

Meeting: Housing and Regeneration Board

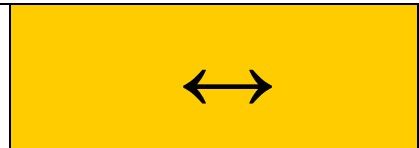
Population: All people in Leeds

Outcome: Local people benefit from regeneration investment

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

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.



Story behind the baseline

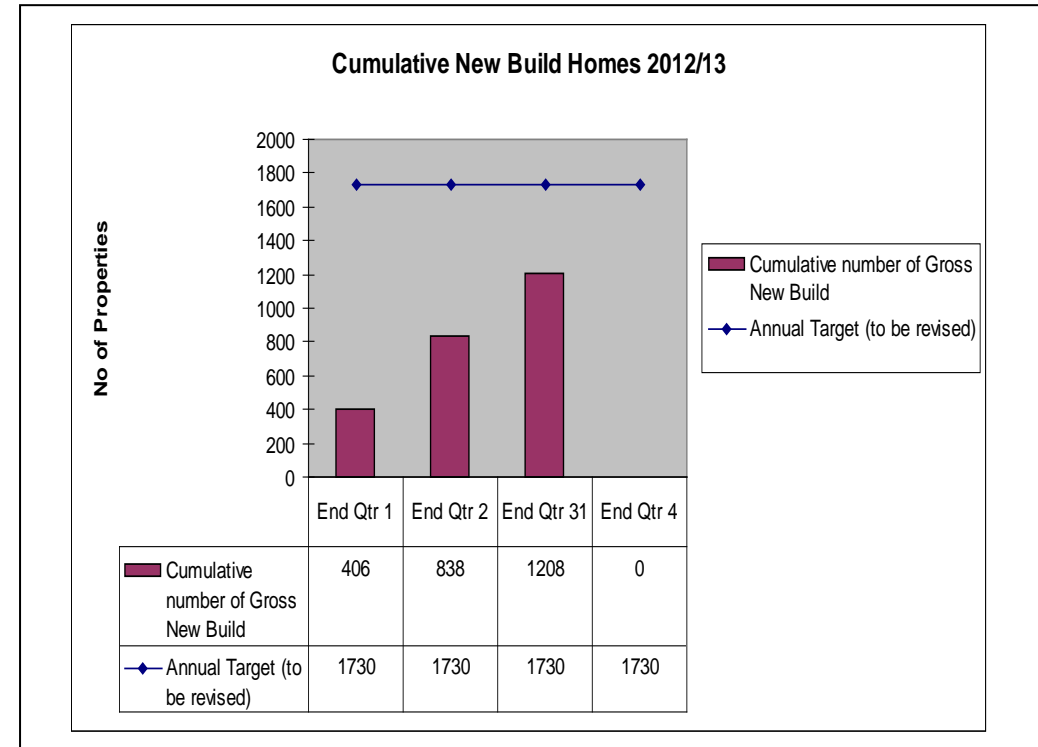
Since the start of 2012/13, 1,208 New Homes have been developed in the City. This is against a target of 1,730 based on the average completions for new homes during 2011/12. It is anticipated that this target will be achieved by the end of 2012/13 however, the target is being reassessed in relation to the projected need set out by the Draft Core Strategy which indicates that the City has a housing requirement of 3,660 units per annum for the first 5 years then 4,600 there after until 2028. As a result, the overall progress has been changed to Amber at quarter 3, until agreement is reached on the final target figure.

Investment in affordable housing is currently being achieved through:

- o the Homes & Communities Agency (HCA) funded Affordable Housing Investment Programme;
- o work with developers to deliver affordable housing on commercial sites via the planning system;
- o bringing empty properties back into use;
- o LCC direct investment in new homes.

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

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

Discussions at the Housing and Regeneration Board on the Housing Investment Programme welcomed the Council's approach to delivery through new financial freedoms and flexibilities, delivered through partnerships with developers and housing associations. The H & R Board takes a collaborative approach to supporting the development of new housing, including new affordable housing and actions to reduce the number of empty properties to add to the supply of homes.

What we did (2012/13 Qtr 3)

New Homes Built - 370 new dwelling units built in Q3.

- East Leeds Extension (ELE) – Executive Board (EB) has approved funding for a Highways Feasibility Brief, work to commence Jan '13. Outline Planning Application submitted for Northern Quadrant (NQ) housing development (2000 homes). Public consultation event undertaken 10th Dec 2012 on the NQ.
- EASEL – Uncertainty over the South Parkway site remains. Bellway seeking to purchase Site 4, Thorn Walk in Gipton. Awaiting formal request to make legal instruction. Ability to develop three remaining sites will be dependent upon revised appraisals and availability of Equity Loan support for purchasers.
- Brownfield Land Programme (BLP) – EB approved a new programme to bring forward housing development on 29 Council sites in low market locations (mainly east and south Leeds) – 40ha in total.
- The development of new houses and the reduction in the net number of empty homes generates NHB; an uplift is also paid on new affordable homes being built. Data projecting outturn figures for both new build and the reduction of long term empties is supplied to Corporate Resources to allow the level of NHB which the authority can expect to receive to be forecasted.

