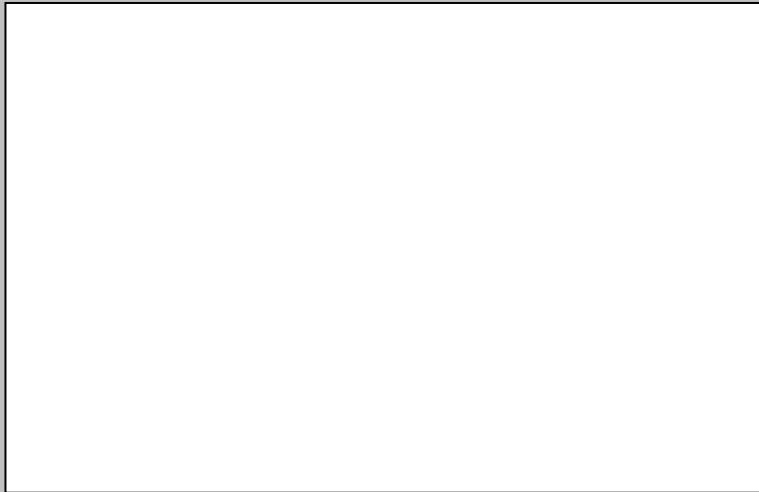


**decent homes in decent neighbourhoods**

**Leeds Housing Strategy**



**2005/06–2009/10**

**Final Draft  
September 2005**

## Foreword

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Housing is not just about bricks and mortar; it is also about providing the conditions where people can create homes. The Leeds' housing strategy sets out the strategic direction for housing provision and aims to ensure strategic links between housing and regeneration plan.

It demonstrates our commitment to ensuring that good-quality housing and housing services are available to all in neighbourhoods where people want to live. It aims to help create and maintain sustainable communities. It aims to ensure that improvements to housing will have beneficial health outcomes and improve quality of life for residents and communities and reduce health inequality. The housing strategy will provide the framework for delivering the housing elements of the *Vision for Leeds 2004 - 2020* and the Leeds City Council's Corporate Plan 2005-2008.

The strategy emphasises the close links between housing and local regeneration set out in *the Leeds Regeneration Plan*, approved in September 2005. It is a partnership strategy developed within the context of the Leeds Housing Partnership (and its strategy groups). The Partnership provides a mechanism for all housing sectors in the city to develop and implement the Leeds' housing strategy and support the effective implementation of the Leeds Regeneration Plan.

The strategy aims to deliver key national priorities and has also been developed to achieve a 'strategic fit' with the Regional Housing Strategy for Yorkshire and the Humber and respond to the changes in the allocation of housing investment funds which will come into force in April 2006; it aims to fit with the strategic plan for the Leeds City Region and the emerging Housing Strategy for West Yorkshire and its adjacent markets.

We are working with our five District Housing Partnerships to ensure that we have effective local strategies, investment plans and delivery arrangements which both engage and are responsive to local people and ensure high-quality housing provision and housing services delivered at neighbourhood level.

We are committed to improving our understanding of both changing housing market conditions and the housing needs and aspirations of Leeds' residents. The resource requirements of meeting those needs are considerable and we are committed both to exploring all sources of funding and to ensuring we obtain 'best value' from all the resources we commit. Our approach to procurement will ensure we get the best combination of partnership working and partnering arrangements to achieve high levels of service delivery and value for money.

We are committed to identifying resources and improving the procurement process in order to improve private sector housing and to deal through clearance and redevelopment with the problem of housing that may now be ill-suited to modern requirements.

We will ensure that a wide range of support and care services is in place to meet the needs of older people and vulnerable people and to help them maintain their housing and live independently.

We will ensure that housing provision and services meet the needs, requirements and choices of the diverse communities of Leeds including BME communities, migrants and gypsies and travellers. We will ensure that services delivered to residents of the city are of the highest quality and result in higher levels of customer satisfaction.

The partnership approach - in terms of harnessing the contributions both of the broad range of housing organisations and agencies and of partners in other related sectors - is critical if we are to achieve our core aim. Our targets include not only objectives within the housing field but also within related sectors, as we recognise that achieving those is also critical if the strategy is to be successfully implemented. The targets we have set in this strategy are deliberately challenging and ambitious because the scope of what we need to achieve is substantial.

During the past couple of years, we have put in place and reviewed the structure and processes we need to make possible the step changes needed. The strategy demonstrates clearly what we intend to achieve in terms of real changes in housing conditions and housing services for people in Leeds over the coming five years.

**Councillor Les Carter**

*Executive Board member for Neighbourhoods and Housing, Leeds City Council*

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*Chair of the Leeds Housing Partnership and of the Leeds Initiative Narrowing the Gap Executive*

## Contents

<b>Introduction</b>	4
<b>1. The Strategic Housing Context: Factors Influencing the Strategy</b>	
National	6
Regional, Sub Regional, Local Corporate Strategic Context	7
Local Corporate Strategic Context	8
Local Strategic Housing Drivers	10
<b>2. Changing Needs, Demand and Aspirations</b>	
Housing Markets in Leeds	15
Changing housing Market Conditions / Changing Demand	17
Factors affecting Changing Demand	17
Emerging Issues	22
<b>3. Resources</b>	
Resources available for 2005/06 and likely future resources	23
Links to the HRA Business Plan	25
Options Appraisal and Programme Shares	25
<b>4. Creating and maintaining sustainable, cohesive communities</b>	
To ensure that all neighbourhoods across the area are “decent places” where people want to live	27
To achieve decent homes for all Leeds residents	29
To tackle difficulties or disadvantages in accessing housing or housing services	30
Delivering and monitoring the Outcome targets	33
Evaluation	33
<b>5. Delivering the Strategy through Partnership</b>	
Engagement in National bodies	34
Regional partnerships	34
Partnerships in West Yorkshire	35
Supporting the Local Strategic Partnership	35
Delivering the strategy locally	37
Working in partnership with Tenants and Residents	38
Improving the information base	38
New ways of working to assist delivery of the strategy	38
<b>6. Conclusions and Summary</b>	39
<b>7. Action Plan 2005/06 – 2009/10</b>	40
<b>Appendices</b>	51
A    Glossary of Terms	52
B    Reference Documents	54
C    Information Sources	56
D    Assumptions for Resources Analysis	59
E    District Housing Partnerships Key priorities	62
F    Membership of the Leeds Housing Partnership and its Strategic Working and Task Groups	66

# Introduction

This Housing Strategy seeks to achieve and maintain sustainable communities and deliver decent homes in decent neighbourhoods for all the people of Leeds. It recognises that action on the provision, condition and quality of housing and related services alone cannot achieve that aim, and that it will need a wider partnership approach to improve neighbourhood conditions and service delivery, to create and support healthy, confident communities, and to sustain healthy housing markets. In particular, it aims to make an essential contribution to 'narrowing the gap' between those parts of the city and communities that have benefited from the economic successes enjoyed by the City of Leeds in recent years and those still experiencing deprivation, poor housing and neighbourhood conditions.

It seeks to set longer-term targets for the achievement of decent homes and decent neighbourhoods, as well as annual targets for the life of this strategy. It also seeks to link action on housing and the environment to wider action in relation to community safety, employment, health, education, social care and transport through the Leeds Regeneration Plan, the Council's Corporate Plan and the Business Plans of partners.

The Strategy has been formulated by the Leeds Housing Partnership in consultation with a wide range of organisations, and builds upon national, regional, sub regional and local priorities. It reflects the views, requirements and priorities of tenants and residents. The Strategy was approved by the Council's Executive Board and the Leeds Initiative – Narrowing the Gap Executive in October 2005. It has been developed through consultation with the Leeds Tenants Federation, the Leeds Housing Partnership Forum, its Executive and Strategic Working and Task Groups.

It has been drawn up in accordance with Government guidance on the formulation of local housing strategies and builds upon the previous strategy which was assessed as being 'Fit For Purpose' by the Government Office in December 2003. It covers the five-year period from April 2005 to March 2010.

**Chapter 1** considers the national, regional, sub-regional and local strategic drivers and its links to key national housing and related policy, the Regional Housing and Spatial Strategies; the emerging West Yorkshire sub regional housing strategy; the *Vision for Leeds 2004 – 2020*; the Leeds Regeneration Plan; City Growth Strategy; the Leeds Renaissance Plan and the Council's Corporate Plan.

**Chapter 2** sets out the changing needs, demands and aspirations of households throughout the city, housing market conditions and trends in the market areas covering Leeds and its borders with other areas, as measured through research and consultation, operational intelligence, stock condition analysis and needs assessments.

**Chapter 3** presents an overview of the current and likely future financial and other resources available to support the vision of creating and maintaining decent homes in decent communities.

**Chapter 4** identifies how the partnership intends to meet the changing needs, demands and aspirations of households and communities. It will present broad long-term objectives, priorities for action according to the likely resources available, and long, medium and short-term outcome measures and targets for achievement.

**Chapter 5** demonstrates the means by which the Strategy will be implemented, monitored and reviewed at a city-wide and local level, and how we will seek to influence policy at a national, regional and sub-regional level to support the Strategy's implementation.

**Chapter 6** provides conclusions and statements of support and commitment from the organisations which have contributed to the formulation of the Strategy and which will be responsible for its delivery.

A series of **appendices** will be attached presenting a glossary of terms used, the membership of the Leeds Housing Partnership, Executive, Strategic Working and Task Groups, a list of the reference policy documents used in formulating the Strategy and to which the Strategy relates, along with an identification of key statistical sources used and assumptions used in defining likely future resources.

# 1. The Strategic Context: factors influencing the strategy

This Housing Strategy sits within a national, regional, sub-regional (the West Yorkshire area) and local corporate context, and has been influenced by priorities for action set at each of those levels. This Chapter considers those priorities, and how the Strategy responds to them.

## **NATIONAL**

The Government has maintained their commitment to achieving and maintaining sustainable, mixed communities and to improving the quality of all housing and match between supply and demand. It has maintained its commitment to achieving the Decent Homes Standard, to reducing the number of vulnerable people living in non-decent housing and the gradual improvement of all private sector housing and has promoted action to improve standards of quality and management in the private rented sector. The Government has promoted strategies for tackling and preventing homelessness, reducing rough sleeping, ensuring appropriate provision for people with support requirements and has also sought to promote action to increase the amount of new or improved affordable housing for rent or purchase. It has promoted action to address the needs of gypsy and travelling communities and asylum seekers. The Government remain committed to improving the Health of the Nation and set out priorities for Public Health in the Wanless Report and Public Health white paper “Choosing Health”, and have acknowledged the significant influence that housing has on people’s health and the importance of prioritising action to address stark health inequalities

**The Communities Plan: Building for the Future** (2004) outlined the Government’s aim to create and maintain sustainable communities through promotion of ‘decent housing’ across tenures; or of tackling low demand wherever it occurs; and through ensuring the provision of sufficient affordable housing to meet needs and requirements. The ODPM’s Five-year plan ‘**Homes for All**’ (2005) sets out the intended implementation of the Sustainable Communities plan. It focuses upon finding means of providing new additional affordable housing, especially through initiatives to help first time buyers buy a stake in a property where they are unable to buy. It also extends the Housing Market Renewal Fund to include West Yorkshire and two other areas in the north (Tees Valley and West Cumbria).

**The Barker Report** (2004) promoted the bringing of empty public and private homes into use; ensuring greater access to existing social housing and enhanced provision of new affordable housing for rent or low cost home ownership through better links between local authorities, private house-builders and Registered Social Landlords. It is now being translated into new policy relating to mixed communities, affordable housing policy and fiscal measures to improve access to housing

The passing of the **Housing Act 2004** enacted a raft of provisions relating to housing across tenures, including the licensing of private rented housing; the new Housing Health and Safety Rating System (HHSRS) ; measures to bring long-term empty properties back into use; controls on companies and individuals profiteering from the Right to Buy scheme and provision for social housing grants to developers and Housebuilders. It also places a duty on local authorities to develop strategies to meet the needs of Gypsies and Travellers.

**The National Strategy for Neighbourhood Renewal** still provides the strategic framework for neighbourhood regeneration, linking improved delivery of services through public service agreements and floor targets, and combined action to tackle social exclusion, low demand and multiple deprivation.

**National planning policy** identifies the Government aims to promote the use of brownfield sites for new housing. National policy also promotes the use of planning powers by local authorities to deliver affordable housing on private sites.

The government, as part of the fundamental review of the planning system, wishes within its consultation on **Planning for Mixed Communities** to create mixed and inclusive communities that offer a wide range of housing and promote social inclusion.

Continuing importance is placed on creating **Community Cohesion** and meeting the needs of BME communities and new communities arising from asylum and immigration together with the enlargement of the European Union.

The achievement of planned and sensitive resettlement of **asylum seekers and refugees** through national, regional and local partnerships will also continue to be a Government priority.

The rising incidence of homelessness over recent years has brought the promotion of coherent **Homelessness Strategies** to tackle homelessness, rough sleeping and reducing the use of Bed & Breakfast accommodation. The Government has urged that emphasis be placed on prevention of homelessness, including the provision of support to people to maintain their homes and on ensuring links between adequate emergency accommodation and permanent rehousing into social or private rented housing.

National policy for people with **Learning Disabilities - Valuing People** looks to extend choices to enable more people to live independently.

The Government continues to place importance on implementing **Supporting People strategies** as a major contribution to the sustainable communities agenda. It is keen to ensure that the best use of the revenue resources is made to support vulnerable people within a tight financial framework.

*Best Value* has been revised as part of the recent Local Government White Paper. The **Comprehensive Performance Assessments** currently being undertaken will in time offer greater freedoms to local authorities should they be assessed as being as "excellent". The Gershon review outlines the need to provide efficiencies within central and local government in order to maximise the best resources that can be re-directed towards front line services

**Energy efficiency and tackling fuel poverty** remains a major national priority, with a target of bringing about a 30% energy efficiency improvement and the eradication of fuel poverty in all high-risk households by 2010.

## **REGIONAL**

The regional housing agenda has become increasingly important in terms of influence over the past year. Recognition of the need to consider and tackle housing issues across administrative boundaries at a regional and sub-regional level as well as within local authority areas and in neighbourhoods has grown.

### **The Northern Way**

The Northern Way Growth Corridor initiative aims to establish 'the north' as a magnet for growth and economic development; to tackle issues of housing market dysfunction and low demand and ensure replacement of obsolete housing to improve the overall quality of housing across the northern regions and support economic growth.

### **Regional Housing Strategy**

The establishment of the Regional Housing Board (RHB) for Yorkshire and the Humber has brought together all major housing partners and regional agencies to tackle housing provision, housing quality and related regeneration issues across the region and link housing and economic development through the Regional Economic Strategy and Spatial Strategy in order to emphasize the importance of a properly-functioning housing market to support the regional economy.

The RHB published its first Regional Housing Strategy for Yorkshire and the Humber (RHS) in November 2003 which has since been reviewed and submitted to ODPM. The 2005 Regional Housing Strategy proposes three priority themes:

Creating better Places - Balancing housing markets and creating sustainable places – rural and urban; coalfield and coastal, city and village

Delivering Better Homes, Choice and Opportunity: Enabling people to meet their aspirations in the rented or owner occupied sectors and ensuring provision of decent, healthy and energy efficient homes

Ensuring Fair Access to Quality Housing: Removing / tackling difficulties and disadvantages in accessing housing markets or housing provisions.

A Single Regional Housing Pot has been created from the former Local Authority HIP and Housing Corporation ADP programmes to provide funding to deliver key regional and sub regional priorities which will be allocated through sub-regional partnerships rather than in the form of guaranteed allocations of funds to local authorities or partner agencies operating in their areas.

## SUB-REGIONAL

### **Leeds City Region**

The Leeds City Region comprising West Yorkshire, Craven, Harrogate, York, Selby and Barnsley has Leeds at its centre. The development of a Leeds City Region strategy will provide an important driver over the coming years of housing, regeneration, economic development and transport strategy and the linkage between those strategies and their respective investment programmes.

It will require consideration and linkage of housing market issues in the various housing markets of West Yorkshire, the 'Golden Triangle' and the emerging 'Green Corridor' area and programmes of linked interventions to tackle market dysfunction's which may restrict economic growth.

### **West Yorkshire**

A West Yorkshire Housing Strategy and investment programme are currently being developed by the West Yorkshire Housing Partnership (WYHP) which was established two years ago to co-ordinate strategic development, joint working and investment programmes across the area. The strategy focuses on three priorities:

Sustainable and cohesive communities - in order to manage and support the diverse communities that live in West Yorkshire and to address the impact of the polarised housing market conditions;

Decent neighbourhoods - to ensure that links are made between physical regeneration, renewal;

Fair access - to achieve and maintain cohesive communities and ensure fair access to housing and services for all the diverse communities across West Yorkshire, including older people and vulnerable households.

Leeds has strongly supported the WYHP and takes an active and often leading role in its work. Its investment programme currently being developed is based on sub-regional priorities across West Yorkshire and robust and strategically-linked priorities set by local housing partnerships.

housing market renewal programmes to replace obsolete housing and improve the quality of neighbourhoods

achieving community cohesion and ensuring access for BME households

new homebuilding in market renewal areas and areas with strong demand and high housing costs

achieving the Decent Homes Standard across West Yorkshire for social housing and reducing the number of vulnerable people living in non-decent private housing

tackling obsolete and poor quality housing across tenures

developing programmes of housing and support for vulnerable people

developing common approaches to tackling and preventing homelessness

developing provision to meet the needs of older persons including support to independent living, review of sheltered housing and development of Extra Care housing

developing new models of tenancy support and management provision for anti-social tenants

In Leeds, investment priorities have been identified by District Housing Partnerships and agreed by the Leeds Housing Partnership Executive, the Leeds Initiative Narrowing the Gap Executive and the Council's Executive Board.

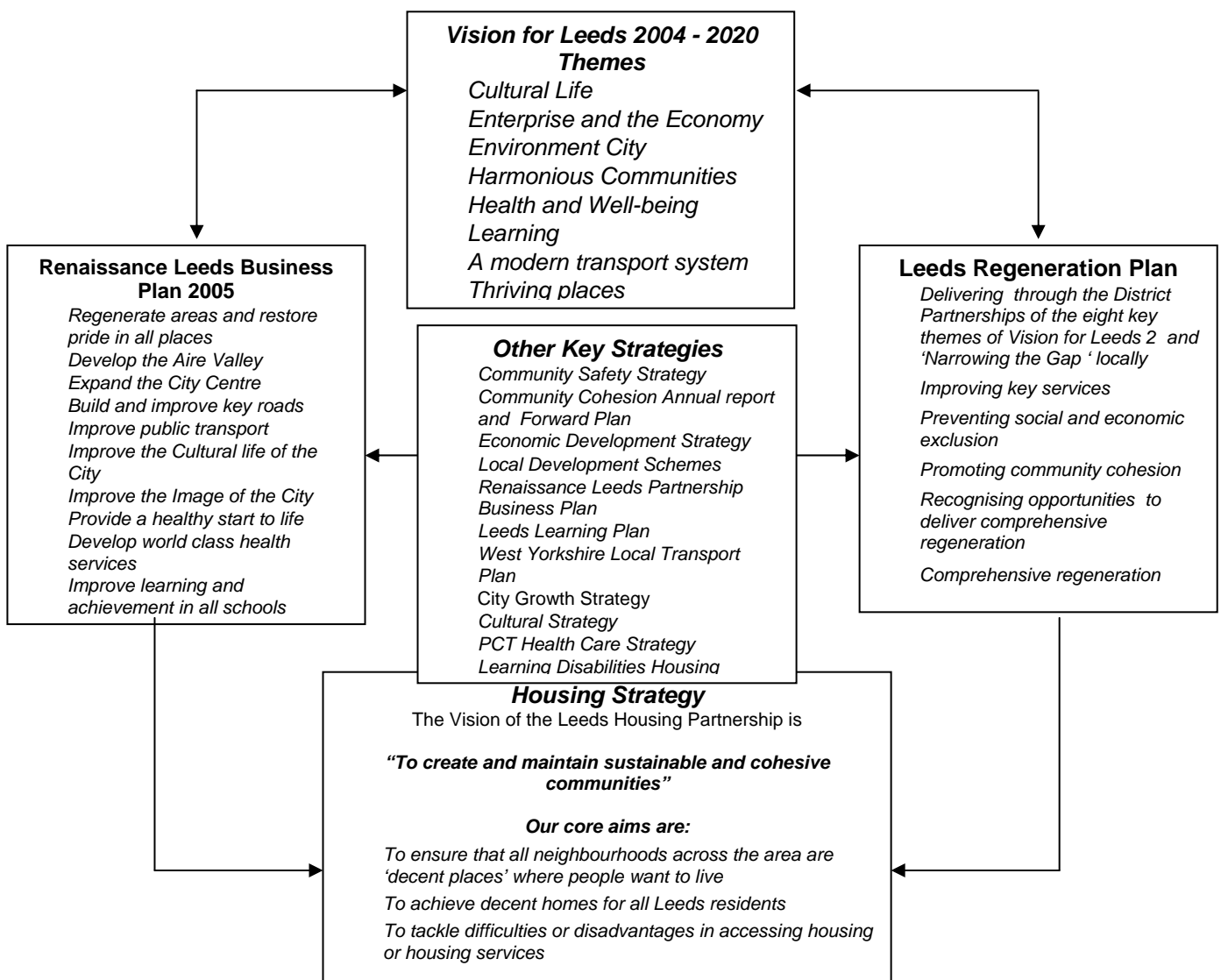
Additionally, the Council is working with the other West Yorkshire local authorities to share information, experience and good practice in relation to the implementation of Supporting People, housing and planning issues, private housing improvement and investment, homelessness and private landlord accreditation.

