline

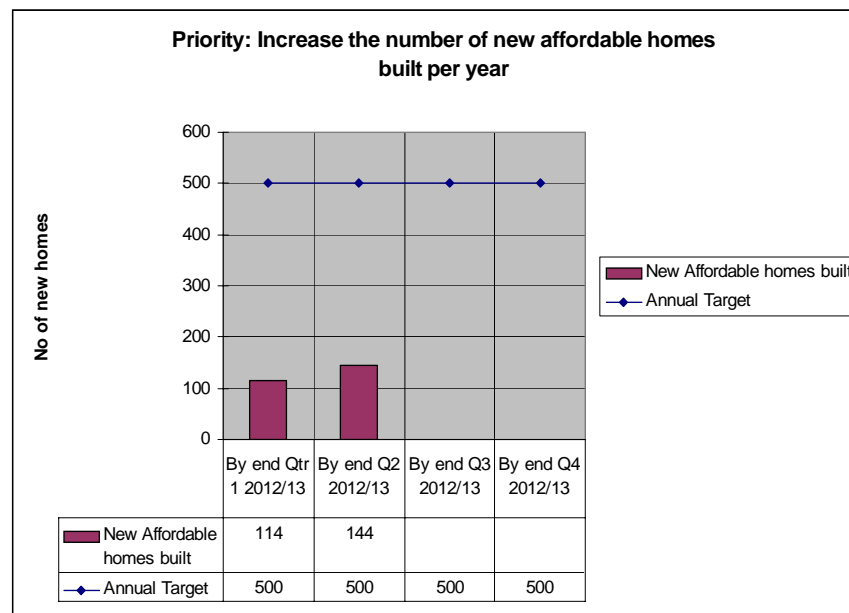
- The Draft Core Strategy indicates that the City has a housing requirement of 3,660 units per annum. The original targets set for this indicator of 1,730 and 500 which were based on the average completions for new and affordable homes respectively, are currently being reassessed as part of a wider review 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;
 - bringing empty properties back into use.
 - LCC direct investment in new homes.

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 was agreed by the Board at the meeting on 9th October 2012.

Headline Indicators: Increase the number of new homes built per year.
Increase the number of new affordable homes built per year.
Increase the number of long-term empty properties brought back into use.



What do key stakeholders think

What we did (2012/13 Qtr 2)

Indicator: Increase the number of new homes built per year (annual target: The Core Strategy = 3,660 new homes built. Discussion required on setting

New Actions (2012/13 Qtr 3)

Indicator: Increase the number of new homes built per year (annual target: The Core Strategy = 3,660 new homes built. Discussion required on

targets and milestones)

- Qtr 2: **432** units (gross) new dwelling units built (838 units built in total since the start of 2012/13).
- SIB outcome - prospectus to be held back pending resolution of LCC position on greenfield/brownfield.
- Brownfield programme being developed to identify range of ways in which range of sites across the city - including those in East Leeds - can be brought forward for development. Prospectus to be refreshed to support this.
- Market testing of Seacroft Older People's Housing Pilot completed.
- An approach to housing and care provision for older people being developed, including identifying investment solutions and how the Council 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.

Indicator: Increase the number of new affordable homes built per year (annual target = 500 new affordable housing units)

- Qtr 2: **30** affordable homes built (144 since beginning 2012/13).
- Draft Housing Investment Programme approved by Executive Board.
- Ongoing use of commuted sums to increase the supply of affordable housing.
- Work ongoing to identify suitable sites for indicative programmes.

Indicator: Increase the number of long-term empty properties brought back into use (annual target: 3,200 empty properties bought back into use)

1526 long term empty private sector properties have been returned to occupation by the end quarter 2. Although this is slightly below the half year target, there has been a net reduction in the number of empty homes from Q2 in 2011 to Q2 2012 of 577. An Empty Property Strategy has been completed and agreed.

- Empty Property Action Plan - Project mandate drafted and agreed. Action Plan developed and progress made towards its implementation. Progress against targets on track. Links to Empty Property Strategy as per above.

Risks and Challenges

- Housing Associations have identified uncertainty around their ability to borrow and the potential negative impact Welfare Reform may have on their rental stream. Access to mortgage finance remains the most critical barrier identified by developers to the delivery of new housing and the poor functioning of the housing market.
- 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 markets view of opportunities for sites in East Leeds is negative/pessimistic resulting in limited development coming forward.

setting targets and milestones)

- East Leeds Brownfield programme to be agreed.

Indicator: Increase the number of new affordable homes built each year (annual target = 500 new affordable housing units)

- Housing Investment – working up delivery programme utilising the New Homes Bonus and Housing Revenue Account resources.

