

Meeting: Housing and Regeneration Board

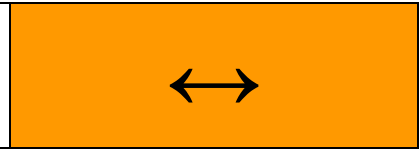
Population: All people in Leeds

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

The Core Strategy indicates that the City has an annual housing requirement of 3,660 units for the first 5 years (from its adoption, anticipated in 2014) then 4,600 units thereafter until 2028.

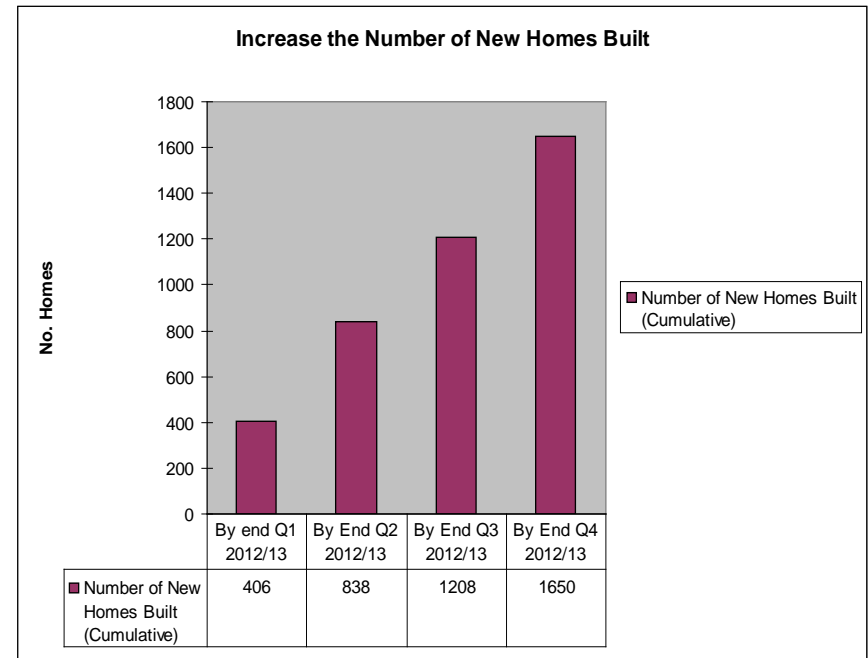
In terms of delivery, 1,650 new homes were built during 2012/13, with 442 units delivered in Qtr 4. This is a reduction when compared with the 2011/12 result of 2,032 homes. The lower 2012/13 total is largely due to the difficulties associated with the weakened housing market and access to finance both for developers and purchasers with consequent fewer starts over the last 3 years.

The number of affordable homes delivered in 2012/13 is 360, lower than the number delivered in 2011/12 of 495. This is as a result of fewer Firstbuy completions than expected; and completion dates for two S106 schemes and one Registered Provider (Affordable Housing Provider) scheme falling into 2013/14, although these will still be delivered within the funding period i.e. March 2015.

The number of long term empty private sector properties which have been returned to occupation in 2012/13 (3,265) through the Empty Homes Strategy has exceeded the previous 2011/12 total (3,243). This is a very positive outcome for the city and has contributed to increasing the number of homes available.

The Council is supporting the increase in supply of housing through various initiatives including: increasing the supply of land, including the release of some greenfield sites; development of the Housing Investment Land Strategy to draw together sites to support housing building; the Empty Property Action Plan; Brownfield Land Programme; the New Build Council Housing Programme; Interim Affordable Housing Strategy; the Leeds Local Authority Mortgage Scheme; and support for self-building. In support of this, the development of new houses and the reduction in the net number of empty homes generates a New Homes Bonus (NHB). Work is being undertaken to allocate NHB monies to a City wide equity loan scheme.