**Golden Triangle**

The Golden Triangle Partnership has been established by Leeds City Council, City of York Council and Harrogate Borough Council with representation from key housing associations who work across the local authorities boundaries and from key government offices to develop approaches to the delivery of affordable housing, and to improve access to housing in areas of high demand and opportunities for access to housing for those with housing needs unable to access housing in those areas.

**LOCAL CORPORATE STRATEGIC CONTEXT**

It is essential that this Housing Strategy be clearly linked with wider corporate strategic development through the *Vision for Leeds 2004 - 2020* and the Leeds Regeneration Plan, the Council's Corporate Plan and Capital Strategy, Community Plans and other key strategies. The diagram below shows the relationship between those strategies and the Housing Strategy.



This Strategy will contribute to the core aims of the ***Vision for Leeds 2004 - 2020***

*Going up a league* – making Leeds an internationally competitive city – the best place in the country to live, work and learn, with a high quality of life for every one

*Narrowing the Gap* - between the most disadvantaged people and communities and the rest of the city;

*Developing Leeds role as the regional capital*, contributing to the national economy as a competitive European city, supporting and supported by a region that is becoming increasingly prosperous.

It will make a particular contribution to delivering the core aim of Narrowing the Gap and to delivery of the strategic themes of the Vision relating to ‘harmonious communities’ and ‘thriving places’.

**The Leeds Regeneration Plan** is a ‘daughter’ strategy of the *Vision for Leeds 2004 - 2020*, taking forward the ‘neighbourhoods and communities’ theme of the *Vision for Leeds 2004 - 2020*. The plan consists of a City Wide Plan, which is supplemented and supported by 5 District Plans that identify the key challenges and opportunities to narrow the gap across the city and within each District. The plans provide a clear work programme for the NTG Executive and the 5 District Partnerships, setting out the actions to be delivered to meet the needs of local communities. It identifies how the objective of ‘Narrowing the Gap’ will be achieved through focusing actions to deliver the themes identified in the Vision for Leeds (above). The Leeds Housing Strategy will particularly contribute to the achievement of the Thriving Places and Harmonious Communities objectives of the Plan.

**Leeds City Council’s Corporate Plan 2005-2008 ‘Narrowing the Gap** provides the Council’s contribution to the *Vision for Leeds 2004 - 2020*. It notes that the Council’s overarching policy is to ensure that all people in Leeds are sharing in the success of the city and identifies a number of key policy drivers which will influence the Housing Strategy and which this strategy will seek to address especially those relating to safe neighbourhoods, enabling communities to be thriving and harmonious places and enabling people to live healthy, fulfilling lives. The Council in April 2005 was awarded “**excellent**” status by the Audit Commission for its **Comprehensive Performance Assessment**, becoming one of the first unitary authorities to achieve this assessment. Compliance with the decent Homes Standard is one of the key performance indicators contributing to the CPA assessment.

The **City Growth Strategy** is an initiative led by the private sector, which puts business at the heart of inner city regeneration. The aim is to build on the economic strengths and potential of disadvantaged areas to secure their long-term regeneration. City Growth enables business leaders to devise regeneration strategies that create sustainable economic growth, employment and prosperity. Leeds was chosen by the Government for inclusion in the City Growth Initiative in 2002 and funding worth £250,000 has been allocated for the project over a two year period with completion in March 2006. Five potential Clusters have been identified, which could provide the basis for further work - Construction; Digital & Creative Industries; Finance & Business Services; Healthcare and Manufacturing. The Leeds City Growth Area covers 11 electoral wards, including the city centre, and has a residential population of 210,000 with 11,000 businesses providing 240,000 jobs and includes the Aire Valley Leeds.

**The Renaissance Leeds Partnership Business Plan** launched in April 2005 seeks to strategically align public sector investment in the public realm to attract private sector investment to deliver physical and infrastructure development to contribute to meeting the 8 strategic themes for Vision for Leeds 2 . The business plan for 2005/06 focuses on seven core regeneration areas: the City Centre; Holbeck Urban Village; the Aire Valley; East Leeds; West Leeds; South Leeds and the Millennium Village, Allerton Bywater.

This Strategy contributes to and is influenced by the Council’s **Capital Strategy**, which has been constructed to support and contribute to the stated priorities of the *Vision for Leeds 2004 - 2020* and the Leeds Regeneration Plan (see above). It will be influenced by the plans and programmes developed by **District Partnerships and Area Committees** to deliver the Leeds Regeneration Plan and deliver improved and responsive public services. District Housing Partnerships will deliver the housing elements of those plans.

## **Leeds Local Development Framework (LDF), Housing Numbers & Policy**

The overall **housing numbers** that Leeds has to plan to accommodate will be set at regional level in the Regional Spatial Strategy (RSS). The new draft RSS, with a proposed housing requirement figure for Leeds is expected to be published for consultation in December 2005. The figure is likely to increase above the existing figure for Leeds of 1930 dwellings per annum, but by how much will be a matter of debate. The Leeds LDF will comprise of separate elements. There will be a Core Strategy which will consider the wider strategic issues of housing, for example identifying broad areas of growth & restraint, areas of low demand, areas of high demand and emerging urban renaissance markets of city centre. It will also consider issues of balance & integration with other uses such as employment and balance of types of housing, being informed by the Local Housing Assessment and the Local Land Assessment.

Initial work on the Core Strategy will commence in December 2005 & seek to involve communities & stakeholders in the preparation. The Core Strategy is not allowed to make “allocations” of land for housing or any other use. Consequently, another LDF document will need to be prepared to make any allocations which may be necessary. Because the ongoing UDP Review is proposing a set of new housing allocations, this should be sufficient for several years; Leeds should not need to prepare a Site Allocations document under the LDF for some time. As well as providing overall strategy, the Core Strategy will have potential to host more detailed policies, for example about housing design. Otherwise, a separate document could be prepared. The first priority will be for the city council to use the LDF to update Unitary Development Plan (UDP) policy areas which are most out of date. Work and choices on these matters will be ongoing.

This Strategy also contributes to and is influenced by **other key strategies**; the Community Safety Strategy, the Unitary Development Plan, Health Improvement Plans, the Leeds Long-Term Care Charter, the Leeds Economic Development Strategy, the Leeds Learning Plan, the Leeds Integrated Transport Strategy and the ICT Strategy for Leeds.

## **LOCAL STRATEGIC HOUSING DRIVERS**

This Housing Strategy co-ordinates strategies, policies, programmes and investment to deliver actions required by a number of key strategic drivers over a wide range of housing activity and link to national, regional, sub-regional and local corporate policy priorities and drivers:

**Housing market renewal and regeneration** is needed to radically transform areas with dysfunctional housing markets linked with poor neighbourhood conditions. A series of market renewal programmes have started in mixed tenure areas such as Beeston Hill/Holbeck, Harehills and Cross Green/East End Park which are characterised by substantial amounts of poor quality and obsolete older back-to-back housing. Special initiatives such as the Swarcliffe and Little London PFI schemes, the Gipton Mixed Communities pilot and the innovative EASEL regeneration programme (which may bring in over £1 billion in investment through a joint venture between Leeds City Council and a private sector partner) have also been established to create mixed communities of high quality mixed tenure housing in areas of predominantly social housing. A Housing Market Renewal Strategy will combine these programmes and the private and public investment will be needed over a long-term period (15 – 25 years to achieve the levels of transformation required.

Action and investment is needed **to reduce the number of empty homes across tenures and bring more empty homes back into use**. There has been a consistent reduction from in the number of empty homes across the city from over 14,000 in 2001 to 7,774 in March 2005. The number of empty Council homes has reduced, from over 3% in 2001 to 1.5% in 2005. The Council's empty property strategy continues to be officially recognised and awarded for innovative practice particularly in respect of private housing and now needs to be developed to ensure a fully integrated cross tenure approach.

**Provision of 'market housing'** needs to be influenced to achieve balanced housing development that is able to ensure access to housing is maintained for all while also being able to meet economic needs and personal aspirations. Urban capacity issues will require consideration along with the further development of housing in the city centre and the other town centres of Leeds;

A total of 174 units of affordable housing have been delivered through the planning process (PPG3) between 2001 to 2003 and £16 million of funding was obtained from the Housing Corporations ADP for 2004 to 2006 to deliver 198 new or improved affordable homes. More **affordable housing** however, is needed to meet increasing needs, requirements and aspirations which will require clarifying policy, sharpening procedures and partnership working and combining targeted investment of single regional housing pot funds to deliver new housing for rent or low cost home ownership with the use of the councils planning powers through s106 agreements.

**Improving access to home ownership** is required through maximising low cost home ownership opportunities and introduction of fiscal measures (loans or grants) to enable access to housing for those on low incomes or in diverse communities;

Issues of **land supply and asset management** need to be addressed to both maximise capital receipts for investment purposes and enable new housing development and remodelling of estates;

Action is required to **tackle anti-social behaviour** in order to minimise the negative impact on the quality of life of residents and its effect as a factor 'pushing' people to leave certain neighbourhoods while avoiding displacing the problem through improving neighbourhood management. The cross sector Anti-Social Behaviour Unit since 2001 has obtained over 250 Anti Social Behaviour Orders (ASBO'S) which have helped to start tackle anti-social behaviour. Further progress will mean developing common approaches between landlords (social and private) and co-ordinated responses between agencies;

There has been a continual development of **neighbourhood management** in Harehills and Beeston Hill/Holbeck and Cross Green/East End Park (where the *to'gether* partnership of providers, elected members and community leaders has worked to tackle anti-social behaviour and criminality, develop housing market renewal proposals for the area and build the basis for neighbourhood management. Further action is needed to develop neighbourhood management approaches and help implement the Leeds Regeneration Plan.

Action has taken place to **tackle poor environmental quality** Eco-Management Audit Scheme accreditation (ISO 14001) has been achieved and an Enforcement Concordat was adopted with comprehensive and transparent enforcement policies. Investment is also being sought for widespread environmental improvement. Further action and investment is needed to reduce the potential disincentive to demand for housing that a poor environment provides.

The private rented sector is the fastest growing tenure in Leeds fuelled by increased demand from students and young professionals, the buy-to-let market and some speculative investment. A **Private Rented Sector Strategy** is currently being developed in conjunction with stakeholders that will set out collective aims and objectives for the next 5 years for private rented housing and will harness the strategic enabling role and regulatory functions of the Council and self-regulation through accreditation and responsible and competent management. The **Leeds Landlords Accreditation Scheme** has continued to be successful and is nationally recognised, with 258 members covering 10,960 bedspaces. 106 new landlords joined the Code last year and 1,844 bedspaces were added. Further effort is needed to increase membership of the Leeds Landlords Accreditation Scheme and a review of its content and effectiveness is planned. There is a need to support the introduction of **licensing** of HMOs and appropriate use of selective licensing in support of regeneration programmes;

Action is needed to **co-ordinate the management of rented housing**, through adopting common approaches to tenancy and estate management and tackling anti-social behaviour by tenants.

Action is needed to **counteract the negative image and reputation of certain areas** and promote their positive aspects as improvement and regeneration action kicks in.

**Improving homes to decent standards** remains a priority for action. By April 2005 46.2% of LA homes complied with the Decent Homes Standard by April 2005 the number of vulnerable people living in non-decent private housing has reduced to 44%. 1,284 private homes have been improved through private grant assistance and 1,240 bedspaces in Houses in Multiple Occupation were comprehensively upgraded. Further investment is needed to continually improve the number of decent homes across tenures.

A robust **private sector housing investment policy** has been adopted to target vulnerable households and gradually reduce the number of privately owned homes that do not meet the Housing Health and Safety Hazard Rating; support independent living for vulnerable households, in particular the elderly and disabled; address health issues and health inequality in particular; improve energy efficiency and reduce fuel poverty; support sustainability and environmental management and help improve community safety. The policy will embrace a shift towards loans that can be recycled and that are available through the release of capital tied into property values. It focuses on supporting joint investment and partnership investment plans while maintaining essential 'city-wide programmes' and investment to meet statutory obligations.

Promoting **energy efficiency and tackling fuel poverty will require investment and programmes of action** to ensure that more households enjoy affordable warmth, and that fewer households live in fuel poverty has been a long-standing priority. The Leeds Energy Advice team has helped stimulate fuel bill savings of £5.1m and carbon dioxide (CO<sub>2</sub>) savings of 143,000 tonnes per annum in all households. The Council is about to embark on a £12 million Heat Lease scheme on the back of two successful pilot schemes, one of which secured £200,000 of Health Action Zone funding. Further action and investment is needed to reduce the number of households in fuel poverty, increase energy efficiency and provision of affordable warmth and to make links between energy efficiency, sustainable development and environmental protection through the Council's Eco-Management and Audit Scheme plan.

Given the need for additional skilled workers to deliver the increased amount of construction activity that will be taking place in the city in the coming years, action is needed to **enhance the capacity of the construction industry**, through enhancing opportunities within the building and construction trades as part of regeneration strategy; ensuring that procurement strategies for improvement works maximise outputs and contain provisions for the use of local labour, and link with other employment programmes and the employment-based regeneration programmes in the Aire Valley.

Supporting **community cohesion** will require service improvement and housing provision to meet the needs of the diverse communities of Leeds, travellers and other vulnerable communities.

**Addressing the housing needs and requirements of BME** remains a priority for the Leeds Housing Strategy. Increasing accommodation for BME households has been provided and access to social housing improved. In the last three years, the percentage of Council properties let to BME households has risen from 10% to 16% and the percentage of Registered Social Landlord properties let to BME households has risen from 21 to 23%. A BME housing strategy and action plan has been produced that will co-ordinate housing provision, services and investment to achieve a better match of supply and demand; fairness in access to housing, improvement to the quality of housing and estate management services and better information.

A continuing strategic approach to addressing the **needs of asylum seekers and refugees** is needed. The Regional Asylum team has worked in partnership with the Home Office, private accommodation providers and voluntary and statutory agencies to accommodate over 6,379 asylum seekers (families and singles) since April 2002 and to provide services to enable asylum seekers and refugees to access advice and information.

**Supporting vulnerable people** is an important component of achieving sustainability in neighbourhoods and will require both implementation of the supporting people strategy and innovative and imaginative approaches to management of vulnerable people by mainstream housing providers. 12,379 units of provision are funded through Supporting People across 525 services by 70 providers, of which 14% is provided as floating support. The New Supporting People Strategy needs to focus on prevention, rather than a crisis-led approach; shifting services towards support for people to remain in their own homes while maintaining any specific housing projects required to deal with complex or multiple needs including home owners who present as homeless because they've lost their home due to mental health problems.

Action is needed to tackle **homelessness** through preventing homelessness from occurring wherever possible (including mediation and enabling households who have encountered domestic violence to remain in their homes); reducing repeat homelessness; working with the private sector to enhance provision of both emergency and longer-term accommodation and securing speedy and appropriate permanent rehousing.

**Addressing the needs and requirements of older people** also remains a priority for the Leeds Housing Strategy. Between 2002 and 2005 over 1,450 elderly private residents received security works and repairs to their homes to help them live independently in their neighbourhoods and over 6,000 older people received other services to enhance their personal security; The role of 'Care and Repair' (the Home Improvement Agency for Leeds) was expanded; more Extra-Care schemes were developed offering 163 bedspaces plus on-site care facilities; 1,708 older people were helped to find sheltered housing and 902 older people living in housing too large for their needs were helped to move to more suitable housing. A Housing Strategy for Older Persons is now in place, to co-ordinate housing provision, services and investment to meet the housing needs, requirements and aspirations of older people to provide support to independent living, review and remodelling of sheltered housing and enhanced extra care housing provision.

**Taking action to meet the needs and requirements of people with disabilities/ impairments** continues to be important. 1,225 Disabled Facilities Grants were completed in private sector housing between April 2002 and March 2005 to assist people with disabilities and impairment to live independently and an innovative new scheme with local estate agents to record and advertise access details of properties on the market for people with disabilities is operational. A review of housing needs and provision for people with disabilities is to be undertaken with a view to determining the best way of organising and delivering services in the future. This will form the basis for a housing strategy and action plan for people with disabilities and impairments to co-ordinate activity and investment to ensure that accessible housing and support services are available, along with specialist accommodation and access to adapted housing where required.

The Leeds (Valuing People ) Learning Disabilities Strategy will co-ordinate the provision of accommodation, services and investment to provide for the housing needs of **People with Learning Disabilities**, especially people living with older carers, young people in transition and those living in local authority hostels, to enable greater access to mainstream affordable housing and greater freedom and mobility within the housing market.

Helping to reduce crime and **improving community safety** has been a long-standing priority within the Leeds Housing Strategy. Over recent years, action and investment under the Burglary Reduction Initiative in Leeds (BRIL) has combined to reduce burglary levels and has reduced repeat victimization to 7% where security measures to properties that have been burgled have been put in place. But further action is required to reduce burglary and other crimes through housing improvement investment, 'designing out crime' and changing estate management practices.

**Tackling anti-social behaviour** will be a key part of neighbourhood and housing or tenancy management approaches aimed at reducing the impact of anti-social behaviour on community health and well-being and joint cross tenure approaches will be explored. It is likely that selective licensing of private rented housing will be utilised in a number of areas where market failure and anti-social behaviour are contributing to community decline.

Large concentrations of young tenants can be difficult to manage and disruptive to other residents, while many young people seeking housing are vulnerable or may need help in maintaining their tenancies. Provision of **better management and support of young people** and provision of advice, support and, in some cases, care or intensive management packages is needed to assist stable living patterns.

Provision will be needed for meeting **rural housing needs** in areas located on the outskirts of the Leeds urban area, containing outer suburban and 'green belt' communities and ensuring continuing access to housing for local people in villages.

**Provision for student housing needs is needed** to deal with the high numbers of students living in Leeds. The Council and the universities have developed student housing strategies and a Shared Housing Action Plan developed to address problems associated with areas with high density student populations is currently the subject of update and review. In addition a strategic approach is needed to new student housing developments; concrete plans to diversify student housing in areas outside of 'Leeds 6' are required along with better management of the neighbourhoods where students live. In addition the development of more purpose built blocks of student flats and a flattening of the increase in numbers is raising the possibility of a surplus of bedspaces in shared housing developing over the coming 18 months.

**Providing choice in allocation of social housing through choice-based lettings** and the adoption of local lettings policies where appropriate to address consistency will help address rising demand for housing and a reduction in available lettings, and help address issues of balance and preventing concentrations of disadvantaged groups.

There is a need to build upon existing initiatives such as LCATA and Leeds Youthbuild to assist people, especially young people who are workless and actually or potentially socially excluded to have **access to jobs and training opportunities in the construction industry** and the employment-based regeneration programmes in the Aire Valley.

Action and investment is needed to reduce the **negative impact of poor housing on poor health** and help people in Leeds to maintain good physical and mental health and to reduce the impact of multiple deprivation especially in those wards and neighbourhoods where it is concentrated. Constructive joint working links between providing and commissioning agencies to ensure implementation of the Joint Mental Health Strategy relevant aspects of this strategy?

**Improving levels of tenant and resident involvement** has been a continual priority of the Leeds Housing Strategy. There are now 106 registered tenants groups exceeding the target of 75 set in 2002. 38 Registered Tenants' Groups have been established in the last two years. There has been increased involvement from disabled tenants throughout the city; the % of BME Tenants involved in tenants and residents associations has increased from 2% in 2003 to 12% in April 2004 and homeowners and housing association tenants now make 39% of the total registered groups with the Leeds Tenants Federation. Action is needed to broaden participation to private tenants, improve the participation of homeowners and encourage the participation of younger tenants and residents.

Action is needed to continually drive up **satisfaction levels amongst residents** with their homes and neighbourhoods and with the services they receive.

## 2. Changing Needs, Demand and Aspirations

In the last ten years there have been substantial changes in housing market conditions in Leeds and in the patterns of housing choice and use made by households and individuals. With Leeds growing economically and becoming a thriving regional centre, a 'two-speed' housing market has emerged, showing a clear gap between parts of the city where there is considerable affluence and buoyant (and often overheating) housing markets, and parts where housing is in poor condition, housing markets are frail, and where there exists significant social and economic deprivation.