New Affordable Homes Built - 138 affordable housing units delivered (282 cumulative), through the Affordable Housing Programme (i.e. Registered Providers) and s106.

- Outline programme for new build council housing approved at EB which will deliver circa 100 units over a 3 year programme
- Two bids submitted for Department of Health Care and Support Specialist Housing Fund to support the delivery of new affordable Extra Care homes for older people. Successful bidders are expected to be informed May 2013.

Empty Properties - 2361 long term empty private sector properties have been returned to occupation.

- Empty Property Action Plan (EPAP) - Action Plan developed. Progress against targets on track. Links to Empty Property Strategy as per above.
- LCC to be a pilot authority for the National Empty Property Loan scheme administered by Empty Homes Agency.
- In September 2012 additional funds were agreed by EB to tackle private sector housing including a proactive enforcement team and capital funds for our own empty property loan, increased Compulsory Purchase Order activity and support for the third sector.

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 a critical barrier identified by developers to the delivery of new housing. Schemes such as 'A Helping Hand' run by Leeds Building Society in conjunction with Leeds City Council should assist home buyers in accessing finance.
- Risk that the markets view of opportunities for sites in Brownfield Land Programme is negative/pessimistic resulting in limited development coming forward.
- A reduction in commercial house building, failure to meet the affordable homes programme target or fewer net empty homes being brought back into use (for example if more homes become empty) would lead to less NHB being generated than forecast

New Actions (2012/13 Qtr 4)

New Homes Built

- An approach to investment in specialist housing for older people prepared for February EB which entails a range of delivery routes to produce new housing across all tenures. Includes identification of Council owned sites for disposal for specialist provision.
- ELE- initiate East Leeds Orbital Road feasibility study and undertake land owner discussions
- BLP– prepare initial activities and first disposals

New Affordable Homes Built

- Development of new pipeline to identify suitable sites for affordable housing programme with a view to March EB report.
- Preparing land for development and devising investment solutions in key areas such as Middleton and Beckhills (Meanwood).

Empty Properties

- Create a proactive enforcement team to address private sector housing conditions and develop new capital schemes to bring empties back into use
- Work with the Empty Homes Agency to launch the national loans scheme in April 2013.
- Work ongoing to deliver the actions within the EPAP.
- Ongoing use of commuted sums to increase the supply of affordable housing.
- Working up delivery programme utilising the NHB and Housing Revenue Account resources.

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. Work is ongoing to consider setting a performance indicator for NHB generated through construction of new properties and returning long term empty properties back into use.

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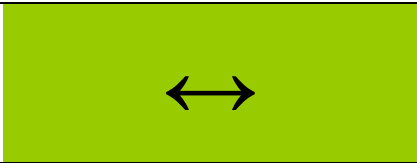
Population: All people in Leeds

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.

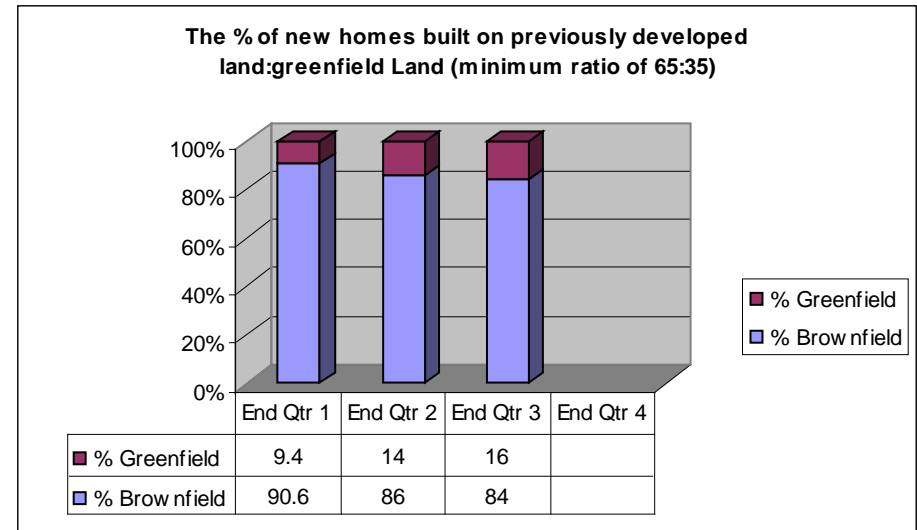


Story behind the baseline

The Draft Core Strategy 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 reflecting the district’s strong historical performance in the delivery of 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 however, whilst we are currently achieving the ratio targets set, the proportion of Greenfield development is increasing, and will continue to do so as Brownfield sites are developed out (for example through the Brownfield Land Programme) and Greenfield releases occur (in line with the Core Strategy).