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

Nothing to add at Qtr 4

What we did (2012/13 Qtr 4)

New Homes Built (Private & Affordable)

- East Leeds Extension (ELE): Executive Board (EB) has approved funding for a Highways Feasibility Brief. Mouchel's have been commissioned to complete this work, anticipated by the end of June. Work has commenced to prepare a strategic plan for the East Leeds extension which will help to inform future proposals. Discussions have continued around the Outline Planning Application submitted for Northern Quadrant housing development (2000 homes).
- EASEL: Bellway are now seeking to formally bring forward the planning application at Spofforth Hill. A Model for Equity Loans is to be developed to ensure this provides for full delivery of all remaining EASEL Phase 1 sites. Sale of land at Site 3 to Chapeloak Surgery is now complete.
- Brownfield Land Programme (BLP): An indicative disposal programme has been prepared.
- Older Peoples Housing and Care Project: Work is on-going to engage with the Housing Market to determine appetite for Extra Care Housing Developments.
- Self Build Housing Project: Ongoing development and market engagement exercises.
- Housing Investment Land Strategy (HILS): Work has been undertaken by the Regeneration and Asset Management Teams to produce a list of sites to encourage residential development.
- Housing Revenue Account (HRA) New Build Project: Announced that Phase 1 will start on site Jan 2014. Sites have been identified.
- Assisting with Home Ownership: City-wide Equity Loan Scheme (NHB and commuted sums): LA Mortgage Scheme resulted in 12 completions by the end of Feb 13.

Empty Properties

- Bringing Empty Properties Back into use as Affordable Housing Homes and Communities Agency (HCA) Funding Bid submitted in March.
- Creation of a dedicated proactive enforcement team to tackle empty properties.
- The Empty Homes Doctor has been piloted from Jan with a view to rolling it out once additional resources are available.

Risks and Challenges

- Housing Association uncertainty around their ability to borrow and the potential negative impact Welfare Change 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 (2013/14 Qtr 1)

New Homes Built (Private & Affordable)

- ELE: An Expression of Interest has been submitted for HCA funds to secure planning and to construct the East Leeds Orbital Road.
- BLP: Marketing of first sites to commence. Development is likely to continue through to 2025.
- Older Peoples Housing and Care: Market Engagement Exercise to be held to launch a number of Council owned sites specifically for the development of Extra Care Housing. Department of Health bid for Extra Care housing with outcome expected 31st May 2013.
- Selfbuild Housing Project: First self build event to be held on 11th May to: identify demand for self build; provide advice and support; and provide a networking opportunity to put potential self builders in touch with others (to potentially form a group) and with professionals.
- Build to Rent Fund: Development on the basis of the Leeds City Region (LCR) Private Rented Sector (PRSI) Model.
- Housing Revenue Account (HRA) New Build Project: Work up planning applications for submission July 2013.

Empty Properties

- Bringing Empty Properties Back into use as Affordable Housing: HCA Funding Bid outcome expected 31st May 2013.
- National Empty Home Loan Scheme: Work with the Empty Homes Agency to launch the national loans scheme in May 2013. LCC to be the pilot authority. Work ongoing to deliver the actions within the Empty Properties Action Plan, i.e. delivery of the Empty Homes Doctor and implementation of an Empty Leeds website both in partnership with the Third Sector, and development of LCC's own empty homes loan. Ongoing use of commuted sums to increase the supply of affordable housing, i.e. working with Canopy to bring into use 8 empty properties.

Data Development

- A programme of Housing Market Assessments is being developed to guide new build affordable housing. The data highlights key areas of need and demand in light of the recent Welfare Change.

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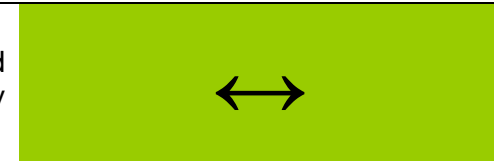
Population: All people in Leeds

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 emerging Core Strategy plans for the longer term regeneration and growth of the district over a 15 year period from 2012 (anticipated adoption in 2014). The Strategy sets out the Council’s 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 brownfield i.e. previously developed land (PDL), whilst minimising greenfield and Green Belt release.