At the same time, throughout the city and within neighbourhoods, there have been changes in housing tenure patterns with a continuing home ownership and a substantial increase in the number of households renting privately.

The share of the market taken up by social rented housing (and by Council housing in particular) has declined substantially through Right to Buy activity and demolition and disposal of stock while demand for social housing has begun to rise, driven by a mixture of new demand from new populations moving to Leeds, the impact of rising house prices and increasing homelessness, which has in turn resulted in increased pressure on social rented housing stock.

Meanwhile, rising house prices arising from both 'normal' market driven inflation and the impact of speculative investment and the buy-to-let market have raised issues of affordability of housing across the city

The housing choices made by households are governed by considerations wider than simply the quality of housing condition or facilities. Location of housing is now the most important factor influencing housing decisions, itself influenced by considerations of the quality of local schools, transport links, the quality of other local facilities, local crime rates and reputation and image.

This section, and the Housing Needs and Statistics Supplement, draw information from a range of sources to explore those issues and to present a summary of the main facets of changing housing market conditions and changing needs, demands and aspirations relating to housing and the factors influencing those changes. The Housing Needs and Statistics Supplement will shortly be improved into a Local Housing Assessment based on ODPM guidance.

### **INFORMATION SOURCES**

Information and data on changing market conditions and changing demand, needs and aspirations have been drawn from a number of sources. The Leeds Housing Partnership is committed to ensuring that a comprehensive programme of research and operational intelligence gathering is in place and is supported (financially and materially) to ensure that strategic development and service improvement are based upon robust data and an exhaustive appraisal of the views and wishes of residents. The range of information sources used to support this strategy is presented in Appendix D.

### **HOUSING MARKETS IN LEEDS**

At a city-wide level, it is possible to identify seven housing markets (although there will undoubtedly be more local markets within each of the five) as follows

**Outer Areas/'Dormitory Villages'** - located in the 'green belt' to the north west, north east and east of the city and characterised by high house prices, high demand and limited supply of social housing, and virtuous social conditions. In these areas the average price of housing is £319,375. The housing needs survey undertaken in 2003 showed a need for 336 new affordable homes compared to recent provision of 25 per year. Supply of affordable housing for rent is limited but demand for it is very high and turnover very slow.

**Outer Suburbs** - located in the outer parts of West Leeds, South and South East Leeds (and in areas adjoining the outer areas of North East, North West and East Leeds identified above), and characterised by higher-than-average property values, average-to-high demand levels and generally virtuous social conditions, but with some 'pockets' of housing with changing, and often reducing, demand and worsening social conditions. In these areas the average price of housing is £161,194. The housing needs survey undertaken in 2003 showed an annual need for 1,045 new affordable homes compared to recent provision of 104 per year. Demand for available affordable housing for rent is very high and turnover slow.

**Inner Suburban Areas** - located throughout the city adjoining inner urban areas, characterised by property values lower than the average for the city and containing some difficult patches of social and private housing, where distortions are often being caused by a large private rented sector often focused on student housing (see below). In these areas the average price of housing is £121,854. The housing needs survey undertaken in 2003 showed an annual need for 179 new affordable homes compared to recent provision of 54 per year. Supply of affordable housing for rent is limited but demand for it is very high and turnover very slow.

**Inner Urban Areas** - comprising a mixture of older housing areas containing the 'low-quality' end of the private rented and owner-occupied markets characterised by substantial numbers of small terraced and back-to-back houses and houses in multiple occupation, where property values are often very low and which can be affected by negative equity and very poor social conditions and infrastructure, and peripheral Council estates characterised by combinations of low and/or falling demand, high turnover and high voids and significant levels of social deprivation, and where property values on resale are very low. Over all inner city areas the average price of housing is £96,428. The housing needs survey undertaken in 2003 showed a surplus of 1,394 affordable homes however, more recent indications are that with demand remaining stable and supply falling then this assessed surplus may be substantially lower.

**The City Centre Housing market** is developing rapidly and is predominantly priced at the top end of the market. Over 3,000 apartments have either been built or are under construction in the city centre and a further 6,000 have planning permission. Demand has come from young professionals as well as for corporate use. A significant proportion have been bought by investors. While there is currently only limited affordable housing in the 'core' city centre, there is scope for provision in areas on the fringe of the city centre or in adjacent areas such that the Housing Needs Survey of 2003 identified an annual need for 380 affordable homes in the city centre or adjoining areas compared with provision over the last 4 years of 14 units per year. There are also developing housing markets linked to properties above shop units or in purpose built apartment blocks in the town centres located throughout the city.

Concentrations of students in certain parts of the city, especially the Headingley, Hyde Park area create a 'mini housing market with certain conditions and characteristics. Here competition for housing between families and private landlords have pushed up prices, often pricing families out of the market and leading to increasing concentrations of shared houses and HMOs and linked issues of transience and low-level anti-social behaviour.

The Leeds Housing Partnership has undertaken and is supporting work taking place at a West Yorkshire level to identify joint housing markets including 'border' and housing market types that are common to a number of areas. So far this has identified

*West Leeds/East Bradford* areas where a number of joint markets cross the boundary between Leeds and Bradford particularly at Thornbury and Apperley Bridge. It contains some of the outer suburban areas of West Leeds.

*South East Leeds/North Wakefield* is developing as a 'dormitory' market straddling the M62 for people to commute to Leeds. It contains some of the outer suburban areas of South Leeds. (see above)

*M1/ M62 market* (parts of Leeds, Bradford, Wakefield and Kirklees surrounding the junction of the M1 and M62) which is developing as a residential market served by the motorway links to Leeds, Sheffield and Manchester. It contains some of the outer suburban areas of South Leeds.

*Outer East Leeds border market* is an up market, high demand market extending towards Selby which is developing as a south-eastern end of the Golden Triangle.

The Outer areas and suburbs (see above) of North East and North West Leeds are within the *Golden Triangle* area typified by high demand, high cost and limited supply of affordable housing.

### **CHANGING HOUSING MARKET CONDITIONS**

The significant changes which have occurred in the housing markets in Leeds in recent years, and which were identified in last year's Housing Strategy, have been further informed by various research findings and intelligence gathered over the last year.

While Leeds still contains a 'dual market', with a split between the high and very high property prices and demand levels (in the northern part of the city and other outlying and suburban areas in the South, West and East) and the lower property prices and variable demand conditions (in inner south, east and west Leeds), House prices have been increasing across the city and have been rising at a faster rate than the national average and affordability of housing is becoming an issue across the city.

There have been significant changes in the pattern of housing tenure in Leeds over the last 10 years, with fewer households living in Council housing and in social rented housing as a whole, a similar proportion of people owning their own homes and a rapidly-increasing proportion of households renting privately.

There has been movement of households from the inner city to suburban areas and from suburban areas to outer areas, market towns and villages, driven by changing demand patterns and household aspirations.

House prices in Leeds increased by 108.5% between 1999 and 2004 - a higher increase than for most parts of Yorkshire and Humberside, except for North Yorkshire and higher than the increase nationally (86.3%). The average house price in Leeds now stands at £150,921 compared to £72,421 in 1999. There is still wide variation across Leeds with prices varying from between £50,000 for back-to-back homes in Cross Green to over £1 million for large detached residences in outlying villages or apartments in Leeds City Centre. Average prices vary across postcode sectors from £61,000 to over £400,000. Average prices of terraced housing can range from under £55,000 to over £ 150,000 for the same type of property

The price of terraced housing has increased rapidly and the average price of a terraced home (£112,000) now requires 4.6 times an average income (£23,000) and 7.5 times a low income (under £15,000);

Rising property prices have been driven by speculative investment seeking to capitalise on the buoyant Leeds market and the growing buy-to-let market.

Demand for social rented housing has increased over the last two years especially in outer suburban areas and villages where supply is scarce, but increasingly in inner urban estates as well. Reasons behind this are not yet clear and research is planned to identify likely causes and trends. This has been accompanied by substantially increasing right-to-buy applications and sales.

### **CHANGING DEMAND**

There has been evidence of changing demand for housing both for the various neighbourhoods and areas of Leeds and for the various housing tenures and types of housing within those tenures

#### ***Housing at Risk***

Research carried out by Birmingham University Centre for Urban and Regional Studies (CURS) in 2002 identified 61,222 properties (or 21% of all housing in Leeds) as being 'at risk' of changing or low demand, of which two-thirds (41,000) are social rented and one-third (20,000) privately owned or rented, and most are located in older housing areas and peripheral Council estates at the fringes of the inner city. The research identified an over-representation of BME households in some of the areas with housing at risk, and often only demand from those communities was preventing further decline in the areas.

## **Household Mobility**

Data from the Housing Requirements Study 2001 found levels of current and planned household mobility to be lower than in comparable studies. High levels of satisfaction with homes and neighbourhoods together with the increasing levels of Right to Buy in the city and the increase in applications to buy Council and RSL homes, may be acting as dampening factors on mobility rates, and may reflect the access issues posed by increasing house prices. Analysis of NOMAD (Neighbourhood Orientated Model of Area Demand) also shows slowing turnover in the social housing sector from around 17% in 2002 to 13% in 2005.

### **Demand for Home ownership**

Home ownership remains the tenure of choice, and demand for new homes in green belt and suburban areas and in the city centre continues to be strong. In outer areas and outer suburban areas, there is strong demand for 'second-hand' private housing, both from households 'trading up' and from investment. In many inner-urban and inner-suburban areas, demand for such housing is 'struggling' but provides another route for aspirant households living in those areas. Demand for newer and suburban housing from newly-forming households is threatening the role of social rented housing and cheap, older private housing as the traditional starting points for new households, pointing to a changing role for older housing areas in the inner city and other inner urban rented markets.

### **Demand for private rented housing**

In the last ten years, the private rented sector has been the fastest growing segment of the housing market. There is a highly-diversified market comprising the student housing market, the 'executive renting' market (including city centre executive renting) and a lower-cost market in older housing areas, and demand for private rented housing through 'buy to rent' is growing. The proportion of housing rented privately in Beeston Hill has grown from 12% to 40% over four years.

### **Demand for Social Rented housing**

Demand for social rented housing is variable but is rising in all areas, although demand for Council and RSL housing in outer and outer-suburban areas remains particularly high and pressure on stock immense. A discussion of demand for Council housing is contained in the current HRA Business Plan and the individual ALMO Business Plans. The following key trends can be identified:

Demand for social housing over the past three years has shown increases in terms of family and single households has increased since the implementation of Choice based Lettings by 3%. At the same time there has been a 40% reduction in properties available for allocation.

Overall demand for social housing has increased since 2002. Demand for 1- and 2-bedroomed housing has increased slightly but demand for housing of 3 and 4 bedrooms or more has increased substantially.

There are some variations however in terms of property type with some sheltered housing proving to be increasingly unpopular due to lack of facilities such properties provide.

Turnover of social housing overall has continually reduced since 2003 from over 16% to 13%.

The proportion of social rented homes that are empty has been on a downward trend since 1997/98. There are currently 1,318 empty Council or RSL homes (or 1.7% of all social housing stock).

Applications to buy Council homes and actual sales have both increased substantially. 9,792 properties were sold between 1996/97 and 2004/05 and 1,900 properties were sold in 2004/05 alone. Across the City since the 1980 Housing Act a total of 27,173 properties have been sold which equates to 28.8% of the City Housing Stock based on figures in 1980. In areas such as Kippax, Airebrough and Wetherby over 40% of the original council housing stock has been sold. 900 properties have been sold between April and August 2006 indicating a building demand from tenants to use their right to buy.

It will currently take 5.4 years to rehouse all households currently in need twice as long as was the case when the last strategy review took place in 2002 .

## **FACTORS INFLUENCING DEMAND FOR HOUSING**

A number of factors are influencing demand for housing, including demographic changes, perceptions of areas and neighbourhoods and their facilities (especially in relation to crime and the fear of crime and the quality of schools), personal needs and aspirations, the condition and quality of housing and the quality of services provided to neighbourhoods and households.

### **Socio-economic drivers**

The Northern Way Growth Corridor initiative aims to establish 'the north' as a magnet for growth and economic development; to tackle issues of housing market dysfunction and low demand and ensure replacement of obsolete housing to improve the overall quality of housing across the northern regions and support economic growth.

A key component part of the Northern Way initiative is the Leeds City Region. The Leeds City Region Development Programme refers to a number of potential 'significant challenges that inhibit growth and serve as a brake on competitiveness' – inadequate local connectivity either within the city region and between city regions; higher than average levels of economic inactivity and worklessness; skills shortages especially in high value added sectors; poor housing and deprivation potentially holding back growth and lack of access to housing (low rent social housing or high cost home ownership) restricting labour mobility.

With the vast majority of projected employment growth being in the communication, financial, services, banking/insurance sectors or in public and other services indicates a need for enhanced access to housing at the upper and lower ends of the market new jobs .

### **Demographic projections**

Information on demographic changes from the Council's Planning Department shows that

the population of Leeds is projected to grow from 716,500 in 2005 to 740,500 by 2025;

there will be a fall in the number of children aged under 14 and of people aged 25-44 (which may impact on future household formation patterns)

there will be an increase in the numbers of 2-25 year olds reflecting the high student population in Leeds;

there will be an increase in the numbers of people aged over 45 and over 65 (which adds impetus to the review of older persons' housing which is currently underway).

The number of households in Leeds increased by 15% in the last 20 years and is projected to rise by 6% (2,000 per year) up to 2011 and by 12% up to 2021.

### **Perceptions of Neighbourhoods and Areas**

In both the Housing Requirements Study 2001 and the Birmingham CURS research the quality of schools, the experience or fear of crime, health facilities, transport and accessibility, noise and anti-social behaviour, as well as the quality of housing, were found to be the key determinants of demand for housing and for neighbourhoods

### **Perceptions of the different housing tenures**

Perceptions of the different housing tenures and their characteristics were also cited by households in the Housing Requirements Study 2001 as providing potential or actual barriers to their accessing that housing. They included:

the quality, or perceived poor condition of Council housing;

a lack of awareness of housing provided by Registered Social Landlords;

a perception of anti-social behaviour among Council and RSL housing tenants;

a perception that private rents are too high, that quality is poor and that some landlords are unscrupulous; and

increasing house prices and the long-term commitment that home ownership entails.

## **Personal housing needs**

The personal needs and requirements that households have now, or that they feel they may have in the future, remain a major determinant of demand for housing. The following summarises those personal housing needs that may impact on demand for housing:

- the increasing number of older people in the population, and evidence of changing needs and requirements;
- growing demand from young people, who are increasingly providing the main source of demand for social rented housing;
- the growing aspirations of families for home ownership, and a tendency for new families to 'leapfrog' older housing and social rented housing and move straight into home ownership;
- an increasing level of demand for social rented housing from BME households and in particular for housing with 4 or more bedrooms, and demands for choice in housing both inside and outside 'traditional' areas of BME population;
- increasing demand from people with disabilities or impairments for adaptations to housing to enable independent living; and
- the increasing incidence of people with multiple needs, matched by an apparent lack of provision to meet those needs.

## **Supporting Vulnerable People**

Supporting People review of service, have shown that the role of funded services is often unclear, Access to services tends to be crisis-led; services tend to be building based so people have to move to obtain support and there is inadequate provision of support to people in their own homes; provision is not geographically equitable there are a range of unmet needs (especially those with physical impairments) and some services are being funded that are currently ineligible for SP funding or are comparatively very high cost.

## **Homelessness**

The shift in service focus towards preventing homelessness along with changes in levels of 'homelessness need' have led to significant reductions in homeless acceptances. The forecast figure for 2004/05 is 2,850 acceptances compared to 4,965 in 2003/04.

The reduction in homeless acceptances has eased the pressures on supplies of emergency accommodation. The numbers of families placed in emergency accommodation fell from 386 in March 2004 to 282 in December 2004 compared to a rising national trend. No families have been placed in bed and breakfast for longer than the six-week limit since October 2003.

Over 220 households have signed long-term Assured Shorthold Tenancies with an accredited private landlord to prevent homelessness or to discharge housing duty. The last headcount in October 2003 identified three rough sleepers and following recognition that the causes and effects of rough sleeping are not solely related to housing issues services to rough sleepers now fall within the remit of the Community Safety Division of the Neighbourhoods and Housing Department.

The mediation service provided by Archway helps reduce the incidence of homelessness caused by parental eviction and initial indications suggest that this service has had a significant impact. In October 2004 there were 50 homeless acceptances caused by parental eviction but by January 2005 this figure had been reduced to 17 acceptances. A 'Sanctuary style' scheme is being pursued in Leeds along with an expansion of the mediation service.

## **New Populations**

There is some building evidence that the accommodation of new populations emerging from asylum seekers and refugees and from migrants from the countries of the enlarged European Union is bringing increasing demands on affordable housing and on social rented housing in particular.

**Stock condition**

There are still significant problems with housing condition and amenity throughout the city and in specific areas. The impact of housing condition upon demand for housing and upon the confidence of households in areas remains substantial, and in the Housing Requirements Study 2001 the quality of housing was cited as the second most important neighbourhood factor in households' assessment of neighbourhood popularity. In 2002 it was estimated that at least £1.5 billion is needed to improve housing across sectors to decency standards.

**Tenant and Resident Satisfaction and Aspirations**

Meeting the requirements and aspirations of tenant and residents is becoming an increasing determinant of demand especially for social rented housing. The introduction of choice based lettings has enabled households to choose to apply anywhere in the city to meet their housing needs which is more clearly identifying hotspots of demand. While the achievement of two-stars by the six ALMOs led to the injection of £350 million investment funding to renovate council housing to a decent standard, it is clear that some of those tenants may seek further improvement once the fairly basic improvement levels delivered by the decent homes standard are achieved.

It has also become evident over recent years that tenants and residents not only concerned with living in a decent home but also want to live in a decent neighbourhood. High satisfaction with services and facilities can act as a stimulus to stability, while dissatisfaction can act as a major driving force in household decisions to move away from areas.

The Leeds Housing Requirements Study 2001 found relatively-high levels of resident satisfaction with homes, neighbourhoods and services in most areas. The Best Value General Survey 2003/04 indicated a 77% satisfaction rate with all Council Services and it emerged that Leeds had the highest satisfaction rate across all services amongst the Core Cities. However, analysis from the Leeds Housing Requirements Study, 2001, found that those wards with the most housing at risk as defined by Birmingham CURS, also had lower-than-average levels of resident satisfaction.

**EMERGING ISSUES****Need for Affordable Housing**

Significant geographical variations in demand for housing  
 Increasing affordability gap across the city  
 Severe restrictions in access to home ownership in high demand areas for first time buyers and those on moderate incomes needing to trade up or access larger housing  
 Changing perceptions of affordability especially amongst young people  
 Reducing social housing sector stock reducing choice and limiting access

**Changing demand**

Demand for social housing is increasing as supply reduces but there is still some social housing with fragile demand  
 Still areas dominated by one tenure or type of housing that do not provide for diversity of households  
 The amount of private housing that is either obsolescent or ill-suited to modern requirements.  
 The impact of a resurgent private rented sector and an expanding student housing sector on host communities.  
 Increasing household mobility in areas with an increasing private rented sector  
 Increasing demand for housing from single people and small households who are increasingly demanding housing with more than one bedroom

**Changing needs**

Increasing demand for social housing younger age groups  
 The emergence of mixed-age communities of young and old residents, and accompanying management issues.  
 Addressing the needs of, and managing, vulnerable and mobile young people.  
 Addressing the needs of vulnerable people who have multiple needs.  
 Meeting BME community needs and choices while encouraging community cohesion.  
 Increasing numbers of older people needing housing and support  
 Increasing demand for adaptations to housing for people with disabilities/ Impairments.  
 Fluctuating homelessness acceptances with an increase up to 2003/04 and a 50% reduction over 2004/05  
 Continuing use of bed and breakfast accommodation including use by families with children in crisis  
 Domestic violence and relationship breakdowns remaining as the most common causes of homelessness  
 Continuing rough sleeping  
 It is estimated that 2,000 homeless presentations per annum are repeat presentations.

**HOUSING REQUIREMENTS****Provision of more affordable housing**

There is a need for increasing provision of new affordable homes in areas of high demand and in areas on the edge of decline to bolster their attractiveness  
 There is a need for housing to replace obsolete housing or housing with no or low demand that may be demolished in the coming years, especially in areas with high BME communities, and to replace obsolete stock that may be demolished in areas with proven demand  
 Need for significantly more 'intermediate' housing to assist first time buyers and social housing tenants seeking home ownership

**Changes to housing supply and service provision**

Replacing poor quality housing in low demand with better quality affordable housing for rent and working to increase the supply of affordable housing for rent.  
 Housing market renewal strategy, replacing obsolete housing and radically improving or converting other supply including 'stock swaps' between partners  
 Creating mixed communities and restructuring areas of mono tenure and providing affordable housing in areas of short supply  
 New models of provision to replace sheltered housing that is currently unpopular.  
 Expand membership of the Leeds Landlords Accreditation Scheme and encouraging housing provision for students in areas outside traditional LS6 area  
 Considering the adequacy of 1-bed housing, given household preferences and child custody and caring requirements of single-person households.