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



What do key stakeholders think

Nothing to add at quarter 3.

What we did (Qtr 3 2012/13)

Core Strategy (CS) - Formal submission Apr 2013 subject to conclusion of consultation on pre-submission changes and duty to cooperate requirements being met as well as completion of technical work in particular, the SHLAA and the Authority Monitoring Report (AMR).

Site Allocations - Progression to timetable is dependent on progression of Core Strategy timetable, and on applying maximum staff resources to the project.

Community Infrastructure Levy (CIL) - Viability Study finalised 4th Jan 2013.

Derelict Properties (DP) – 13 properties have already been improved. Tranche 2 of the programme has now been established prioritising a further 16 properties for action. To date none of the allocated budget has been spent as improvements have been delivered by property owners as a result of pressure placed on them by the Council.

Leeds Town & District Programme - Majority of projects within the programme have been completed successfully. 2 schemes outstanding; Farsley and Cross Gates with completion expected March 2013.

Wyke Beck Valley Pride

- Capital improvement works completed on Beck Fields in Halton Moor and Killingbeck Fields in Seacroft.
- Two new 'Friends of' groups have been established at Arthur's Rein and Killingbeck Fields.
- Practical volunteering activities took place with the local community throughout the Wyke Beck Valley with Groundwork, The Trust for Conservation Volunteers and Parks & Countryside.

Neighbourhood Planning Statement (NPS) - Work has commenced to develop a NPS for Seacroft, to support the regeneration programme, which seeks to develop a community based consensus to development and land use

Neighbourhood Plans (NP) - There are 4 frontrunner pilots for neighbourhood plans city wide (Otley, Boston Spa, Kippax and Holbeck) plus a further 8 neighbourhood areas established.

New Actions (2012/13 Qtr 4)

CS – Submission expected April 2013 subject to conclusion of consultation on pre-submission changes and duty to cooperate requirements being met as well as completion of technical work in particular, the SHLAA.

CIL - Draft PDCS to be submitted to Executive Board on 15th Feb. Subject to changes requested, on target for public consultation from Mar. Aiming for longer term timetable of Apr 2014 for overall CIL to be adopted. Work streams to determine spending, governance, and administration matters are commencing mid Feb, with assistance from the Planning Advisory Service for initial project planning. Initial options re: spending/ring-fencing mechanisms presented to Executive Member in Jan.

City Centre Park – Outline business case for CC Park expected end of Jan

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 has been produced for Executive Board sign off in February and will then be published on the Council's website as part of the Local Authority Monitoring Report.

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

Wyke Beck Valley Pride

- Confirm allocation of further s106 funds.
- 7 new entrances to be installed throughout the valley funded through the Access to Nature Wyke Beck Valley Pride Project (total cost £54K).
- Work to start on the draft Management Plan for the Wyke Beck Valley

Data Development - None

What worked locally /Case study of impact

Nothing to add at quarter 3.

Risks and Challenge

DP - A budget forecast has been prepared for the next financial year which indicates that expenditure is likely to increase as more challenging properties are tackled.

Leeds Town & District Programme -The claim against the designer / contractor is still being pursued.

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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. It is expected that the annual 500 decent homes target for the private sector will be met this financial year. 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.