Indicator: Increase the number of long-term empty properties brought back into use (annual target: 3,200 empty properties bought back into use)

- Publishing of the Empty Property Strategy.
- Work ongoing to deliver the actions within the Empty Property Action Plan.
- Continue to deliver the programmes of work which go towards meeting the annual target.

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.

Meeting: Housing and Regeneration Board

Population: All people in Leeds

Outcome: The housing growth of the city is sustainable

Priority: Enable growth of the city whilst minimising the impact on the environment and protecting the distinctive green character of the city.

Why and where is this a priority

Improving the public realm, linking local people to the employment opportunities created by new investment, and improving the vitality and vibrancy of the City’s town and district centres is critical to ensure the long term sustainability of priority neighbourhoods and the City Centre.

Overall Progress:
GREEN ↑

Story behind the baseline

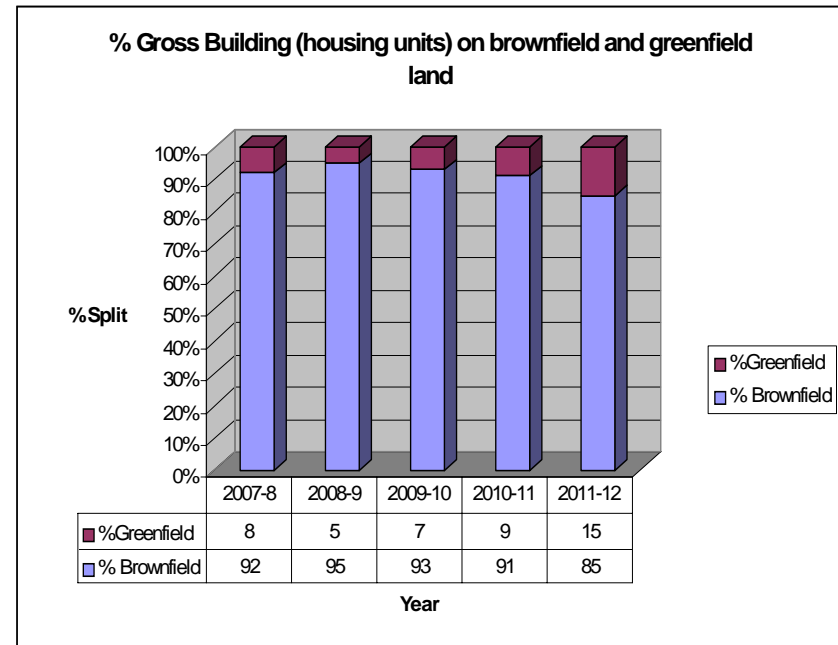
The Core Strategy (currently in its draft form) plans for the longer term regeneration and growth of the district over a 15 year period. The strategy sets out the City Councils desire to respond to current and emerging population pressures and associated needs across the district, especially within inner urban areas.

Key priorities therefore include: planning for the provision of homes and jobs in sustainable locations, respecting local character and distinctiveness in the delivery of the Plan’s objectives and maximising opportunities to recycle previously developed land (PDL), whilst minimising greenfield and Green Belt release, in planning for longer term growth.

In reflecting the district’s strong historical performance in the delivery of previously developed land (PDL), Policy P1 within the Core Strategy identifies a target of 65% (taken from the Regional Spatial Strategy “The Yorkshire and Humber Plan” 2008).

According to the amount of deliverable PDL land identified in the Strategic Housing Land Availability Assessment (SHLAA) 65% presents a realistic target for the first 5 years of the Plan. Beyond this period, although sources of PDL supply are still likely to come forward, more greenfield land as part of the overall balance, will be needed to sustain the housing supply, consequently the target drops to 55%.

Headline Indicator: Minimum ratio of 65:35 development of new homes on Brownfield: Greenfield land



What do key stakeholders think

Nothing to update

What we did (Qtr 2 2012/13)

Indicator: Minimum ratio of 65:35 development of new homes on Brownfield: Greenfield land

- The total number of new homes built on previously developed land: greenfield land in 2011/12: 1722 brownfield units (gross) / **84.7% brownfield**: 310 greenfield units / **15.3% greenfield**. TOTAL 2032 units (gross).
- The total number of new homes built on previously developed land: greenfield land for 2012/13: Q1 – 368 brownfield units (gross) / **90.6% brownfield**: 38 greenfield units / **9.4% greenfield**. TOTAL 406 units (gross). Data for Qtr 2 will be available at the end of October 2012.

Work with local residents and employers on schemes to enhance public realm and green space:

- Further s106 funding has now been released from development of the EASEL Phase 1 sites for improvements to public space in East Leeds.
- Work underway to design Wykebeck Valley entrance features as part of the Access to Nature scheme which will see 40 ha of greenspace improved across East Leeds by 2014.
- Work commenced on Neighbourhood Planning Statement for Seacroft.