**Changes to service provision to meet changing needs**

There is a need for flexible packages to help younger and vulnerable tenants to maintain their tenancies, including provision of furniture, intensive management and a range of care and support.  
 Provision of support to independent living for older people; review of sheltered housing and development of extra-care housing for sale as well as for rent  
 The use of intensive management, introductory tenancies and local lettings policies should be considered as ways of managing demand into housing and to manage better those who are 'difficult to manage'.  
 ■ Neighbourhood management and cross-sector management agreements are needed to address anti-social behaviour and to enforce tenancy conditions better.  
 Working to prevent homelessness including working in partnership to provide a mediation service to resolve family/relationship breakdowns and developing actions to reduce repeat homelessness  
 Procuring additional temporary accommodation through the private sector and continuing to secure move-on outcomes for all customers of temporary accommodation.  
 Setting targets to minimise the use of B&B accommodation especially by 16-17 year olds  
 Developing appropriate support packages for people who are socially excluded within the current system

### 3. Resources

It is anticipated that there will be at least £677million available to support new housing provision, housing and service improvement throughout the city in 2005/06 from public and private funding sources and around £3.2 billion over the next five years. The table below shows the split between public funding and private finance likely to be available for housing investment over the next five years. A table showing full breakdown of anticipated funding along with information on the assumptions on which the figures are based are presented in Appendix D:

	2005/06 (£000s)	2006/07 (£000s)	2007/08 (£000s)	2008/09 (£000s)	2009/10 (£000s)	TOTAL (£000s)	%
<b>Public funding</b>							
Leeds City Council Capital (d)	31,268	37,378	27,787	19,308	19,749	<b>135,490</b>	3.2%
Leeds City Council Revenue (e)	197,670	197,062	203,993	204,718	195,709	<b>999,152</b>	23.6%
ALMO Funding (MRA,, SCA)	138,600	122,572	103,014	49,979	33,833	<b>447,998</b>	10.6%
PPFI funding	6,097	6,097	18,797	18,797	18,797	<b>68,585</b>	1.6%
HIP/Single Regional Housing Pot (b)	20,222	15,344	14,661	13,325	14,953	<b>78,505</b>	1.9%
Housing Market Renewal Fund (c)	0	1,625	8,210	10,500	8,000	<b>28,335</b>	0.7%
Other Government funding (a)	40,787	34,089	39,695	32,495	32,495	<b>179,561</b>	4.2%
<b>Total – Public funding</b>	<b>434,644</b>	<b>414,167</b>	<b>416,157</b>	<b>349,122</b>	<b>323,536</b>	<b>1,937,626</b>	<b>45.8%</b>
<b>Private Finance</b>							
Private finance	170,135	179,554	187,132	187,002	195,834	<b>919,957</b>	21.7%
Residents own resources	235,580	253,249	272,243	292,661	314,632	<b>1,368,344</b>	32.3%
<b>Total – Private Finance</b>	<b>405,715</b>	<b>432,803</b>	<b>459,375</b>	<b>479,663</b>	<b>510,466</b>	<b>2,288,022</b>	<b>54.1%</b>
<b>Total</b>	<b>840,409</b>	<b>847,070</b>	<b>876,622</b>	<b>828,785</b>	<b>834,081</b>	<b>4,225,648</b>	<b>100.0%</b>
<b>Supporting Regeneration funds</b>	<b>40,788</b>	<b>31,865</b>	<b>7,663</b>	<b>5,136</b>		<b>85,451</b>	

a) Supporting people, DOH Extra Care, ODPM Homelessness funding, Disabled Facilities Grants

(b) Based on HIP allocation for allocations of SRHP for 2005/06, bids 2006 – 2008 and continuation 2008 – 10 and anticipated bids for NAHP )ADP)

(c) Based on anticipated bids 2006 – 2010

(d) Presents figures for 2005 – 2008 only for LCC Capital Strategy. Includes Capital receipts and Supported Capital Expenditure

(e) 2005/06 actual figures projected forward to 2009/10

The table above shows that just over 50% of housing investment will be from private finance and that the majority of private funds will come from the homeowners investing their own resources in improving and maintaining their homes.

The process for allocating public funding to finance housing investment is changing. From April 2006 automatic Housing Investment Programme (HIP) allocations to local authorities and ADP allocations to local authority areas will cease and instead allocations of housing capital funding will be made strategically through sub regional partnerships who will be asked to negotiate a housing investment programme with local authorities and with the Housing Corporation and RSLs according to local priorities and regional priorities. £301 million has been allocated to Yorkshire and Humberside for 2006 - 2008 and an allocation of £130 million has been indicatively allocated to West Yorkshire and its adjacent areas (the 'Golden Triangle' and the 'Green Corridor' areas).

Leeds has been allocated, subject to RHB and ODPM approval, £22.9 million to support housing investment 2006 – 2008 from the Single Regional Housing Pot and Housing Market Renewal Fund.

## Ensuring all neighbourhoods are decent places where people want to live

It is estimated that **£1.247billion** may be available over the next five years to support housing related action to help all neighbourhoods across the area become 'decent places' where people want to live

£5 million may be available from Supported Capital Expenditure by Leeds City Council and £14 million from capital receipts generated by sales of Council assets to fund capital projects to support neighbourhood and housing market renewal.

Just under £28 million is currently being sought from the Housing Market Renewal Fund. £24 million HMRF funding has been allocated to West Yorkshire for 2006 – 2008 of which £9.835 million has been indicatively allocated by the WYHP to Leeds. No indications have been given of future HMRF funding beyond 2008.

£14 million has been allocated from the Single Regional Housing Pot 2005 – 2008 to finance acquisition and clearance/replacement or refurbishment for sale or rent in housing market renewal areas and a further £15 million sought in continuation funding up to 2010.

Proposals made in outline form to the West Yorkshire Housing Partnership amount to around £17.5 million for 2006- 2008 for new affordable homes for rent or Low Cost Home Ownership by RSLs through SRHP. £10.6 million may be available up to 2008 from private finance to RSL housing schemes.

£905.6 million may be available over the next five years in terms of the value of investment made by private Housebuilders and their financial backers in new housing built, £39.3 million of which relates to housing built under Section 106 agreements. At least £3.8 million will be available from commuted sums collected from private developers in lieu of affordable housing provision.

It is anticipated that £233.3million may be available in revenue funding for staffing and services to support the creation of decent places

In addition some **£85.5 million** may be available in supporting regeneration expenditure through the Single Regional Investment Plan (SRIP) and European Objective 2 funds administered through Yorkshire Forward, remaining Neighbourhood Renewal Fund and SRB funds

£26.2 million may be available from the West Yorkshire Sub Regional Investment Plan

£49.7 million may be available from European Union Objective 2 funds to support economic development, business development and connectivity to employment initiatives in regeneration and renaissance areas.

£8.3 million of Neighbourhood Renewal Funds and £1.3 million of SRB6 funding for spend in 2005/06 remains for spending in support of regeneration

## Achieving Decent Homes for all Leeds residents

It is anticipated that **£2.519 billion** may be available over the next five years to work towards achieving decent homes for all residents of Leeds.

It is anticipated that £155 million will be available over five years through the Major Repairs Allowance (MRA) along with £293.1 million in Supplementary Credit Approvals gained from all six ALMOs achieving a two-star inspection rating to support improvement of council housing to a decent standard.

£68.6 million will be available over the next five years from the PPF housing programme to finance housing estate remodelling and improvement programmes in targeted areas.

£21.6 million may be available from Supported Capital Expenditure by Leeds City Council and £37.5 million from the Council's Capital Strategy and £41.5 million from capital receipts generated by sales of Council assets to fund capital projects to supplement ALMO decent homes funding and to support private sector housing improvement.

£4.65 million will be available through HIP and SRHP over 2005 – 2008 and a further £10 million is being sought to finance group repair schemes. £6.5 million will be available over 2005-2008 to fund loans, grants to help vulnerable people living in non-decent private housing to improve their homes to decent standards with a further £5.3 million sought for 2008 – 2010.

£1.37 billion may be invested by homeowners in maintaining and improving their homes based on each homeowner spending £1,342 per annum on property maintenance and improvement.

It is anticipated that just over £513 million may be available in revenue funding for staffing and services to support the creation of decent homes.

### **Tackling difficulties or disadvantages in accessing housing or housing services**

It is anticipated that **£458.85 million** may be available to tackle difficulties or disadvantages in accessing housing or housing services.

£16.5 million may be available in Supported Capital Expenditure to support capital projects that will improve access to housing and provide housing for vulnerable people. Including the Council's contributions to Disabled facilities Grants

£5.8 million may be available from the Single Regional Housing Pot to fund housing to support fair access especially extra care housing for older people with £3 million up to 2008. This is based on allocations of funds to assist low income older homeowners to maintain their homes. It includes £2 million available over the next five years through the Golden Triangle project for schemes, and Homebuy loans to assist access to housing in high demand and cost areas.

£4 million may be available from the Housing Corporation National Affordable Housing Pot (formerly ADP) to provide new homes for vulnerable or older people based on current bids made.

£156 million may be available through Supporting people Funding based on the assumption of 5% reductions in funding for the next two years and a constant budget after.

£11 million may be available from earmarked Government funding for Disabled Facilities Grants

£11.8 million will be sought up to 2008 from the Department of Health Extra Care fund for Extra Care housing schemes

£432,000 will be available in 2005/06 for specific homelessness initiatives.

It is anticipated that just over £513 million may be available in revenue funding for staffing and services to support the creation of decent homes.

It is anticipated that just over £513 million may be available in revenue funding for staffing and services to support the creation of decent homes.

### **LINKS TO THE HRA BUSINESS PLAN**

The HRA Business Plan outlines how Council housing in Leeds will be managed and improved in the next ten years. It outlines the Council's plans in relation to the establishment of Arm's-Length Management Organizations and its programme for improving the housing stock to the Decent Homes Standard and for further improvements to meet tenant aspirations. It also presents the stock reduction assumptions that are being used to support the financial plan presented and the strategy regarding future investment, and shows the service changes that may be needed to achieve *Best Value* and to meet changing demand and aspirations. In addition, it covers non-dwelling HRA assets such as garages and shops.

### **OPTIONS APPRAISAL**

The process of continuously reviewing existing and potential future investment opportunities is key to the efficient and effective use of resources and to ensure that direction of resources is driven by the housing strategy. Option Appraisals are carried out in a number of ways by the Council, the ALMOs and other partners to ensure that housing development, improvement of housing and service improvement take place against a rigorous consideration of cost, quality and tenant and resident preferences and aspirations.

### Capital Strategy Options Appraisal

The Council's capital programme is subject to a project justification process which takes account of both of the priorities and objectives set in the Council's Corporate Plan and Asset Management Plan. This process ensures that all new capital projects are appraised on a consistent basis and ensures that proposals for investment

demonstrate their 'fit' with key corporate service objectives

clearly identify the ongoing revenue implications of proposed schemes ;

demonstrate the potential for securing third party capital (e.g. National Lottery, Central Government grants, EU grants, etc.) and for new sources of capital funding (PPFIs, 'Not for Profit' Distributing Organizations (NPDOs), Leasing, Joint Ventures and outsourcing) to help support the scheme's costs, either in whole or in part.

### Housing Investment Options Appraisal

Since the creation of ALMO'S in February 2003, the development of business and investment plans by each of the organisations has informed their Capital Strategies to meet the Decent Homes Standard by 2010. ALMO'S have used the Guidance on carrying out Option Appraisals that was developed by the City Council as part of the creation of ALMO'S to inform the decisions on existing and future investment options. The Guidance, which has received accreditation from the Chartered Institute of Housing as a good practice model, is now being refined by the ALMOs to meet the specific needs of their locality.

Housing Associations have for many years carried out a range of stock options and future investment opportunities as part of their business planning process.

Housing partners in some areas are working together to formulate land use and asset management frameworks to maximise public and private sector investment opportunities within specific neighbourhoods within the wider context of the Local Development Framework.

### Option Appraisal and Investment Opportunities - District Housing Partnerships and Area Management

District Housing Partnerships are encouraging the formulation and implementation of "joined up" approaches between local housing providers in terms of how investment decisions and future planning can be developed to achieve maximum effect and added value. These joint approaches will help to deliver wider investment plans of District Partnerships. The move towards sharing intelligence in relation to investment decisions across housing providers at both city wide and District Housing Partnership level will assist in attracting funding opportunities through the SRHP, DOH( Extra Care) and any additional funding that becomes available in relation to the Northern Way.

### PROGRAMME SHARES

On the basis of the likely total sum of resources that may be available in the next five years, it is envisaged that the following breakdown of capital (and revenue) programmes will apply to fund the priorities for action outlined in the next Chapter.

Theme	% Public Funded	% Private funded	% of all Funding
<i>Ensuring that all neighbourhoods across the area are 'decent places' where people want to live</i>	8.9%	91.1%	29.5%
<i>Achieving decent homes for all Leeds residents</i>	31.6%	68.4%	59.6%
<i>Tackling difficulties or disadvantages in accessing housing or housing services</i>	100%	0%	10.8%

## 4. Creating and maintaining sustainable, cohesive communities

### Vision and Core Aims

In order to help deliver the vision of creating and maintaining sustainable, cohesive communities the following key core aims have been chosen following consideration of a number of key national, regional and local factors.

*The Vision of the Leeds Housing Partnership is  
“To create and maintain sustainable and cohesive communities”*

*Our core aims are:*

***To ensure that all neighbourhoods across the area are ‘decent places’ where people want to live***

***To achieve decent homes for all Leeds residents***

***To tackle difficulties or disadvantages in accessing housing or housing services***

These aims reflect the national policy priorities of quality, choice and social inclusion. They reflect and link to regional and sub-regional priorities of providing housing and services to meet needs, demands and economic requirements and to priorities set out in the Regional Housing Strategy and the West Yorkshire Housing Strategy.

They also support the Leeds Regeneration Plan and its District Regeneration Plans and reflect local priorities aimed at ‘closing the gap’ between affluent and deprived communities, improving key services and increasing customer satisfaction and, most importantly, they reflect the expectations and priorities identified by tenants and residents.

The following pages set out the programmes we intend to put in place in the coming five years to deliver those aims. They set out:

- what each aim means and what it involves;
- what we want to achieve over the longer term;
- what our priorities will be in the coming years, given customer and partner views and likely resources; and
- how we will measure success over the life of the strategy

### ***To ensure that all neighbourhoods across the area are ‘decent places’ where people want to live***

Ensuring that there are no neighbourhoods that people do not want to live in is a key priority both of the National Strategy for Neighbourhood Renewal and of the *Vision for Leeds 2004 - 2020* and the Leeds Regeneration Plan. It is essential to take action that helps to ensure the creation and maintenance of popular neighbourhoods where people want to live. It is important that physical improvement of housing and infrastructure is accompanied by action to improve community facilities and service provision and action to engender and maintain community pride and accessible ways of involving residents in the decisions affecting their communities.

**What do we want to achieve?**

We want to ensure that in the long term all households in Leeds should be able to expect to live safely and comfortably in a neighbourhood that is of a decent standard, and has a mix of high quality homes in a range of types, tenures and costs and access to high quality local amenities and services. We want to:

- a) remodel and regenerate neighbourhoods with fragile or declining housing markets to enable sustainable property values and attract new households.
- b) reduce the amount of housing that is obsolete in low demand or of poor quality, especially poor quality back-to-back housing, through replacement, refurbishment or conversion.
- c) bring empty homes back into use to meet housing needs and requirements
- d) provide a range of housing provision that meets the requirements, needs and aspirations of existing or potential residents and which offers a balance of housing provision between social/private housing for rent, low-cost home ownership, and market housing
- e) help reduce crime rates and fear of crime, the incidence of anti-social behaviour, noise nuisance and vandalism in order to improve feelings of community safety
- f) ensure co-ordinated management of rented housing and service delivery by housing providers through neighbourhood management and adoption of common approaches
- g) provide housing for students that avoids over-concentration in certain parts of the city and manage better the places where students live;
- h) achieve a clean, well-presented and healthy environment and access to high quality local facilities including schools, transport, shopping, employment 'visiting services', leisure and entertainment.

**Priorities**

1. *Tackling tackle market fragility, poor housing mix and obsolete housing through*
  - a) Developing a housing market strategy and investment programme
  - b) Attracting investment from HMRF, SRHP and the private sector
  - c) Using a mixture of clearance and better land use for housing and mixed use; conversion and remodelling or substantial refurbishment
  - d) Establishing effective delivery mechanisms and capacity
2. *Increasing the numbers of affordable homes through*
  - a) Establishing more effective working arrangements with developers
  - b) Reviewing policy on land release and asset management to support development
  - c) Providing other low cost home ownership schemes through shared equity or discounted sale;
  - d) Providing housing for social rent where it is required to relieve pressure on stock in high demand areas or to meet specific needs of sub-market rental cost.
  - e) Bringing empty homes back into use through implementing the empty property strategy
3. *Taking action against anti-social residents through*
  - a) enforcement of tenancy conditions,
  - b) providing support to the cross-sector Anti-Social Behaviour Unit,
  - c) developing cross-sector anti-social behaviour agreements with Registered Social Landlords and Code of Standards Private Landlords;
  - d) Developing and implementing initiatives to tackle anti-social behaviour in –situ including providing for the unmet support needs of those responsible for anti-social behaviour
4. *Improve environmental conditions through*
  - a) Implementing actions related to Leeds City Council Environment Policy
  - b) Implementing programmes of improvement to the 'street scene'
  - c) Meeting national targets for minimising pollution

5. *Providing housing for students that avoids over-concentration in certain parts of the city through*
- a) implementing the revised Shared Housing Action Plan once agreed;
  - b) developing a strategic approach to new student housing developments which incorporates
  - c) Implementing the ASHORE policy to restrain concentration of student housing in Headingley and neighbouring areas and encouraging diversification.
  - d) To encourage the development of purpose built accommodation for students close to the universities and the city centre and the dispersal of HMOs and shared housing for students across Leeds

### **Outcome Measures by 2010**

We will have reduced the number of homes at risk of market decline by 9,000

We will have replaced 1,110 low demand/obsolete properties in market renewal areas with 700 new homes for low cost home ownership, rent or market sale

We will have reduced the percentage of homes that are empty from 4.7% to 2%

We will have ensured provision of at least 1,250 new affordable homes for rent or low cost home ownership through use of SRHP funds and the Councils planning powers

We will have met air quality standards throughout the city and achieved systematic improvement of environmental appearance

Outcome targets for student housing will be added over the course of the year as the review of the Shared Housing Action Plan is completed and agreed.

### ***What resources will we have available?***

It is estimated that **£1.247 billion** may be available over the next five years to support housing related action to help all neighbourhoods across the area become 'decent places' where people want to live; supported by **£85.5 million** of funding to facilitate regeneration and economic development activity.

## ***To achieve decent homes for all Leeds residents***

Delivering decent homes is the Government's key priority for social rented housing. It is one of the Public Service Agreement floor targets, and all local authorities are obliged to ensure that their social housing is of a decent standard by 2010. The Leeds Housing Partnership is committed to ensuring that over the long term all housing in Leeds meets the Decent Homes Standard; to ensuring the provision of affordable warmth, the reduction of fuel poverty and reduction in energy consumption; to improving standards of housing and tenancy management, especially in the private rented sector and to significantly improving the quality of the local environment.