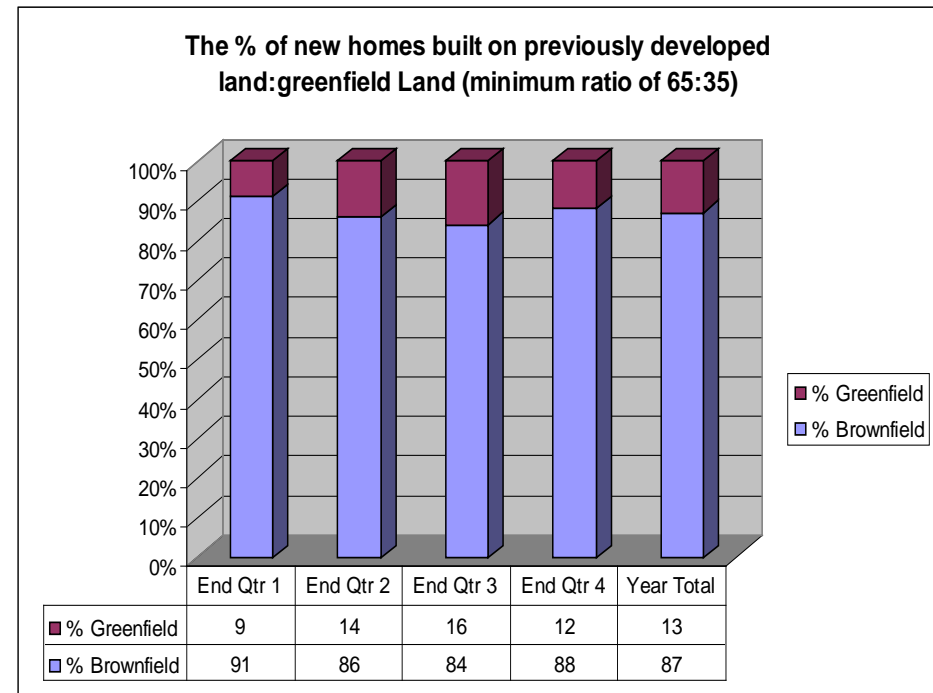
The total number of new homes developed on brownfield land during 2012/13 was 87.2% (1439 properties) against 12.8% on greenfield land (211 properties). In quarter 4 the split was 391 homes on brownfield and 51 homes on greenfield, a ratio of 88.5% to 11.5%. Both of these compare well with the 93% of homes on PDL over the last 5 years.

The minimum 65:35 ratio of developments on brownfield to greenfield land is contained in the emerging Core Strategy. The actual development ratio on brownfield to greenfield is still well above this minimum ratio. However, the proportion of greenfield development is increasing, and will continue to do so as brownfield sites are developed out.

Greenfield development is likely to increase over the next 5 years in order to meet the identified housing needs across the district, although it is likely to remain below the minimum ratio. The Site Allocations Plan will identify sites (some of which will be greenfield) and will grade their suitability, thus enabling expansion of the main urban area and specific settlements to ensure that specific housing needs are met. These sites will be carefully assessed using a range of criteria with reference to the Spatial Strategy (in the Core Strategy) which seeks to protect and enhance the City’s green integrity.

Headline Indicator:

- Minimum ratio of 65:35 development of new homes on Brownfield: Greenfield land (in the emerging Draft Core Strategy)



What do key stakeholders think

Nothing to add at quarter 4.

What we did (Qtr 4 2012/13)

Core Strategy (CS) – The Pre-Submission Changes were considered by Executive Board (EB) & Full Council in November 2012, with approval to submit the Publication Document, Pre-Submission Changes and any representations received for independent examination.

Site Allocations (SA) - Member meetings across all 11 areas covering Leeds are reporting back to a series of Development Plan Panel (DPP) workshops on the draft Issues and Options.

Community Infrastructure Levy (CIL) - Preliminary Draft Charging Schedule approved at EB on 15th Feb, with public consultation 27th March to 15th May. Aiming for longer term timetable of April 2014 for overall CIL to be adopted. Workstreams to determine spending, governance, and administration matters commenced February, with assistance from the Planning Advisory Service for initial project planning.

Local Development Framework (LDF) – The Leeds LDF Annual Monitoring Report was submitted to EB in March. This included considering the 5 year housing land supply within Leeds.

Derelict Properties (DP) – 16 properties have been improved in total. Funding approval has been granted to deliver improvements to a former School site. Interest is being sought to progress redevelopment or refurbishment schemes for properties.