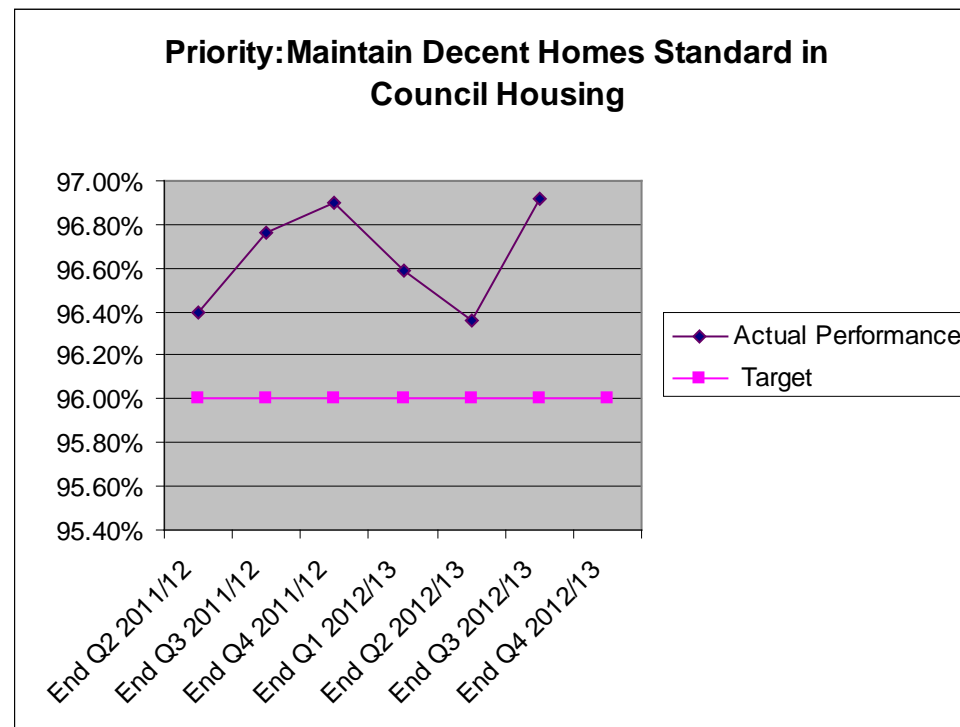
Newer housing developments are incorporating specific building regulations standards, although this remains a challenge. Work is also continuing to bring empty properties back into use and improve their condition.

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. There has still though been progress with over £7m being spent this financial year to improve energy efficiency in council homes and over 7,000 households benefiting from installations via Wrap Up Leeds.

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

Satisfaction results within Wrap Up Leeds are continuing to be Excellent, with a score of 5.59/6. There is limited variations between wards, with no ward showing less than 5.32/6, showing the continued city wide relevance of the scheme. The LCR Green Deal Business Case has now been completed and discussed with LCR Leaders who have

requested that it is also considered by the Green Economy Panel and brought back for a decision on February 7th. The Council's Executive Board approved the participation of Leeds as the anchor authority on the 12th December 2012.

What we did (2012/13 Qtr 3)

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.
- £7.3m has been spent up to the end of Q3 on delivering investment to improve energy efficiency in Council Housing. This includes £2m 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 December 2012 96.92% 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

- 157 private sector properties have been made decent by the end of Q3. Q3 figures are lower than expected as we are awaiting data round decency and energy efficiency work. It is expected that the annual 500 decent homes target will be met once that data is forthcoming.
- 14850 bed spaces 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.
- 2766 individuals have benefited from the removal of a hazard to their homes by the end of Q3 against an annual target of 4,000.
- 349 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 2361 empty properties back into use in Qtr 3 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

- 9,518 measures have been installed in 7,761 households under the Wrap Up Leeds Scheme with ~500 additional measures waiting to be installed. The scheme was extended allowing c300 extra people to benefit, with a forecast that the final total will be around 10,000 measures in 8,000 homes.
- Contracts to deliver 2 of the 3 elements of the £1.28m Green Deal Demonstrator project in Leeds have been awarded. However, the proposed external wall insulation element

New Actions (2012/13 Qtr 4)

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

- The LCR Green Deal Business Case will be presented to individual councils with the request that they sign a MOU to commit to becoming part of a consortium prior to launch of the procurement process in March 2013.
- Additional funding applications have been submitted and secured for emergency heating repairs (Warm Homes Healthy People - £199k) to extend eligibility for energy efficiency measures (Fuel Poverty Fund - £150k) and to develop a collective energy switch product (Cheaper Together - c£40k)

Data Development:

Energy Performance Certificate data has now been analysed and combined with details of eligibility for the Carbon Saving Community ECO grant, to help target promotional work. Funding has been secured from DECC in partnership with Leeds Met University to conduct intensive testing of the impact of interventions on traditional buildings and extensive monitoring across a range of archetypes.

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

<p>for Cross Green did not attract any tenders, due to the timescales and perceived risks.</p> <ul style="list-style-type: none">• The narrow cavity wall insulation scheme has now been completed with a total of 147 properties receiving either free or heavily subsidised cavity wall insulation measures.	<p>most vulnerable from suffering cold related ill-health.</p>
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What worked locally /Case study of impact
The two empty properties being developed as show-homes by Latch and Canopy are both making good progress.

Risks and Challenges
The reduction and future uncertainty over feed in tariff payments for solar PV has meant that this project is not progressing.
The continuing 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.
The short timescales involved in all of the grants received (c£1.7m awarded since the start of October, all of which must be spent by the end of March 2013) present a number of issues which may lead to fewer houses being helped than planned. However no penalties are in place other than that unspent funds will need to be returned to DECC.