### ***What do we want to achieve?***

We want to ensure that in the long term all households in Leeds should be able to expect to live in a home that is of a decent standard. We want to achieve:

- a. homes that are safe and secure, structurally sound and fit for modern requirements;
- b. homes that are warm and affordable to heat;
- c. homes that are adaptable for use by people with disabilities, older people and families with young children;
- d. improved and flexible tenancy, estate and housing management across rented housing and improved quality of housing and management in the private rented sector through the Leeds Landlords Accreditation scheme and targeted licensing
- e. Increasing capacity in the construction industry to help deliver decent homes and increased opportunities for local people to access jobs and training in the construction industry

## **Priorities**

1. *Increasing the numbers of homes that are of a decent standard through*
  - a) Ensuring that all ALMOs and RSLs have plans to ensure that all their housing complies with the Decent Homes Standard by 2010
  - b) Providing financial and material assistance to vulnerable households (including older people, people with disabilities and families with young children) who live in private housing that is not of a decent standard to improve their homes
  - c) Targeting investment to increase the numbers of privately owned properties that comply with the Housing Health and Safety Hazard rating
  
2. *Increasing the numbers of homes that are energy efficient and reducing the numbers of households living in fuel poverty through*
  - a) Targeting investment by the Council and ALMOs to improve the energy efficiency of homes and reduce fuel poverty
  - b) Supporting and assisting households to take up benefits and seek affordable warmth improvements to their homes
  
3. *Reducing the extent of poor quality and speculative private rented housing and improving standards of housing and management through*
  - a) Increasing the number of private landlords who are members of the Leeds Landlords Accreditation Scheme,
  - b) Introducing licensing of Housing in Multiple Occupation
  - c) Seeking to return wherever possible private rented housing to home ownership or renting through RSLs or ALMOs in areas with a very high proportion of private rented housing
  
4. *Taking measures to enhance the capacity of the construction industry to undertake the significant housing improvement and construction work planned and needed in Leeds and to provide employment and training opportunities for local people through*
  - a) Developing employment opportunities for local people through the procurement of improvement contracts.
  - b) Developing procurement arrangements between housing providers to improve construction industry capacity in Leeds and supporting common procurement arrangements across West Yorkshire

## **Outcome measures by 2010**

All social housing to meet the decent homes standard

The number of vulnerable people living in non-decent private sector homes to reduce from 44% to 30%

The number of households living in fuel poverty will reduce from 26% to no more than 4%

Achieving a SAP rating of at 70 in Council housing and at least 61 in private housing

Reducing the number of council homes with a SAP rating of less than 30 to 1% and for private housing to 4%

An increase in the number of bedspaces managed by members of the Leeds Landlords

Accreditation Scheme from just under 11,000 to just under 20,000 with a revised scheme including appropriate 'vetting' and quality control measures

## **What resources will we have available?**

It is estimated that just under **£2.519 billion** may be available over the next five years to support action to improve the quality of housing across tenures to a decent standard.

## **To tackle difficulties or disadvantages in accessing housing or housing services**

It is important that there is opportunity for access to affordable housing across the city. It is important that those who need to live in high demand areas or who provide services essential to those neighbourhoods can access housing they need. It is also essential that the needs, requirements and aspirations of older people, BME communities and vulnerable people are also met. Ensuring access to housing and services backed up by meaningful ways of involving residents in the decisions affecting their communities for all sections of the communities is essential to achieving sustainable and cohesive communities and links to national, regional and sub-regional targets and priorities.

### **What do we want to achieve?**

We want to create and maintain opportunities for individuals and families to meet their housing needs and requirements and realise where possible their aspirations. We want to work with other partnerships in neighbouring areas to ensure accessible housing provision across housing market areas covering Leeds;

creating a sustainable mix of housing of different types, tenures and cost levels will help provide choice and opportunity thus avoiding the necessity for households to move out of a neighbourhood to achieve what they want and need. We want to ensure that vulnerable people are regarded as 'housing market consumers' with needs, perceptions and aspiration to meet. We want to:

create more opportunity for first-time buyers to gain access to the housing market and help key-workers find housing in Leeds by providing accommodation opportunities ;

provide for the needs, requirements and aspirations of older people including help to live independently and provision of sheltered and extra-care housing;

provide for the needs, requirements and aspirations of BME communities including a range of housing that better meets cultural and household needs, better access to services and information about them and greater avenues for participation in service development and management;

provide for the needs, requirements and aspirations of people with physical disabilities and impairments and people with learning disabilities through supporting independent living wherever possible;

ensure an effective range of housing and support provision for vulnerable people who may have 'challenging behaviour' including young ,mobile people, people with mental ill health, drug, alcohol and solvent abusers, offenders and those excluded from services due to the service of ASBO'S, because their support needs are considered too great, they have a history of arrears or chaotic behaviour

tackle homelessness through the introduction of a range of effective prevention options; an appropriate provision of emergency accommodation and access to long-term and permanent housing.

### **Priorities**

- i) *Improving access to homeownership for those unable to afford to do so though*
  - a) developing new means of securing access to market housing for first time buyers
  - b) developing partnerships with key employers to secure affordable housing for key workers
  - c) making more effective use of existing social housing stock
  - d) developing Homebuy initiatives especially Newbuild and Open Market Homebuy
- j) *Addressing the needs of specific groups who may be suffering disadvantage in accessing housing including*
  - a) meeting the needs of vulnerable people through implementing the priorities set in the Leeds Supporting People Strategy (promoting independence for older people; increasing provision for people in contact with the courts and drug mis-users; commissioning services to address unmet needs; increasing choice for people with learning disabilities).

- b) implementing the priorities set in the Housing Strategy for Older People (more support for independent living; fundamental review of sheltered housing and remodelling or replacing those in low demand; Provision of extra care housing; increased private sector sheltered housing; more integrated housing, care and support services to older people through the National Service Framework)
- c) addressing the needs of BME communities through implementing the priorities set in the BME Housing Strategy (improving access to a range of culturally and religiously sensitive housing and advice services; improving understanding of housing options; supporting mobility; improving the condition and energy efficiency of housing ;developing long-term solutions to the causes of homelessness; providing advice to asylum seekers and an orientation service to integrate them into local communities; increasing opportunities for local BME contractors and maximising the use of local labour, .and tackling racial harassment by encouraging reporting and taking firm action
- d) implementing the Leeds Valuing People Strategy, which identifies people living with older carers, young people in transition and people living in local authority hostels as priority groups. It is looking towards people with learning disabilities having more access to information on housing and support possibilities, better access to existing social housing, housing leased from private landlords, access to shared ownership and shared equity housing and through housing managed and maintained procured through family trusts or limited companies.
- e) developing and implementing a Housing Strategy for people with disabilities.
- f) considering the needs and requirements of travellers and gypsies in line with the Housing Act 2004
- k) *Continuing to tackle homelessness and reduce its incidence through*
  - a) Developing and implementing a prevention of homelessness strategy
  - b) enabling households who have encountered domestic violence to remain in their homes
  - c) working with the private sector to increase provision of both emergency and longer-term accommodation
  - d) identifying the incidence and causes of repeat homelessness and developing housing advice/support services to address these trends;
  - e) reducing the length of stay in B & B accommodation and the number of people sleeping rough.

### **Outcome targets by 2010**

More households will have been enabled to access home ownership who otherwise would not have been able to

All social rented housing occupied by older people will meet the decent homes standard and 2 additional extra-care housing schemes will have been provided

The % of vulnerable people from BME communities living in non-decent private sector homes; the % of BME households living in fuel poverty will be no higher than the % of all households living in fuel poverty.

The number of homeless acceptances will have reduced the to 1,600 and the % of homeless acceptances to BME households will reflect the % of the general population from BME communities

The use of bed and breakfast accommodation for families will have been limited to emergency placements and then only for a maximum of six weeks

The number of rough sleepers in the city will have reduced to a maximum of ten per night.

Reporting of racial harassment by housing providers will have increased by 40% by 2007/8

### **What resources will we have available?**

It is estimated that **£458.85 million** may be available over the next three years to support action to tackle difficulties or disadvantages in accessing housing or housing services.

## **DELIVERING AND MONITORING THE OUTCOME TARGETS**

The partnership arrangements which will form the main means of delivering the priorities and targets set out above are set out in the next Chapter. It should be noted that the outcome targets set out above are either:

directly in the control of the individual members of the Leeds Housing Partnership; or are deliverable jointly by members of the Leeds Housing Partnership; or are in the control of organizations outside the Leeds Housing Partnership, but which the Partnership will want to monitor as they provide key elements of neighbourhood renewal or are 'barometer targets' insofar as they need the input of a very wide range of organizations, or even may be outside the control of any organisation but still need monitoring to ensure understanding of the overall health of neighbourhoods and housing markets throughout the city.

The detailed Action Plan accompanying this strategy shows the main actions that will be taken to ensure delivery of those targets, and each target has been allocated to a specific body to monitor and recommend action.

## **EVALUATION AND PERFORMANCE MONITORING**

In order to ensure that the housing strategy is connecting properly with other key strategies and is helping to deliver real improvements on the ground, it is important that a robust process to evaluate programmes, projects and policies is in place and that performance in delivering services is rigorously monitored with plans in place to take remedial action where necessary.

### **Performance monitoring**

The Councils Corporate Plan identifies the key priorities and describes the corporate systems and processes designed to continually improve service delivery. These processes are aimed at identifying areas where targets are being missed or where performance is below that of comparable areas and appropriate remedial action.

Continual review of processes and systems takes place to ensure that appropriate and robust plans are in place to address any failure to meet targets. Since 2002 this has brought about

- ALMO'S achieving two star status following inspections by the Housing Inspectorate
- Further development of the existing Service Level Agreements between the Strategic Landlord and the ALMO'S and Belle Isle Tenant Management Organisation
- Further development of the Capital Partner Procurement with the ALMO'S
- ALMO'S using performance monitoring to influence business planning

The Strategic Landlord has developed an effective performance management and monitoring framework to evaluate the progress of the ALMO'S and the Belle Isle Tenant Management Organisation. This is informing the future strategic and operational direction of housing services that will influence the housing and related strategies.

### **Evaluation Processes**

While work has taken place to evaluate the effectiveness of new housing schemes in terms of contract compliance and delivery against specifications, it has become clear that more work is needed to evaluate the effectiveness of housing and regeneration schemes against corporate objectives and to establish how far new schemes have achieved scheme objectives and enabling sustainable communities. A strategic evaluation function is being established for all regeneration and housing schemes that will assess, along with the meeting of specifications, timescales and budgetary limits. The evaluation process designed will link with processes set up by the West Yorkshire Housing Partnership and Golden Triangle Partnership will utilise research and intelligence arising from the Leeds Neighbourhoods and Housing research programme and wider performance review systems. A computer modelling tool to enable, at a small area level, evaluation of the impact of schemes and programmes against key indicators of community well-being commissioned by the Leeds Initiative from the School of Geography at Leeds University has been developed and is currently being tested and evaluated for deployment.

## 5. Delivering the Strategy through Partnership

The Leeds Housing Partnership continues to work at a regional, sub regional, corporate and local level to strengthen the wide strategic housing role. This work is building upon the separation of the Council's strategic and landlord services to more effectively combine the contributions of all housing partners including ALMOs, the Councils strategic housing services, RSLs, private landlords and developers to help deliver decency to strengthen the strategic housing function. Nationally, regionally and sub-regionally the Leeds Housing Partnership will be continuing to lobby, firstly for a maintenance of resource levels to the North and to the Yorkshire and Humberside region and secondly to ensure that resources for housing provision and improvement in Leeds and its surrounding region are maintained and improved.

### **National Partnership**

We will work nationally to present and argue the case for more investment in housing and infrastructure, not only for Leeds, but also for the West Yorkshire area, Yorkshire and Humberside as a region and for the North of England in general. We will do so through:

- involvement in national consultation and policy making mechanisms;
- membership of the Local Government Association, the Northern Consortium of Housing Authorities and the Core Cities Group;
- supporting the work of the National Asylum Support Service and collaborating with other regional consortia;
- supporting the Leeds ALMOs in membership of the [national ALMO group]
- supporting the participation of the Leeds Tenants Federation and the Belle Isle TMO in their respective national bodies
- involvement in *Supporting People* networks, the Urban Renewal Officers' Group, and the National Accreditation Network.

### **Regional Partnership**

At a regional level the Partnership has been assisting the Yorkshire and Humberside Housing Forum to review the regional housing strategy and plays an active role in working groups looking at Supporting People and Homelessness, private sector housing issues, research and housing market analysis and co-ordinating responses to Government Consultation Papers.

We will continue to work through the Regional Assembly and the Yorkshire and Humberside Housing Forum to put forward the case for housing investment as a key component of regional regeneration and the case for more investment for Leeds as a regional centre.

We will continue to participate in and offer leadership where required to the Executive of the Yorkshire and Humberside Housing Forum and will provide support to the activities of the Yorkshire and Humberside Housing Forum Director.

We will also continue to work with planners to ensure the Regional Planning Guidance and Policy ensures that housing development is capable of meeting the complex changes in housing market conditions in the region, meets economic needs, aids market renewal and helps build sustainable communities.

We will work with Yorkshire Forward (the Regional Development Agency) to demonstrate the links between economic prosperity, effective housing strategies and sustainable housing markets. In particular we will support Yorkshire Forward in its role within the Northern Way  
We will support, and participate in, the Yorkshire and Humberside Tenants' Federation and support its role in the regional Housing Board.

We will continue to support and where required, lead the work of the Golden Triangle Housing Partnership in seeking better means of securing affordable housing to meet demands and requirements in the highly-priced and high demand markets of north Leeds, Harrogate, York and other such markets in proximity

### **Sub-Regional Partnerships**

At a sub-regional level, the Partnership has been leading and participating in partnership working across West Yorkshire both to harmonise policy and strategic development and also to develop the West Yorkshire Housing Strategy and Investment Plan. The Council has also taken a leading role in establishing the Golden Triangle Partnership to develop approaches to the delivery of affordable housing, and to improve access to housing in high value areas.

With patterns of living and working changing, it is clear that economic and housing markets in the West Yorkshire area are becoming ever more complex and that many needs and demands spread across local authority boundaries. We will work with our colleague local authorities, Local Strategic Partnerships and the West Yorkshire *Supporting People* Commissioning Group to:

consider demand and need for housing across boundaries;

develop and deliver programmes of action to deliver housing market renewal in areas of market frailty;

ensure housing provision throughout the West Yorkshire area is sufficient to meet economic needs and personal needs and aspirations;

consider how to stimulate market renewal in areas where there is housing at risk, which factors placing that housing at risk are common to all the constituent areas, and what programmes of action are required to address the risk;

identify common housing needs and changing demand patterns, and to share good practice in implementing solutions;

share good practice, training and benchmarking in relation to homelessness services; and

deliver Supporting People services that straddle borough boundaries

### **Supporting the Local Strategic Partnership**

At a corporate level, the creation of the Narrowing the Gap Executive of the Leeds Initiative and the Regenerating Communities Corporate Priorities Board will enable the integration of the housing strategy with regeneration and community safety strategies to narrow the gap' between affluent and deprived areas and create sustainable, cohesive communities. The Neighbourhoods and Housing Department has been driving the integration, review and implementation of housing and regeneration strategies in conjunction with all other Council departments.

We will continue to be a major part of the Local Strategic Partnership for Leeds in order to co-ordinate activity in neighbourhoods and communities. We will also continue to be a part of, and support, the Neighbourhoods and Communities Partnership of the Leeds Initiative in its role in implementing the Leeds Regeneration Plan.

We will continue to ensure that we can make a major housing contribution to neighbourhood renewal and will help develop models of neighbourhood management and area working to tackle problems 'on the ground' effectively and to improve service delivery and raise customer satisfaction.

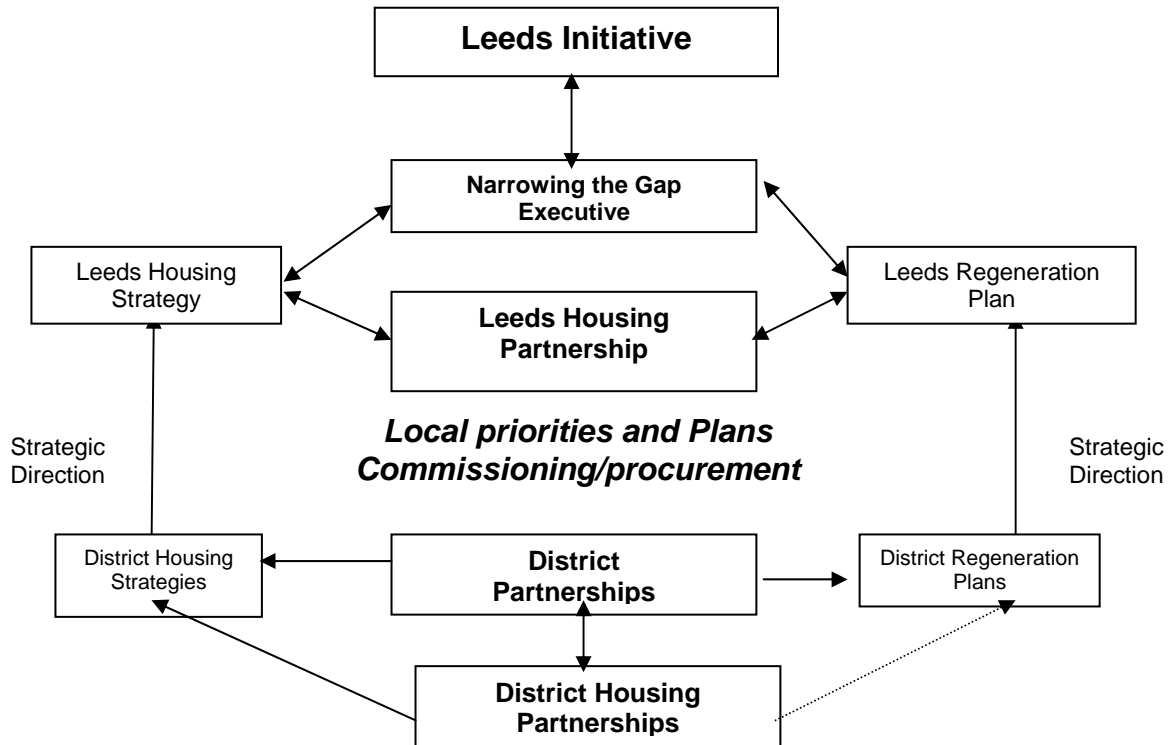
We will continue to work in partnership with the Housing Corporation in relation to the Forward Allocation Pool and in agreeing programmes of housebuilding by RSLs under the Single Regional Housing Pot

We will; encourage the Council, Leeds ALMOs, RSLs, Developers and Contractors to work in partnership to develop and implement an effective procurement strategy for commissioning housing improvement and new building, which also seeks to increase the skills base of the construction industry and to provide better employment opportunities. We will encourage links between these arrangements and the West Yorkshire Strategic Procurement Alliance (WYSPA)

We will continue to be a part of, and support, the Leeds Community Safety Partnership for Leeds and the area-based Community Safety Partnerships in order to reduce crime and the fear of crime and the incidence of anti-social behaviour.

We will work in partnership with, and will develop models to assist, the 'Warm Front', 'Warm Zones and 'Energy Efficiency Commitment' organizations to target resources into Leeds housing, thus both improving the energy efficiency of homes and assisting in the eradication of fuel poverty.

We will continue to encourage and support partnerships and organisations to meet the needs of vulnerable people under the Supporting people regime. We will participate in the West Yorkshire Supporting People and Homelessness group (WYSPA)



### **Leeds Housing Partnership**

We want to develop effective partnership working that will maximise available resources, in order to do this there has to be effective planning to quantify the existing and future needs and aspirations of stakeholders. We have set the following objectives to continue to ensure that the Leeds Housing Partnership operates effectively as the core means of developing and delivering the Leeds Housing Strategy, contributory strategies and District Housing Strategies through:

an integrated approach to ensure that the complex issues related to housing and supporting services are effectively organised and resourced to deliver high quality, sustainable outcomes

support for the Leeds Tenants Federation to develop a cross tenure organisation representing council tenants, housing associations and private residents

encouraging the involvement and participation of private tenants and homeowners, through Area Committees, local forums, tenants' and residents' associations, ALMO Board membership and regular consultation mechanisms

a robust and sensitive information base in order to give us confidence that investment and service improvement decisions are based on sound analysis of market trends, household perceptions, expectations and aspirations

The Leeds Housing Partnership will continue to seek to deepen the representation of partners and to increase its involvement in the formulation, review, implementation and monitoring of the strategy and the development of policy.

The Leeds Housing Partnership Executive acts as the decision making body for the Leeds Housing Partnership and is represented on the Narrowing the gap Executive of the Leeds Initiative. Three Strategic Working groups will develop city-wide policy and plans to deliver the key elements of the action plan within their domains.

The *Decency and Development Strategic Working Group* focuses upon identifying priorities and driving policy and practice formulation work in relation to housing market renewal and regeneration, decent homes, new affordable housing provision, housing and planning issues, private housing improvement strategy, policy to the private rented sector and student housing strategy.

The *Fair Access Strategic Working Group* identifying priorities and driving policy and practice formulation work in relation to Supporting People, Homelessness strategy, BME Housing issues, provision for older people and people with disabilities.

The *Capacity and Delivery Strategic Working Group* co-ordinates the activities of the other two Strategic Working groups and their task groups with the five District Housing Partnerships and the LHP Executive. It will formulate the Leeds Housing Investment Programme and ensure the revision, monitoring and implementation of the Leeds Housing Strategy.

Each will convene Task Groups or other operational arrangements as needed to take on and deliver specific pieces of work in support of the work programme for the group.