Leeds Town & District Programme Phase 1 (T&DP1) - A new programme (T&DP2) has been outlined and discussed at City Development Directorate meeting and with the Exec Member for Regeneration. This smaller programme will focus on centres which have not yet benefitted from funding.

Town Centres and Commercial Improvements

The Heritage Lottery Fund has given permission to start a new Townscape Heritage Initiative scheme in Kirkgate in Leeds City Centre. The scheme will benefit independent retailers primarily but neighbouring communities in Richmond Hill and Holbeck will also benefit for training and awareness raising courses. Grant contributions were made to 7 properties on Town Street and Branch Road in Armley and 10 properties on Chapeltown Road and Harehills Avenue.

Wyke Beck Valley Pride

Practical volunteering activities continue with the local community throughout the Wyke Beck Valley with Groundwork, The Trust for Conservation Volunteers and Parks & Countryside. During the quarter, funding for 9 new entrances has been agreed through the Access to Nature Wyke Beck Valley Pride Project.

What worked locally /Case study of impact

Nothing to add at quarter 4.

Risks and Challenge

Nothing to add at quarter 4.

New Actions (2013/14 Qtr 1)

CS – Project on track for submission in April 2013, subject to the completion of outstanding technical material.

SA – SA Issues and Options to DPP on 30th April and Executive Board on 8th May, with a period of subsequent public consultation (6 weeks minimum) commencing in June.

Leeds Town & District Programme – End of programme report on T&DC1 is due to be presented to the board in June 2013. Capital works on Farsley scheme will be completed by the end of April 2013.

Wyke Beck Valley Pride

- Confirm allocation of further s106 funds.
- Consultation on draft management plan to be undertaken
- Celebratory event planned to take place in June.
- 2 Local Nature Reserves potentially to be declared – Killingbeck Fields & Whitebeck Woods

Data Development – None

A complete review of the performance indicators used for this priority is being undertaken over the coming months.

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 to 96% by 2010. While it can be seen from the graph that performance has been maintained at or above the target level of 96% over the year, the actual reported performance at the end of March 2013 is 93.45%. This has been due to a data inputting backlog in relation to the installation of gas central heating boilers which is being addressed.

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.

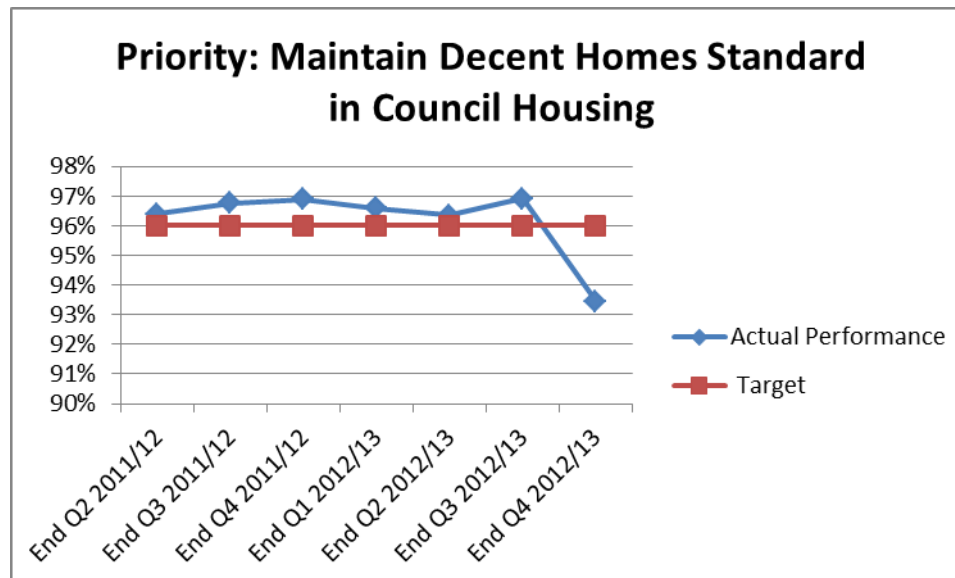
With the continual rise in energy prices and the squeeze on household income (particularly those on low and fixed incomes) fuel poverty rates in Leeds have risen from a low of 22% in 2005 to 27% in 2010. Coupled to this, budgets for energy efficiency grants such as Warmfront have been slashed and many 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.