New Actions (2012/13 Qtr 3)

Indicator: Minimum ratio of 65:35 development of new homes on Brownfield: Greenfield land

The Housing Land Supply document will provide a Five Year brownfield projection to be published as part of the Authority Monitoring Report at the end of December.

Work with local residents and employers on schemes to enhance public realm and green space:

- Confirm allocation of further s106 funds.
- Access 2 Nature interim evaluation to be finalised and published

Data Development

No data development requests have been identified

Equality

Equality Focus: None identified

Equality Analysis: None identified

Equality Action: None identified

What worked locally /Case study of impact

Nothing to update.

Risks and Challenge

Nothing to update.

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. E.g. 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.

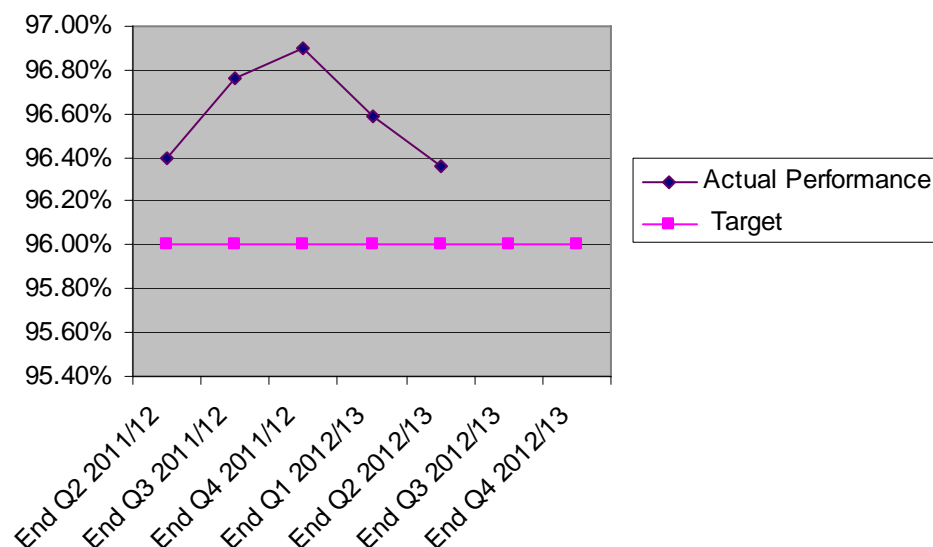
Leeds have been working closely with the City Region to develop a Green Deal business case, using Leeds as the anchor authority, which recommends working collectively over a 3 year period to deliver an £80m project to 12000 homes.

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

Priority: Maintain Decent Homes Standard in Council Housing



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 2)

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

- 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.
- £3.6m has been spent up to the end of Q2 on delivering investment to improve energy efficiency in Council Housing. This includes £1.1m to carry out structural repairs and external wall insulation to non traditional housing stock in WHWHL.

Priority: Maintain decent homes standard in Council housing

- At the end of September 2012 96.36% 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

- 125 private sector properties have been made decent by the end of Q2. Q2 figures are usually low, however, it is still expected that the annual 500 decent homes target will be met.
- 14091 bedspaces covered by Landlord Accreditation Scheme with 337 members The performance of the RLA is continually monitored to ensure delivery against targets and an action plan is now being developed to target areas of the city currently under-represented.
- 1820 individuals have benefited from the removal of a hazard to their homes by the end of Q2 against an annual target of 4,000
- 180 properties have received inspections to ensure compliance with both HMO and selective licensing licence conditions against an annual target of 600. This figure is down on target due to the task of HMO re-licencing – this was expected and resources will be allocated towards the end of the year to achieve the target.
- We have brought 1526 empty properties back into use in Qtr2 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

New Actions (2012/13 Qtr 3)

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.
- To closely monitor the delivery of £12.3m planned investment to improve energy efficiency of Council Housing by the end of 2012/13, including £3.3m to complete the external wall insulation to non traditional stock in WNWHL.

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) until scheme close in early December.
- 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:

The Energy Performance Certificate database has now been purchased (120,000 records) and is now being analysed to help target new initiatives such as the Green Deal. We are also working closely with the NGS to overlay health data on energy data to better target fuel poverty interventions.

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 2,082 energy efficiency interventions through the Wrap up Leeds programme in Qtr 2.
- Secured £1.28m from DECC's 'low carbon pioneer city' programme to help launch the Green Deal and provide incentives for early take up (grants and loans).
- The narrow cavity insulation scheme has been well received with over 25% response rate from first mailing to 1,000 households.

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 5974 free insulation measures so far in 2012-13.

Risks and Challenges

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.