The Leeds Housing Partnership Forum meets quarterly to discuss key housing and regeneration issues and links with the West Yorkshire Housing Forum and the Yorkshire and Humberside Housing Forum. Housing Strategy Conferences are held in November and April annually to review progress. At the end of the Strategy period, the Conference will revise and produce a new strategy to address emerging issues and incorporate revised targets and priorities.

### ***Delivering the Strategy locally***

At a local level District Housing Partnerships (consisting ALMOs, RSLs, the Council's Strategic Housing Services and private and voluntary sector partners) have formulated Investment Programmes and Action Plans to co-ordinate implementation and delivery of housing provision and services to enable and maintain sustainable and cohesive communities. The District Housing Partnerships are the housing sub-groups of the District Partnerships established under the Leeds Initiative and their role is:

To ensure local delivery of the Leeds Housing Strategy Action Plan and Investment Programme

To Identify local investment/service provision priorities in relation to

- i. Market renewal (acquisition and clearance)
- ii. Achieving Decent Homes Standard in social housing
- iii. Improvement of private housing
- iv. New social rented homes
- v. New Low Cost Home Ownership/ Sub-Market housing
- vi. Student housing
- vii. Private rented housing accreditation/licensing
- viii. Extra Care housing,
- ix. Remodelling of obsolete/low demand older persons housing
- x. 'Staying put' investment
- xi. Housing and services specifically aimed at BME communities
- xii. Adaptations /housing opportunities for people with disabilities
- xiii. Homelessness service provision
- xiv. Supporting people services
- xv. Housing allocations
- xvi. Area management services

To identify land availability and development opportunities

**Working in partnership with tenants and residents**

Achieving the full involvement of tenants and residents in defining local needs, agreeing priorities for action and monitoring the delivery of the action plan are crucial components of this strategy. Over the next five years we will:

- support and participate in the Yorkshire and Humberside Tenants' and Residents' Federation, currently being established;

- support the Leeds Tenants Federation to develop tenant and resident involvement in the West Yorkshire Housing Partnership in conjunction with the regional tenants federation and West Yorkshire Tenants Federation

- help to strengthen the Leeds Tenants' Federation and support it to develop a cross tenure organisation representing council tenants, housing associations and private residents

- encourage involvement and participation of private tenants and homeowners, through Area Committees, local forums, tenants' and residents' associations, ALMO Board membership and regular consultation mechanisms;

- explore innovative ways of consulting and involving tenants and residents who have been 'hard to reach' (including BME communities, young people and private tenants) as well as promoting the formation of, and membership of, Registered Tenants' Groups and Residents' Associations; and

- work with the Leeds HMO lobby, the Headingley Network., the Universities Student Unions and other community groups in areas with high student populations

We will increase the number of Registered Tenants' Groups operating from 106 to 135 in 2010. We will increase the % council tenants who are members of a registered tenants group from 48% to 56%; we will increase the % of residents who are members of a tenants or residents group from 17% to 25%.

*The Vision for Leeds 2004 – 2020* contains proposals for improving community engagement including the development of community compacts under the auspices of Area Committees, and District Partnerships.

**Improving our Information Base and System of Housing Market Assessment**

We will continue to ensure that we have a robust and sensitive information base in order to give us confidence that investment and service improvement decisions are based on sound analysis of market trends, household perceptions, expectations and aspirations.

**Ensuring our organisational development can assist the delivery of the strategy**

We will continue to improve our organisations collectively to ensure our Boards, managers and staff are able to meet the challenges and opportunities facing us, to embrace new ways of working and to enable the delivery of the strategy by:

- developing the wider strategic housing role and seeking to harness the activities and resources of strategy units and staff undertaking strategic work across West Yorkshire;

- developing area-based working and linking action/business plans and investment/ funding streams of partners;

- working within and across neighbourhood management structures;

- maintaining EMAS accreditation for the Council;

- assisting the Council in its aim of achieving CRE level 3 standard;

- ensuring the capacity of our leaders to demonstrate leadership;

- ensuring all partners are Investors in People;

- recruiting and retraining workforces with the mixture of skills to work to the new agenda and to embrace social inclusion;

- ensuring our skills capacity to maximise e-processes;

- employing diverse workforces that are representative of the community; and

- developing flexible working practices that support work/life balance.

## 6. Conclusion/Summary

This Housing Strategy has been formulated by the Leeds Housing Partnership in accordance with Government guidance, the views of all partners in the Leeds Housing Partnership and the views, perceptions, needs and aspirations of Leeds residents. It has been organised to show how housing policy and service delivery in Leeds contribute to wider regeneration and service improvement objectives throughout the city, help ensure a functional housing market in West Yorkshire and the wider Yorkshire and Humberside region and contribute to the achievement of central Government objectives, priorities and targets. It has as its core two main assumptions:

*that improvement of housing and new housebuilding alone will not solve the housing market problems evident in the city and that wider action to improve neighbourhoods and support communities will be needed; and*

*that housing strategies must be part of holistic regeneration and must link with action on education, community safety, employment, health and social care to ensure that our objective of decent homes in decent neighbourhoods can be achieved.*

Much has been achieved in recent years in securing new housing to meet needs and aspirations, improve the quality and standard of housing, improve the quality of life in neighbourhoods and meet the needs and aspirations of households and communities. Much remains to be done, and the strategy proposes challenging programmes of actions and targets for achievement that will deliver the following outcomes in the next five years:

<p><b>By 2010</b></p> <p><b><i>Ensuring that all neighbourhoods are decent places where people want to live</i></b></p> <p>The number of homes at risk of market decline will have reduced by 9,000</p> <p>1,110 low demand/obsolete properties in market renewal areas will have been replaced with 700 new homes for low cost home ownership, rent or market sale</p> <p>The percentage of homes that are empty within target areas will have reduced from 4.7% to 2%</p> <p>At least 1,250 new affordable homes for rent or low cost home ownership will have been provided through use of SRHP funds and the Councils planning powers</p> <p>Air quality standards will have been met throughout the city and there will have been a systematic improvement of environmental appearance</p> <p><b><i>Decent Homes</i></b></p> <p>All social housing will meet with the decent homes standard</p> <p>The number of vulnerable people living in non-decent private sector homes will have reduced from 44% to 30%</p> <p>The number of households living in fuel poverty will have reduced from 26% to no more than 4%</p> <p>The number of council homes with a SAP rating of less than 30 will have reduced to 1% and private homes to 4%</p>	<p><b>By 2010</b></p> <p>The number of bedspaces managed by members of the Leeds Landlords Accreditation Scheme will have increased from just under 11,000 to just under 20,000</p> <p><b><i>Tackling difficulties or disadvantages in accessing housing or housing services</i></b></p> <p>All social rented housing occupied by older people will meet the decent homes standard and 2 additional extra-care housing schemes will have been provided</p> <p>The % of vulnerable people from BME communities living in non-decent private sector homes; the % of BME households living in fuel poverty will be no higher than the % of all households living in fuel poverty.</p> <p>The number of homeless acceptances will have reduced the to 1,600 and the % of homeless acceptances to BME households will reflect the % of the general population from BME communities</p> <p>The use of bed and breakfast accommodation for families will have been limited to emergency placements and then only for a maximum of six weeks</p> <p>The number of rough sleepers in the city will have reduced to a maximum of ten per night.</p> <p>Reporting of racial harassment by housing providers will have increased by 40% by 2007/8</p>
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The Action Plan presented in Section 7 shows how this will be done, by whom and in what timescale.

## 7. **Leeds Housing Strategy Action Plan 2005/06 - 2009/10**

### **Introduction**

This action plan has been developed thinking there and to show how the Leeds Housing Partnership will take forward the key actions that have been identified in the Leeds Housing Strategy 2005/06 to 2009/10 and it seeks to ensure that housing plays a key role in the regeneration of the city of Leeds. The Leeds Housing Strategy identifies three strategic aims:

1. To ensure that all neighbourhoods across the city are “decent places” where people want to live
2. To achieve decent homes for all Leeds residents
3. To tackle difficulties or disadvantages in accessing housing or housing services

The Leeds Housing Strategy also clearly identifies partnership working as the mechanism that will deliver successful outcomes for all tenants and residents in Leeds. Accordingly this action plan contains key actions to maintain and further develop partnership working to deliver the strategy.

This Action Plan is structured to reflect these aims. No organisation or agency can single-handedly deliver this action plan, its success will depend on partnership actions that will require varying degrees of response from partners. Within each strategic aim the plan also identifies a number of key contributory strategies or partnerships.

The Leeds Housing Partnership Executive will review the outputs and outcomes from these contributory strategies. The Action Plan is underpinned by a commitment to deliver affordable housing within the regional and sub-regional strategies and reflects the key themes of the Regional Housing Strategy

### **Monitoring and review of the Action Plan**

The Leeds Housing Partnership Executive has taken the following approach in terms of monitoring and reviewing progress against the action plan.

- ✓ Setting key target dates for actions
- ✓ Identifying how the action will be measured
- ✓ Detailing the relevant person, partner, strategic and task group responsible for the action

### **Frequency of review**

The Leeds Housing Partnership Executive will review the action plan at six monthly intervals (September and March). The role of the Executive will be to

- ✓ Note any emerging issues that will need to be incorporated into the action plan.
- ✓ Review outcomes to date and consider how to deal with any issues of delay
- ✓ Report key issues emerging from the review to the Leeds Housing Partnership

## Strategic Aim 1: To ensure that all neighbourhoods across the city are “decent places” where people want to live

### To tackle market fragility, poor housing mix and obsolete housing

Ref No	Baseline	Actions - outputs	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
DP1	<p>Estimated that approximately 59,000 properties across tenures with ‘fragile demand’ which are either unpopular or obsolete social housing or older housing especially back to backs.</p> <p>The EASEL regeneration programme in East And South East Leeds and the PPFi schemes in Swarcliffe and Little London are aimed at remodelling predominantly social housing estates</p>	<p>Housing Market Renewal Strategy and investment programme linked to the Leeds Regeneration Plan and the West Yorkshire Housing market Renewal Strategy</p> <p>Attracting investment from HMRF, SRHP and the private sector</p> <p>Establishing delivery mechanisms and capacity for housing market renewal schemes in mixed tenure areas</p> <p>EASEL - Appoint partner and agree master plan</p> <p>Little London PPFi –obtain “go – ahead “from the ODPM to commence the process to select a preferred bidder.</p> <p>Beeston Hill and Holbeck – scheme to be resubmitted to the ODPM. Approval decision will be made by May 2006</p> <p>West Leeds Gateway- Consultants have recently completed a report on the potential regeneration initiatives that could be developed within Armley and Lower Wortley</p>	<p>Reduce number of obsolete or surplus properties by 3,000</p> <p>Joint Venture agreed by 2006. Phase 1 sites being developed Preferred bidder selected, process to develop the scheme commenced</p> <p>Preferred bidder selected, process to develop the scheme commenced</p> <p>Mistress Lane development on site</p> <p>Gelderd Road Regeneration – plan developed by 2007</p> <p>New Wortley/ Clyde’s regeneration plan developed by 2007</p>	<p>Reduce number of obsolete or surplus properties by 9,000</p> <p>£54 million of investment from HMRF and SRHP</p> <p>Phase1 sites Completed</p> <p>Scheme starts on site</p> <p>Scheme starts on site</p> <p>Development completed</p> <p>Gelderd Road – Programme of works on site by 2009. New Wortley/Clyde’s regeneration programme commenced 2009</p>	<p>Leeds Housing Partnership</p> <p>Andy Beattie, Phil Joyce Huw Jones</p>	<p>Improvement to the quality of housing throughout the city</p>

**To ensure increased provision of affordable housing**

Ref No	Baseline	Actions - Outputs	Target by 2008	Target by 2010	Review mechanism and lead officer	Outcomes
DP2	<p>174 Affordable homes were developed through use of the Council's planning powers between 2001 and 2003</p> <p>Review of approach to seeking provision of affordable housing is being undertaken</p> <p>Supplementary Planning Guidance needs review to reflect amended policy and changing market conditions. A more flexible process for securing affordable housing with them is needed</p>	<p>Establishing more effective working arrangements with developers</p> <p>Development of an "Affordable Housing Strategy by autumn 2005</p> <p>Revised Supplementary Planning document /Housing Needs Annexe with revised targets for housing market zones by September 2006</p> <p>Ensure that existing and future commuted sums received from developers used to provide appropriate affordable housing</p>	<p>400 units of affordable housing delivered across the city, including 30 through use of commuted sums</p> <p>Social Rent 150 Sub Market 250</p>	<p>600 units of affordable housing delivered across the city,</p> <p>Social Rent 200 Sub Market 400</p>	<p>Corporate Priorities Board</p> <p>Housing and Planning Task Group</p> <p>Megan Godsell</p>	<p>Increased supply of Affordable Housing delivered using Planning powers.</p>
DP3	<p>Land costs are a major component of housing developments and concerns exist at present about the impact of rising land costs on development.</p>	<p>Review of policy on land release and asset management to support development</p> <p>Encouragement to RSLs to 'landbank'</p>	<p>Land identified that will provide affordable housing opportunities for the public and private sector housing providers.</p>		<p>Social Housing Task Group</p> <p>John Statham</p>	
DP4	<p>New affordable housing provision through the Housing Corporation Approved Development Programme has fallen in Leeds over recent years. Land costs are affecting new affordable housing development by RSLs</p>	<p>Clear identification of development priorities and opportunities</p> <p>Effective liaison between the Council, RSLs and the Housing Corporation</p> <p>Seeking programme of £12 million per year</p>	<p>118 affordable homes for LCHO through SRHP/ HC AHP</p> <p>320 affordable homes for Social rent through SRHP/HC AHP</p>	<p>180 affordable homes for LCHO through SRHP/HC AHP</p> <p>470 affordable homes for Social rent through SRHP/HC AHP</p>	<p>Social Housing Task Group</p> <p>John Statham</p>	<p>Maximise opportunities for new affordable housing through the SRHP</p>

Ref No	Baseline	Actions - Outputs	Target by 2008	Target by 2010	Review mechanism and lead officer	Outcomes
DP5	Supplementary Statistical Annex 2005 return identified the following Empty Properties categories: of which 1465 were privately owned that were empty for than six months (2.53% of all 1706 were Council properties (2.7 % of all stock ) 414 were RSL homes (2.8% of all stock)	Implementing the Leeds Empty Property Strategy  Monitoring the patterns of void properties by tenure and location  Bring more back into use to meet housing needs	3.5 % of all housing empty  1.5% of all council housing empty  1.8% of RSL housing empty  0.8% of private homes empty for more than six months	3.0x% of all housing empty  1.2% of all council housing empty  1.6% of RSL housing empty  0.6% of private homes empty for more than six months	LHP Private Sector task Group/Empty Property Strategy working group  Andy Beattie	Fewer empty homes across all sectors and more brought back into use to meet housing needs

### ***Taking action against anti-social residents***

Ref No	Baseline	Outputs - actions	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
DP6	Anti-social behaviour is a major factor affecting demand for housing and in identifying neighbourhoods as poor places to live. There are no current arrangements for landlords to adopt a common approach to dealing with anti-social behaviour	Development , agreement and implementation of cross sector Anti-Social Behaviour Agreements between ALMOs, RSLs and Code of Accredited Private Landlords  Enforcement of tenancy conditions and special powers against 'introductory tenants' to provide a fast track to repossession in order to minimise disruption to other tenants  Selective evaluation of potential for selection of licensing for local regeneration purposes	All ALMOs signed up; 75% of RSL'S signed up to the City Wide Strategy  Increase the number of ABCs entered into to 300  Number of ABCs supported by an intervention from 05/06  Reduce recorded offences of criminal damage to 20,901 (04/05 result 23,100  Reduction in domestic burglaries to 25.4 per 1000	All ALMOs signed up; 100% of RSL'S signed up to the City Wide Strategy  Increase the number of ABCs entered into to ( target yet to be set by Safer Leeds  Number of ABCs supported by an intervention  Reduce recorded offences of criminal damage target yet to be set by Safer Leeds.  Reduction in domestic burglaries per 1000 to be set by Safer Leeds.	Andy Mills Community Safety	Reduced anti-social behaviour without displacement  Better tenancy management  Meeting and exceeding targets set within the Safer Leeds strategy

**To ensure provision of housing to meet the needs of students coming to study in Leeds and to ensure the student housing is spread throughout the city**

Ref No	Baseline	Actions and Outputs	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
DP7	A city wide approach is required to meet the needs of student housing and facilitate the diversification of student housing from Leeds 6	Working with UNIPOL and the universities and stakeholders to plan the development and migration of future student housing and establish appropriate and effective mechanisms through the Shared Housing Action Plan, including <ul style="list-style-type: none"> <li>i) To ensure implementation of ASHORE</li> <li>ii) To encourage development of purpose-build accommodation for students in and around the city centre</li> <li>iii) To foster the dispersal of HMO and shared housing</li> <li>iv) ensure effective neighbourhood management of areas with concentrations of student housing</li> </ul>	To meet specific targets within the Shared Housing Action Plan	To meet specific targets within the Shared Housing Action Plan	Private Sector Task Group (Shared Housing Working group)  Andy Beattie	Improved opportunities for student accommodation and a wider distribution of the student population throughout the city.

**Improving environmental conditions**

Ref No	Baseline	Outputs - actions	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
DP8	The condition of the environment contributes greatly to quality of life while poor environmental conditions can act as a powerful deterrent to demand for housing	Actions related to EMAS, the Green Strategy and Local Agenda 21,  Meeting air quality standards throughout the city by 2005;	Targets being formulated  Standards met and maintained	Andy Beattie to review  Standards met and maintained	Neighbourhoods and Housing Environmental Health Division  Andy Beattie	Improved environmental conditions in all neighbourhoods

## Strategic Aim 2: To achieve decent homes for all Leeds residents

### Increasing the number of homes that are of a decent standard and are safe and secure, structurally sound and fit for modern requirements

Ref No	Baseline	Actions and Outputs	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
DH1	<p>46.6% of council housing currently meets decent homes standard (1 April 2005)</p> <p>85.9% of RSL stock currently meets the Decent Homes Standard</p> <p>Private Sector housing 56% of vulnerable households living in private housing that complies with the decent Homes Standard</p>	<p>ALMOs investment programmes in place to ensure that all council housing stock complies with the Decent Homes Standard by 2010</p> <p>RSLs investment programmes in place to ensure that their housing stock complies with the Decent Homes Standard by 2010</p> <p>Encouragement of homeowners to improve their homes to decent standards through advice on maintenance, provision of grants or loans</p> <p>Implementing the requirements of the Housing Act 2004 in relation to Housing Health and Safety Hazard Rating and to review progress ay six monthly intervals.</p>	<p>75% of Council Housing to meet Decent Homes Standard</p> <p>100% of RSL housing to meet Decent Homes Standard</p> <p>60% of vulnerable households in private sector to be living in decent homes</p>	<p>100% of Council Housing to meet Decent Homes Standard</p> <p>100% of RSL housing to meet Decent Homes Standard</p> <p>70% of vulnerable households in private sector to be living in decent homes</p>	<p>Decency and Development Strategic Working Group</p> <p>Steve Pearson</p>	<p>All social housing achieves the government's target of meeting the decency standard by 2010</p> <p>Substantial improvement in the quality of private sector stock</p>

### Increasing the numbers of homes that are energy efficient and reducing the numbers of households living in fuel poverty

Ref No	Baseline	Actions and Outputs	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
DH2	26% of households live in conditions of 'fuel poverty' of which 50% are vulnerable and 50% are none vulnerable occupants.	<p>To implement the Home Energy Conservation Action Plan</p> <p>To develop district Energy Efficiency/Fuel Poverty Strategies</p>	To achieve 8.7% reduction in households suffering fuel poverty	Seek to support the Government target to eradicate vulnerable fuel poverty by this date or reduced to no greater than 4 %	<p>Leeds Housing Partnership Executive</p> <p>Alan Jones</p>	Reduction in fuel poverty to improve quality of life and reduce social exclusion

**To improve the quality of housing and management of private rented housing**

Ref No	Baseline	Actions and Outputs	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
DH3	<p>Currently 258 private landlords are members of the Leeds landlords Accreditation Scheme covering 10,561 bedspaces</p> <p>The Housing Act 2004 brought in duties on local authorities to licence Housing in Multiple Occupation and options to use licensing of private rented housing in areas of low demand or other specified areas</p>	<p>Increasing membership of LLAS</p> <p>To review and further develop the LLAS scheme</p> <p>Introduce Mandatory Licensing of HMOs</p> <p>Plan for introduction of selective licensing of private rented housing as part of regeneration schemes or other strategic initiatives (e.g. ASHORE)</p>	14,577 bedspaces covered by the LLAS	19,387 bed spaces covered by the LLAS	<p>LHP Private Sector Task Group (Private rented Working Group)</p> <p>Andy Beattie</p>	<p>Rising standards of housing condition amenity and management in private rented housing.</p> <p>Accredited or Licensed landlords recognised as key partners alongside RSLs</p>