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.

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

Increase the number of properties which achieved the decency standard



What we did (2012/13 Qtr 4)

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.
- £7.6m has been spent up to the end of Feb 2013 on delivering investment to improve energy efficiency in Council Housing. This includes £2.1m 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 March 2013 93.45% of Council Housing were reported to be meeting the decent homes standard but not all work done had been input to the system this quarter. Over the year we have maintained decency at target levels.. Up to the end of Feb 2013 Leeds ALMOs had delivered capital programme expenditure of £30.7m in delivering investment and improvements to Council Housing.

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

- 1179 private sector properties have been made decent by the end of Q4 This has been achieved though the work of a number of Council Service but mainly private sector housing and Wrap Up Leeds.
- 13554 bed spaces covered by Landlord Accreditation Scheme with 301 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 as well as increase membership in general..
- 4164 individuals have benefited from the removal of a hazard to their homes by the end of Q4 against an annual target of 4,000.
- 434 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 which has lead to resources being diverted to this task. An action plan is now in place to ensure this meet in 2013/4.
- We have brought 3265 empty properties back into use in 2012/3 against a target of 3200. 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 2012.

- 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

- 10,007 measures have been installed in 8,098 households under the Wrap Up Leeds Scheme with another 10,760 lofts and cavity walls installed by 5 of the big 6 energy companies, making a total of over 20,767 insulation jobs.

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.
- Begin to develop a Council Housing Asset Management Strategy which will outline priorities for increasing the energy efficiency of housing stock, particularly to stock types where there is a higher incidence of fuel poverty.
- To closely monitor the delivery of planned investment to improve energy efficiency of Council Housing during 2013/14,.

Priority: Maintain decent homes standard in Council housing

- ALMO capital programmes for 2013/14 have been developed with a view to maintaining decency levels at 95%.
- Continue to closely monitor monthly progress in delivery of capital programmes.

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

- Programmes that deliver decency and improvements in standards in the private sector will be continuing in 2013/4.
- In addition to the previous programmes the new Neighbourhood Intervention model to improve worst first in the PRS will commence in Q1 2013/4
- A bid to the HCA for funds to address empty properties was made in March . We will be made aware of its success at the end of May.

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

- Leaders have now approved the LCR Green Deal project and agreed to jointly fund the £600k procurement costs. Individual local authorities are now signing this off at Exec Board level. Pre-procurement work has now commenced (soft market testing, supply chain engagement and preparation of procurement docs) with target to complete by April 2014.
- A tender to secure an interim Green Deal framework of 3 partners has been launched and evaluated with appointments due to be made in early May for a June start. This will ensure that Leeds brings in significant ECO funding prior to the LCR scheme starting.

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. This has been further analysed to identify clusters of system built properties in ALMO/Private ownership that are most likely to attract good levels of ECO funding. 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.

- The £1.28m Green Deal Demonstrator project has been extremely challenging as many of the essential GD processes have not been fully developed by government or industry. However, all projects in Leeds have made progress. 4 empty properties have been insulated to exceptional standards. The loans project has assigned 123 households an installer. Of these, 42 irrevocable loan letters have been issued, 20 EWI jobs have been thermally complete and 7 boilers installed. There are over 700 customers on the waiting list. The ALMO project has issued EPCs to 172 properties; 104 properties have scaffolding; 94 properties insulated; 23 dashed and 21 fully complete. An extension to the end of May has been granted, with a budget of c£450k. The total project budget has reduced to £1.05m
- The Warm Homes Healthy People (DoH and NHS) and Fuel Poverty Fund (DECC) have collectively spent £519k on frontline services to prevent the most vulnerable people suffering cold related ill health. This included a package of emergency heating repairs and installations. Statistics are being gathered and a final report will be available in May.
- The collective energy switch (Cheaper Energy Together - c£40k from DECC) launched in February and over 5,500 people have registered interest. The closing date has been extended to 1st May.

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

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.

The continued reduction in empty homes and new homes bonus could be affected by the new Council Tax changes introduced in April 2013