**To increase opportunities for local people to access jobs and training in the construction industry**

Ref No	Baseline	Actions and Outputs	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
DH4	<p>Leeds Construction and Training Agency (LCATA) established since 1998 to deliver employment opportunities for the unemployed and groups who suffer Worklessness</p> <p>Leeds Youth Build established 2004</p> <p>Construction Leeds Partnership set up in 2005</p>	To increase the numbers of local people to access local training initiatives within the building and construction industry	<p>300 trainees completing relevant training programmes</p> <p>240 trainees gaining access to paid employment in construction industry</p> <p>3 Social Enterprises set up to support industry</p>	<p>450 trainees completing relevant training programmes</p> <p>360 trainees gaining access to paid employment in construction industry</p> <p>5 Social Enterprises set up to support industry</p>	<p>Leeds Construction Partnership/ Leeds Housing Partnership Executive</p> <p>Steve Williamson</p>	<p>Reduction of social exclusion of long-term unemployed,</p> <p>Creating opportunities for employment within the building and construction industry,</p>

### **Strategic Aim 3: To tackle difficulties or disadvantages in accessing housing or housing services**

**To create new opportunities for new households, first time buyers and key workers to access housing, especially in areas of high house prices and high demand**

Ref No	Baseline	Actions and Outputs	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
TD1	<p>Increases in house prices in Leeds have meant that most housing for sale is now unaffordable to those on low incomes in work and much is unaffordable even for those on average incomes.</p> <p>Golden Triangle project is testing new means to enable access to housing</p>	<p>Identify the range of financial products available including Homebuy</p> <p>Targeting Low Cost Home Ownership/ Homebuy loans to council /RSL tenants to release vacancies in social housing</p> <p>Release surplus Council miscellaneous properties for 1<sup>st</sup> time buyers</p>	<p>A range of initiatives in place to assist those unable to afford housing e.g. supporting the increase of resources under the SRHP to VPG</p> <p>Implementing a range of Home buy schemes that create affordable housing solutions</p> <p>Proposals developed in line with Executive Board</p>	Targets to be set after 2008 review	<p>LHP Housing and Planning Task Group</p> <p>(Eugien Jaruga/ Megan Godsell)</p>	A range of financial and other options in place to assist those on low to average income to access housing they can afford

#### **Addressing the needs of specific groups who may be suffering disadvantage in accessing housing**

Ref No	Baseline	Actions and Outputs	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
<b>To provide for the housing, care and support needs and requirements of older people</b>						
TD2a	<p>Leeds has an increasing number of older people with a range of needs for housing, support and care. A strategy for older people has been developed which aims to co-ordinate investment and provision</p>	<p>Implementation of the Older Persons Housing Strategy from September 2005</p> <p>Formal review of the strategy and action plan to be undertaken in 2006</p>	<p>Replacement of numbers of sheltered housing units have been agreed following option appraisals by the ALMO'S and RSL'S</p>	<p>Replacement of sheltered housing units programme agreed and implemented.</p>	<p>Older Persons Housing Strategy Steering Group</p> <p>Paul Clarke</p>	<p>Improved housing opportunities for older people which reflects requirements and preferences and supports independent living wherever possible</p>

	across sectors to encourage independent living supplemented by sustainable and high quality sheltered housing, extra care housing and residential care.		Provision of 2 new extra care housing schemes  Increased provision of support to older people	Provision of one extra care housing scheme  Increased provision of support		
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**Addressing the needs of specific groups who may be suffering disadvantage in accessing housing (continued)**

Ref No	Baseline	Actions and Outputs	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
<b>To provide for the housing and support needs and requirements of people with physical, sensory and learning disabilities</b>						
<b>TD2b</b>	Resources to be identified to fund and manage the development of a Disabled Persons Housing Strategy	Production of a Housing Strategy for People with Disabilities and Action Plan  Implementation of strategy and action plan  Develop/implement a database of adapted ALMO/ RSL properties	Strategy and Action Plan developed.  Increased access to housing for people with sensory, physical and learning disabilities.		Modernisation Team and Strategic Landlord. Mick Ward / Ernie Gray	A range of housing options for people with disabilities
<b>TD2c</b>	The Valuing People Learning Disabilities Strategy and Action Plan have been produced.  A PPFI Scheme led by the Director of Social Services is being developed that will lead to people with learning disabilities being able to live independently, moving away from the residential care model.	Implementation of Valuing People  Completion and implementation of the Joint Commissioning Strategy  Provision of independent housing achieved	5 people leaving homes, who are provided with accommodation outside of the PPFI scheme  10 Young People in transit provided with independent accommodation  5 people with older cares being offered independent accommodation	60 people leaving homes, who are provided with accommodation outside of the PPFI scheme  20 Young People in transit provided with independent accommodation  40 people with older cares being offered independent	Disabilities Task Group  Steve Harris	Housing/service provision to meet the needs of those with learning disabilities

				accommodation		
<b>To provide for the housing needs, preferences and requirements of BME Communities</b>						
<b>TD2d</b>	Leeds has very diverse communities with incoming communities from the middle east, Africa and the old eastern Europe mixing with older established BME communities	BME Housing Strategy signed off in autumn 2005  Implementing the BME Housing Strategy	% of homeless acceptances to BME households reflects the % of the general population from BME Communities (11%)  Reduce proportion of BME Households suffering fuel poverty to 8.7%  All housing providers have equality and diversity action plans in place	Acquisition and clearance of at least 7.5 hectares of land as part of market renewal programmes with high BME populations  Reduce proportion of BME Households suffering fuel poverty to 4%  Staff throughout housing providers is familiar with equality and diversity action plans.	BME Communities Task Group  Ali Akbor	Greater choice, and access for BME communities to housing more suited to their needs and requirements
<b>To review provision in Leeds for travelling communities and make appropriate provision available</b>						
<b>TD2e</b>	Regional Housing Strategy 2005 requires that each local authority carries out an assessment of needs and requirement for Gypsy and Travellers	Undertake a review of the needs and requirements of Gypsies and Traveller communities Assessment completed and action plan developed  Comprehensive report identifying the needs of Gypsy and Traveller Communities in Leeds produced	Improved access and quality of services for Gypsy and Traveller communities.	Actions from the comprehensive review implemented.	Fair Access Strategic Working Group  Bridget Emery / Tom Wiltshire.	Provision of appropriate site capacity to meet requirements of Travelling communities.
<b>To ensure that appropriate housing and support is provided to support vulnerable people and communities</b>						
<b>TD2f</b>	Leeds Supporting People Commissioning Body and the Executive Board have	Implementing the key strategic priorities which have been identified as:	All SP services commissioned	Targets to be reviewed after 2008.	Fair Access Strategic Working Group	Supporting people Core Strategy implemented and resources targeted

	agreed a draft five year strategy. The key strategic priorities have been identified as: Homeless prevention Increasing services to Older People Reducing crime by increasing support to risk of people offending	Homeless prevention Increasing services to Older People Reducing crime by increasing support to risk of people offending Management of the retraction plan in respect of future SP services Review of sheltered housing and older peoples services completed	Homeless prevention service has been fully developed  Improved access and choice to Sheltered Housing  Wet Hostel completed		Debbie Forward	to those groups in most need.
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**To review provision for homeless households and develop preventative approaches accompanied by provision of emergency accommodation and speedy, appropriate rehousing**

Ref No	Baseline	Actions and Outputs	Target by 2008	Target by 2010	Review Mechanism and Lead Officer	Outcomes
TD3	A coherent approach has been taken to tackle homelessness, rough sleeping and to reduce the use of Bed and Breakfast accommodation.	Homelessness Strategy in place and actions being monitored  Prevention of homelessness strategy developed and implemented	Reduce the number of homeless acceptances to 2000  Secure 240 enhanced private sector tenancies to either prevent homelessness or discharge duty.  Reduction in the level of time families placed in Bed and Breakfast to no more than 3 weeks	Reduce the number of homeless acceptances to 1600  Secure 240 enhanced private sector tenancies to either prevent homelessness or discharge duty  Reduction in the level of time families placed in Bed and Breakfast to no more than 2 weeks	Fair Access Strategic Working Group  Bridget Emery	Reduced homelessness and repeat homelessness

## **Appendices and Supplementary Documents**

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### **Appendices**

- A Glossary of Terms
- B Reference Documents
- C Information Sources
- D Assumptions for Resources Analysis
- E Membership of the Leeds Housing Partnership and List of Strategic Working Groups

### **Supplements**

Detailed Action Plan

Housing Needs and Statistical Summary (including Statistical sources)

## Appendix A      Glossary of Terms

<b>ADP</b>	<b>Housing Corporation Approved Development Programme</b> - the annual programme of new housebuilding, rehabilitation by Registered Social Landlords and support for home purchase for tenants of Registered Social Landlords.
<b>ALMOs</b>	<b>Arm's-Length Management Organizations</b> – separate non-profit making companies established to manage Council housing while ownership and tenancies remain with the Council.
<b>BME</b>	<b>Black and Minority Ethnic.</b>
<b>CIT</b>	<b>Community Involvement Team.</b>
<b>CURS</b>	<b>Birmingham University Centre for Urban and Regional Studies.</b>
<b>DFG</b>	<b>Disabled Facilities Grant</b> - financial assistance for people with disabilities or impairments to secure adaptations to their homes.
<b>DTLR</b>	<b>Department of Transport, Local Government and the Regions</b> - responsible for housing and regeneration issues up to May 2002.
<b>EGAN</b>	<b>Egan Report – ‘Rethinking Construction’</b> – The Report of the Construction Taskforce to bring about modernisation of the construction industry
<b>EMAS</b>	<b>Eco-Management Audit Scheme</b> -
<b>EU</b>	<b>European Union</b>
<b>Fuel Poverty</b>	Low-income households who pay more than 10% of their net income for all their energy needs to stay warm and dry are defined as being in 'fuel poverty'.
<b>GCSE</b>	<b>General Certificate in Secondary Education.</b>
<b>GRF</b>	<b>General Fund</b> - income from Council Tax for funding non-Council landlord services.
<b>HECA</b>	<b>Home Energy Conservation Act</b> - set a duty for Local Authorities to secure a 30% improvement in energy efficiency by 2011.
<b>HIP</b>	<b>Housing Investment Programme</b> - credit approvals from central Government to local authorities to finance housing improvements.
<b>HMRF</b>	<b>Housing Market Renewal Fund</b> – a fund administered through ODPM to facilitate and fund transformational change in failing housing markets
<b>HRA</b>	<b>Housing Revenue Account</b> – the income and expenditure account for Council housing.
<b>ICT</b>	<b>Information and Communications Technology.</b>
<b>LPCH</b>	<b>Leeds Partnership Charitable Homes.</b>
<b>LPSA</b>	<b>Local Public Service Agreement</b> - targets agreed between central Government and the Council relating to public services.
<b>MOPS</b>	<b>Model of Property Sustainability</b> - a statistical model linking housing investment, stock condition, stock use and NOMAD indicators to define the long-term sustainability of Council properties.
<b>MRA</b>	<b>Major Repairs Allowance</b> - funding to Local Authorities for major repair and improvement of Council housing based on a Government set formula.
<b>NOMAD</b>	<b>Neighbourhood Orientated Model of Area Demand</b> - a statistical model linking indicators of social housing demand, housing market conditions and social indicators to define neighbourhood popularity.
<b>NRF</b>	<b>Neighbourhood Renewal Fund</b> - Government funding pot to support neighbourhood regeneration activity.

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<b>ODPM</b>	<b>Office of the Deputy Prime Minister</b> - Government Department made responsible for housing and regeneration issues from May 2002.
<b>PPFI</b>	<b>Public Private Finance Initiative</b> - partnerships between public sector organizations and private companies to improve or renovate public sector assets using Government subsidy.
<b>PPG3</b>	<b>Planning Policy Guidance Note 3</b> - sets out Government policy in relation to the powers of Local Authorities to require developers to provide a certain percentage of affordable housing as part of private housing developments.
<b>PSRG</b>	<b>Private Sector Renovation Grants</b> - local authority support for grant assistance to private residents to undertake works to make their homes fit for habitation.
<b>RPG</b>	<b>Regional Planning Guidance</b> - an analysis of need for new housing to meet household and population projections compiled by The Regional Assembly
<b>RSL</b>	<b>Registered Social Landlords</b> - not-for-profit housing providers formerly called Housing Associations.
<b>SAP</b>	<b>Standard Assessment Procedure</b> - the measure used for assessing the energy efficiency of housing.
<b>SRB</b>	<b>Single Regeneration Budget</b> – Government funding pot for social and economic regeneration.
<b>SRHP</b>	<b>Single regional Housing Pot</b> – regional pot of funding drawing together the former local authority Housing Investment Programme (HIP) and Housing Corporation Approved development programme (ADP)
<b>Street Scene</b>	Services such as highway maintenance, street lighting, street cleaning, the removal of fly-posting, graffiti cleaning, the clearing up of dog fouling, grounds maintenance, parks and refuse collection.

## Appendix B Key Reference Documents

- Arm's-Length Management Organizations in Leeds - BID for Pre-Allocation of Resources for 2003/04** (Leeds City Council, February 2002)
- Delivering stability: securing our future housing needs** (HM Treasury 2004)
- Beeston Hill Housing Strategy** (Beeston Hill Housing Partnership, 2001)
- Best Value Performance Plan 2005/08** (Leeds City Council, 2001)
- BME Housing Strategy 2005** (Leeds Housing Partnership 2005)
- Community Cohesion: A Report of the Independent Review Team** (Home Office 2003)
- Changing Housing Markets and Urban Regeneration in Yorkshire and Humberside:** (Birmingham University Centre for Urban and Regional Studies, April 2002)
- Comprehensive Performance Assessment** (Audit Commission assessment local authority performance)
- Communities Plan - Building for the Future** (ODPM , February 2003 )
- Decent Homes Standard – Guidance notes 2002** (DTLR, April 2001)
- Departmental Service Plan 20002/03** (Leeds City Council Department of Housing and Environmental Health Services, April 2002)
- District Housing Strategies and Action Plans (Leeds Housing Partnership 2005)
- Rethinking Construction (The Egan Report)** (Department of Trade and Industry 1998)
- HECA Progress Reports 2001/02 and 6<sup>th</sup> Progress Report 2002/03** (Leeds City Council Department of Housing and Environmental Health Services, April 2002)
- Homes for All** ( ODPM five year national strategy for housing)
- Housing Act 2004** ( royal ascent November 2004)
- Housing Investment Programme Submission 2002: Guidance notes for production of Housing Strategies and Fit for Purpose Criteria** (Government Office for Yorkshire and the Humber, April 2002)
- Housing Green Paper: Quality and Choice – A Decent Home for All** (DTLR, April 2000)
- Housing Policy Statement** (DTLR, January 2001)
- HRA Business Plan** (Leeds City Council Department of Housing and Environmental Health Services, July 2001 and July 2002 (draft))
- ICT Strategy for Leeds** (Leeds City Council, 2001)
- Leeds Allocations Policy 2002** (Leeds City Council Department of Housing and Environmental Health Services, 2002)
- Leeds Asset Management Plan 2001/02** (Leeds City Council, 2001)
- Leeds Capital Strategy 2005** (Leeds City Council 2005)
- Leeds Community Safety Strategy** (Leeds Community Safety Partnership, 2002)
- Leeds City Council Corporate Plan 2002-2005** (Leeds City Council 2002)
- Leeds Economic Development Strategy** (Leeds Development Agency, 2001)
- Leeds Empty Property Strategy** (Leeds City Council, Department of Housing and Environmental Health Services, 2002)
- Leeds Housing Requirements Study 2001** (MRUK/Sheffield Hallam University Centre for Regional, Economic and Social Research, 2002)
- Leeds IEG (Implementing Electronic Government) Statement 2001** (Leeds City Council, 2001)
- Community Plans** (Community Involvement Teams, 2001)
- Leeds Integrated Transport Strategy** (Leeds Initiative, 2001)
- Leeds Long-Term Care Charter** (Leeds Initiative, 2001)
- Leeds Learning Plan** (Leeds Initiative, 2001)

- Leeds Regeneration Plan** (Leeds Initiative - Narrowing the Gap Executive 2005)
- Leeds Shared Housing Strategy** (Strategic Working Group on Private Rented Housing, 2001)
- Leeds Unitary Development Plan** (Leeds City Council Department of Planning Services)
- Local Government Act 2000** (DTLR 2000)
- National Census 2001** (ONS 2001)
- Neighbourhood Orientated Model of Area Demand** (Leeds City Council Neighbourhoods and Housing 1999 - 2005 )
- National Strategy for Neighbourhood Renewal** (Social Exclusion Unit, 2000)
- Regional Housing Strategy for Yorkshire and the Humber** (Regional Housing Board for Yorkshire and the Humber 2003 and 2005)
- 'Planning for mixed communities'** (OPDM consultation on the future delivery of affordable housing 2005)
- Population and Household Projections 2001-2021** (Leeds City Council Development Department 2002)
- Manifold - Decency Assessment** (Leeds City Council Neighbourhoods and Housing)
- Regional Economic Strategy 2004** (Yorkshire Forward 2004)
- Regional Spatial Strategy 2005** (Yorkshire and Humberside Assembly 2005)
- Single Regional Housing Pot 2006 – 2008** (Regional Housing Board for Yorkshire and the Humber 2003 and 2005)
- Strengthening Local Government – Local Government White Paper 2002** (DTLR, 2002)
- Supplementary Planning Guidance on Affordable Housing and Planning 2001** (Leeds City Council 2001)
- Supporting People Core Strategy 2005** (Leeds City Council 2005)
- Vision for Leeds 2004 - 2020** (Leeds Initiative 2004)
- West Yorkshire Housing Strategy Draft 2005** (West Yorkshire Housing Partnership 2005)

## Appendix C: Information Sources

### Chapter 1

Information presented on achievements relating to empty homes across tenures has been drawn from the Council's Empty Property Strategy and the *Best Value* Performance Plan 2004/05

Information presented on achievements relating to action on anti-social behaviour has been drawn from the Leeds Community Safety Strategy 2004/05

Information presented on achievements relating to demand and housing turnover in neighbourhoods has been drawn from the NOMAD model.

Information presented on achievements relating to domestic burglary has been drawn from the Leeds City Council Corporate Plan 2002/2005, the Leeds Regeneration Plan and the Leeds Community Safety Strategy.

Information presented on achievements relating to Council housing improvements has been drawn from the Neighbourhoods and Housing Department Orchard and Manifold systems

Energy and fuel poverty information has been drawn from HECA progress reports and SAP data from the Neighbourhoods and Housing Department Energy Modelling Database 'MAXIM Leeds'.

Information presented on achievements relating to the percentage of residents satisfied with their homes has been drawn from the Leeds Housing Requirements Study 2001.

Information presented on achievements and targets relating to allocations of social housing has been drawn from the Leeds Housing Register.

Information presented on achievements and targets relating to Disabled Facilities Grants and Home Repair Assistance has been drawn from the Housing Renewal and Environmental Health Service Plan 2004/05

### Chapter 2

Information on the *Leeds City Region* drawn from the Leeds City Region Development Programme (Yorkshire Forward 2005)

Data on *housing market types* has been assembled from Land Registry data; data on supply and demand for council housing from NOMAD 2005; the Assessment of Need for Affordable Housing 2003 undertaken by Outside Research; Information presented on achievements relating to new private housebuilding, affordable housing and housing built on brownfield sites has been drawn from the Development Department ; Information presented on achievements and targets relating to new housebuilding by RSLs has been based on Housing Corporation ADP allocations data 2004–06 and proposed bids 2006-08

Information and data relating to housing at risk in *Changing Housing markets* taken from *Changing Housing markets and Urban Regeneration in Yorkshire and Humberside* by Birmingham University Centre for Urban and Regional Studies (CURS) 2001; the *Leeds Housing Requirements and Aspirations Study 2001* undertaken by MRUK (fieldwork) and Sheffield Hallam University (Centre for Regional, Economic and Social Research). The study involved interviews with a sample of 6,000 households across tenures, stratified to reflect the composition of the Leeds population and tenure structure to identify:

*Data on stock condition and investment needs* has been drawn from the initial findings from the Leeds Stock Condition Survey 2001, covering 4,000 properties across tenures, with additional data from the Council's Stock Information base and findings from the Property Orientated Model of Sustainability (which analyses information drawn from the NOMAD model and the Stock Information Base to determine the future sustainability of individual properties in the Council's stock).

*Information to support the implementation of Supporting People*, including data on the supply of accommodation for people with specific needs and vulnerable people, gaps in supply and unmet needs currently known. It also included data from specific research projects on Young persons; Drug-using parents; Mentally-disordered offenders; People on the fringes of homelessness and offending; BME elders/Sheltered Housing; Families at risk; and Street drinkers.

*Population projection and migration data* has been drawn from the Council's Development Department and the Health Services' migration data to establish population and household composition trends and migration patterns that may impact on current, and influence the shape of future, housing provision.

Findings from the Council's *Neighbourhood-Orientated Model of Area Demand (NOMAD)*, which combines a range of social housing demand, housing market and social indicators to identify the sustainability and popularity of 180 neighbourhoods throughout the city. The model has recently been identified as an example of good practice by the Audit Commission, and it is being proposed for inclusion on the CIOH Housemark database of good practice.

*Analysis of other statistical information* from the Leeds Housing Register and NHF Core Statistics.

### **Chapter 3**

Financial Information on Local Authority housing improvement has been drawn from the HRA Business Plan 2005

Financial information relating to development and improvement by Registered Social Landlords has been drawn from the Housing Corporation's Approved Development Plan allocation 2004 – 06; and current bids for 2006 - 08.

Financial Information relating to private sector housing renewal has been drawn from the Council's Capital Strategy.

Financial information relating to new housebuilding has been drawn from Housing Corporation's Approved Development Plan allocation 2004 – 06; and current bids for 2006 - 08. and data supplied by Leeds City Council Development Department

Data on likely spending by homeowners on repairs and improvement has been drawn from the Leeds Housing Requirements Study 2001 (MRUK/Sheffield Hallam University).

Financial information relating to HRA and GRF revenue funding has been drawn from Departmental account information.

### **Chapter 4**

#### **Decent Places**

Information presented on targets relating to empty homes across tenures has been drawn from the Council's Empty Property Strategy and the *Best Value* Performance Plan 2004/05

Information presented on targets relating to action on anti-social behaviour has been drawn from the Leeds Community Safety Strategy 2004/05

Information presented on targets relating to new private housebuilding, affordable housing and housing built on brownfield sites has been drawn from the Development Department

Information presented on targets relating to new housebuilding by RSLs has been based on Housing Corporation ADP allocations data 2002/03.

Information presented on targets relating to house prices has been based upon data from the Land Registry Website.

#### **Decent Housing**

Information presented on targets relating to Council housing improvements has been drawn from the ALMO Business Plans 2005 - 2010

Information presented on targets relating to RSL properties has been drawn from Housing Corporation data.

Information presented on targets relating to unfit private housing has been drawn from the Stock Condition.

Energy and fuel poverty information has been drawn from HECA progress reports and SAP data from the Department of Housing and Environmental Health Services Energy Modelling Database 'MAXIM Leeds'.

Information presented on targets relating to reductions of surplus/obsolescent housing has been drawn from the HRA Business Plan and the Private Sector Housing Investment Strategy.

Information presented on targets relating to the percentage of residents satisfied with their homes has been drawn from the Leeds Housing Requirements Study 2001.

### **Tackling disadvantages and difficulties in accessing housing and services**

Information presented on targets relating to allocations of social housing has been drawn from the Leeds Housing Register and Leeds Homes

Information and targets relating to housing provision for Older People are drawn from Home Not Alone the Leeds Housing Strategy for older people

Information presented on homelessness arises from the Leeds Homelessness Strategy 2004

Information relating to BME housing strategy and targets has been drawn from the (final draft) Housing Strategy for BME Communities 2005.

### **Chapter 5 Delivering the Strategy through Partnership**

Information presented on achievements and targets relating to the proportion of residents of all housing tenures who are members of tenants' or residents' groups has been drawn from the Leeds Housing Requirements Study 2001.

## Appendix D: Assumptions for Resources Analysis

Source	2005/06 (£000)	2006/07 (£000)	2007/08 (£000)	2008/09 (£000)	2009/10 (£000)	TOTAL (£000)
<b>Ensuring that all neighbourhoods are 'decent places' where people want to live</b>						
<b>Housing related Investment</b>						
Supported Capital Expenditure *	1,000	1,000	1,000	1,000	1,000	5,000
Capital Receipts **	2,882	2,882	2,882	2,882	2,882	14,140
Housing Market Renewal Fund	0	1,625	8,210	10,500	8,000	27,835
HIP/Single Regional Housing Pot - Market Renewal	7,556	5,000	4,000	5,700	6,700	28,966
ADP/Single Regional Housing Pot " new Schemes"	5,069	6,211	6,211	NK	NK	17,491
Private Finance for RSL House-building	2,710	3,925	3,925	NK	NK	10,561
Value of homes secured under S106 agreements	5,850	8,363	8,363	8,363	8,363	39,302
Value of Investment - new market Housing	158,625	166,566	174,894	178,639	187,571	866,295
Commuted Sums from Developers	3,000	800****	0	0	0	3,800
Revenue funding	45,958	45,734	48,065	48,279	45,291	233,327
<b>Sub-Total</b>	<b>232,650</b>	<b>242,106</b>	<b>257,550</b>	<b>255,263</b>	<b>259,807</b>	<b>1,247,376</b>
<b>Supporting Regeneration Expenditure</b>						
West Yorkshire Sub Regional Investment Plan (SRIP)	6,337	7,030	7,663	5,136	0	26,165
Objective 2 - Uncommitted*****	24,835	24,835	0	0	0	49,670
Neighbourhood Renewal Fund	8,300	0	0	0	0	8,300
SRB6 - Uncommitted Capital	1,316	0	0	0	0	1,316
<b>Sub Total</b>	<b>40,788</b>	<b>31,865</b>	<b>7,663</b>	<b>5,136</b>	<b>0</b>	<b>85,451</b>
<b>Achieving decent homes for all Leeds residents</b>						
MRA	31,341	30,924	30,584	30,447	31,633	154,929
ALMO SCA	107,259	91,648	72,430	19,532	2,200	293,069
PPFI	6,097	6,097	18,797	18,797	18,797	68,585
Leeds Capital Strategy 2005/08	10,850	17,303	9,370	N K	NK	37,523
Supported Capital Expenditure	4,514	4,564	4,182	4,182	4,182	21,624
Capital Receipts	8,920	8,576	7,919	7,810	8,251	41,476
SRHP - Decent Private Homes	2,500	500	500	1,315	1,375	6,190
SRHP - Group Repair	2,500	1,000	1,150	5000	5000	14,650
Homeowners' Capital	235,580	253,249	272,243	292,661	314,611	1,368,344
Revenue funding	102,034	101,781	104,045	104,154	101,021	513,035
<b>Sub-total</b>	<b>511,595</b>	<b>515,642</b>	<b>521,220</b>	<b>483,898</b>	<b>487,070</b>	<b>2,519,425</b>
<b>Tackling difficulties or disadvantages in accessing housing or housing services</b>						
Supported Capital Expenditure	3,102	3,053	3,434	3,434	3,434	16,457
Golden Triangle project	166	333	500	500	500	1,999
Disabled Facilities Grants	2,200	2,200	2,200	2,200	2,200	11,000
Supporting People	33,567	31889	30295	30295	30295	156,341
SRHP – Decent Homes	2,000	500	500	1,310	1,378	5,688
ADP/Single Regional Housing Pot " new schemes"	431	1,800	1,800	NK	NK	4,031
DoH Extra Care	4,600	0	7200	NK	NK	11,800
ODPM Homelessness	420	NK	NK	NK	NK	420
Revenue funding	49,678	49,547	51,973	51,885	49,397	252,480
<b>Sub-total</b>	<b>96,164</b>	<b>89,322</b>	<b>97,902</b>	<b>89,624</b>	<b>87,204</b>	<b>458,847</b>
<b>Total Housing related</b>	<b>840,409</b>	<b>847,070</b>	<b>876,672</b>	<b>828,785</b>	<b>834,081</b>	<b>4,225,648</b>
<b>Supporting Regeneration Expenditure</b>	<b>40,788</b>	<b>31,865</b>	<b>7,663</b>	<b>5,136</b>	<b>0</b>	<b>85,451</b>
<b>TOTAL</b>	<b>881,197</b>	<b>878,935</b>	<b>884,335</b>	<b>833,921</b>	<b>834,081</b>	<b>4,311,099</b>

## **Ensuring that all neighbourhoods are 'decent places' where people want to live**

### *Housing related spending*

Supported Capital Expenditure funds are for agreed expenditure for schemes in Beeston (Beverley's and Lindens)

Capital Receipts figures are for General Fund payments in respect of Private Sector renewal , Travellers , Neighbourhood Renewal Areas

Housing Market Renewal Fund assumes that Beeston Hill/Holbeck and possibly Harehills will receive HMRF support

HIP/Single Regional Housing Pot - Market Renewal shows current supported allocations by the RHB plus potential bids for new funding from the SRHP for market renewal purposes. Funding past 2008 is assumed continuation funding.

ADP/Single Regional Housing Pot - new ADP Schemes based on current new bid details and assumption of increasing allocation to help meet the need to provide affordable social housing in areas of high demand and to meet the potential need for additional social housing to replace the unpopular Council housing types lost through demolitions, where underlying demand is strong. Share for this theme based on current bid details.

Private Finance for RSL House-building uses scheme costs and current split of public subsidy and private finance for 2004 – 2006 schemes and applies to estimated number of new homes

Value of homes secured under S106 agreements assumes average building costs for number of new affordable homes projected

Value of Investment - new market Housing is based on average building costs of new properties 7.5% building price inflation for the next five years and projected on the Regional Planning Guidance requirement of between 1,900 and 2,300 dwellings per year).

Commuted Sums from Developers is based on the Council's policy to achieve affordable housing through planning powers through on-site provision rather than accepting commuted sums wherever possible and an expectation of a declining amount collected in commuted sums over the coming five years.

Revenue Funding includes funding spent on Council Neighbourhood and Housing Department staff and services that contribute towards decent neighbourhoods (e.g. Environmental Health services, Neighbourhood Wardens etc). It assumes year on year uplift in line with inflation

### *Supporting regeneration spending*

West Yorkshire Sub Regional Investment Plan shows all current WY SRIP expenditure allocated to Leeds

Objective 2 – Uncommitted funds represent funds committed by Dec 2006 to be spent by Dec 2007

Neighbourhood Renewal Fund show remaining funds for 2005/06

SRB6 - Uncommitted Capital shows remaining uncommitted capital funding for the SRB6 Aire Valley scheme

## **Decent Homes**

MRA funding is assumed to follow the formula and assumptions laid out in the HRA Business Plan. In the case of ALMOs, MRA resources will be allocated to each area in line with the formula used by the Government to calculate the overall allowance. It is broadly based on estimated future stock numbers and stock types

ALMO resources assume that the bid will be allocated in full following *Best Value* Inspections and achievement of whatever 'excellence' criteria are in place. All the allocation from Round 2 must be spent by the end of the financial year 2004/5 or resources may be withdrawn by the Government.

Resources through PPF schemes are calculated on the basis of known resources for Swarcliffe and Little London PPF schemes.

Funds from the Housing Investment Programme through the Council's Capital Strategy are based on 60% of the Annual Capital Guideline's being allocated to Council housing improvement and 40% private sector renewal. HRA resources from HIP have been assumed to rise by 6% for 2003/04 and 2.5% thereafter.

Capital receipts have been calculated on the basis of current trends in Right-to-Buy sales and current Government rules on their use. For decent Homes through ALMOs, they will be allocated to the area in which they are generated.

Single Regional Housing Pot funds for PRC Loans to ex Council Tenants are presented as a bid to the West Yorkshire Housing Partnership for funding over 2006 – 2008. Funding past 2008 is assumed continuation funding.

Single Regional Housing Pot Group Repair funds cover possible bids for funding from the West Yorkshire Housing Partnership for Group repair schemes. Funding past 2008 is assumed continuation funding.

Homeowners' Capital The annual average spending of homeowners on home repair and improvement is based on an average £1,245 per year per homeowner derived from the Leeds Housing Requirements Study, 2001. This refers to the potential for loans to be made to homeowners against the equity in their homes. It is based on targeting low-interest loans provided in partnership with community or commercial lenders to homeowners living in inner urban and suburban areas, and assumes 5% of the available equity tied up in housing in such areas could be released to finance loans.

Revenue Funding includes funding spent on responsive repairs by ALMOs and expenditure on administering grants/loans to homeowners and private landlords for property improvement and maintenance. It assumes year on year uplift in line with inflation

### ***Tackling difficulties or disadvantages in accessing housing or housing services***

Funds for Disabled Facilities Grants assume 2005/06 levels remain constant

Supporting People funding assumes a 5% cut for 2006/07 and 2007/08 and then constant level thereafter

Supported Capital Expenditure assume general fund aids and adaptations payments

Golden Triangle project funds are those currently allocated by the Regional Housing Board to Golden Triangle project apportioned to Leeds

ADP/Single Regional Housing Pot new ADP Schemes are taken from bid details

DoH Extra Care funding assumes re-submission of unsuccessful Extra care schemes and achievement of two extra care schemes in each public spending cycle

ODPM Homelessness is a one-off payment

Revenue Funding included expenditure on staffing and related running costs for homelessness provisions, sheltered housing, the Care ring service and for administering grants/loans to vulnerable homeowners. It assumes year on year uplift in line with inflation

## Appendix E

# District Housing Partnerships Key Objectives

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### **EAST LEEDS**

#### ***Decent Places***

1. To ensure links between economic development, social regeneration, housing improvement and provision and community health and well being i.e. linking housing to existing and future job and training opportunities etc.
2. To ensure that the housing mix supports the long term sustainability of neighbourhoods in East Leeds e.g. low cost home ownership, self-build etc. (EASEL, Gipton Mixed Communities, Harehills and Cross Green/East End Park housing market renewal)
3. To maximise the acquisition of public and private investment to fund the transformational programmes of work needed and service provision priorities identified in East Leeds supported by the effective targeting of public funding and innovative partnership working.
4. To address issues of affordability of good quality housing in the outer villages of East Leeds as a result of the impact of booming prices.
5. To develop better quality open space and improve the overall management and maintenance.
6. To improve recycling rates.

#### ***Decent Homes***

7. To ensure the provision of high quality, decent and efficient housing throughout the district and across all tenures meets the requirements, preferences and aspirations of existing and potential residents.

#### ***Tackling inequalities in access to housing***

8. To enable access to housing of choice in all neighbourhoods for all parts of the community by tackling issues of low demand and affordability.
9. To address issues of housing preferences and requirements for diverse and other vulnerable communities in East Leeds including fair access to housing for rent or sales.

### **NORTH EAST LEEDS**

#### ***Decent Places***

1. Housing Market remodelling (Meanwood estates BIG and Chapeltown CHIG)
2. Links to wider regeneration activity (District Partnership Regeneration Plan and Intensive Neighbourhood Management pilot)
3. Resolving land availability issues and identification and mapping of current and potential future development opportunities
4. Delivering more affordable housing – Golden Triangle, SRHP/ADP, PPG3, Homebuy, LCHO, development partnerships and new vehicles; Increasing supply of social housing and releasing vacancies

#### ***Decent Homes***

5. Achieving the decent homes standard across social rented housing
6. Reducing the extent of non-decent private housing (especially for vulnerable people)
7. Improving the energy efficiency of all housing
8. Assisting independent living for people with disabilities (both through adaptations to homes improved access to social housing and through payment of Disabled Facilities Grants.)

#### ***Tackling inequalities in access to housing***

9. Meeting needs of BME communities
10. Supporting vulnerable people (especially vulnerable people from BME communities)
11. Managing choice, expectations and needs (CBL, Local Lettings Policies, Advice and marketing)

**SOUTH LEEDS*****Decent Places***

1. Remodelling/regeneration of areas with frail or fragile demand (Holbeck and Beeston Hill Middleton and Manor Farms Cottingley; parts of southern Belle Isle bordering Middleton and the Manor Farms.
2. Management of the private rented sector (Licensing of HMO's; Promotion of the various accreditation schemes; Beeston Hill PRS initiative; Increasing the decency standard levels within the PRS occupied by vulnerable households
3. Affordable Housing provision (Formulating a Development Framework for South Leeds; Identify potential land supply for affordable housing development; Identify scope for conversion of properties to different property types; Identify scope for converting rented housing to shared ownership; New housing funded through SRHP to replace obsolete housing in market renewal areas )
4. Environmental Improvement (Improving the quality of environmental conditions in priority regeneration areas; Seeking a funding stream within the SRHP to fund environmental improvement; Securing a systematic improvement in environmental condition across the board)
5. Supporting economic development and opportunities (Ensuring links to the employment and economic development opportunities in Aire Valley and Holbeck Urban Village, Enhanced employment /training provision in construction trades through LCATA/ Youthbuild, Support for improvement of educational attainment in schools, Support to development of small or medium enterprises
6. Neighbourhood management: Developing common approaches to anti-social behaviour; Establishing delivery partnerships Developing and contributing to neighbourhood management and environmental management approaches ; Supporting and contributing to community safety initiatives

**Decent Homes**

7. Physical improvement of housing in demand (ALMO improvement; LSH investment priorities 2006 – 2008; Group repair in Beeston Hill; Group repair in Holbeck; Reduction in empty homes; Loans to owner occupiers via Home Improvement Assistance (HIA)

***Tackling inequalities in access to housing***

8. Meeting the needs of BME communities (Access to home ownership for BME communities; Providing larger housing for BME households; Provision for gypsies and travelers
9. Review, remodelling and/or replacement of low demand/obsolete sheltered housing (Reprovision of Sheltered bedsits in Morley; Remodelling of sheltered housing schemes at Holbeck, Hunslet, Rothwell, Woodlesford; Additional Extra Care provision
10. Support to vulnerable people (Greater floating support provision across the area, Expansion of the MART scheme in Beeston Hill; Review of supported housing schemes and move to floating support; Development of strategy for adapted housing; Development of a joint approach to tackling anti-social behaviour between Leeds South Homes and RSLs, and in the long-term private landlords)
11. Supporting improvements to health and social well being ( Reducing links between poor housing and ill health; Reducing fuel poverty and its contributions to ill health, Maximising support to vulnerable people)

**NORTH WEST LEEDS*****Decent Places***

1. Market renewal and remodelling in areas with frail or fragile demand. (especially Little London but potentially other areas with fragile demand e.g. Hyde Park, Woodhouse, Hawksworth and Holt Park estates)
2. More affordable homes including additional social rented housing to replace stock lost under the RTB; Low Cost Home Ownership opportunities in suburban and outer areas and sub-market housing in suburban and outer areas

3. Demand Management initiatives (to tackle variations in demand; deal with demand supply mismatch and reduce turnover in hotspot areas)
4. Monitor student and shared housing including monitoring of the implementation of ASHORE in Headingley and promoting movement of students to other parts of the city
5. Tackling anti-social behaviour, noise and nuisance complaints especially in areas with high student concentrations

### **Decent Homes**

6. Ensuring all social rented homes meet the Decent Homes Standard
7. Bringing the private housing stock up to the decent homes standard including reducing the number of obsolete older properties
8. Assisting owners of homes bought under the right-to-buy unable to afford the work needed to bring them up to a decent standard

### **Tackling inequalities in access**

9. Providing housing and support for vulnerable people (Promotion of mental health issues; provision of supported housing; floating support to vulnerable groups; supporting independent living for older people; supporting independent living for people with disabilities)
10. Assisting independent living for people with disabilities (both through adaptations to homes improved access to social housing and through payment of Disabled Facilities Grants.)

## **WEST LEEDS**

### **Decent Places**

1. Market renewal and remodelling of areas with frail or fragile demand. (clearing or converting obsolete properties; bringing private rented properties back into effective use)
2. Identification of areas for development opportunities
3. Demand management: (to improve access and choice in relation to social housing; reducing variations in demand across the area; reducing turnover and void levels on social housing estates)
4. Providing a range of new affordable housing including social rented housing to replace homes sold under the right to buy or poor quality housing demolished. Providing Low Cost Home Ownership opportunities and sub-market housing in areas with affordability issues (e.g. Rodley, Calverley, Farsley) and in inner urban areas to provide diversity of tenure
5. Local labour market utilisation enabling local people training/employed through local refurbishment contracts
6. Community pride and capacity building: ensuring involvement, rights and responsibilities of tenants and residents

### **Decent Homes**

7. Ensuring all social rented homes meet the Decent Homes Standard and are energy efficient
8. Increasing the number of private homes that meet the decent homes standard (remodelling older housing stock that could be considered obsolete; increasing private loans to tackle obsolescence in private dwellings; assisting owners of homes bought under the right-to-buy unable to afford the work needed to bring them up to a decent standard)
9. Managing private rented sector enforcement (increase in membership of Leeds Landlords Accreditation Scheme)

### **Fair Access**

10. Providing for needs of BME communities especially new communities moving to West Leeds
11. Provision of support to vulnerable people (promotion of mental health issues; provision floating support)
12. Supporting independent living for older people
13. Supporting independent living for people with disabilities

## Appendix F:

# Membership of the Leeds Housing Partnership Forum, its Executive and List of Strategic Working Groups

### **HOUSING FORUM REPRESENTATIVES**

Accent Group	Stuart Whyte
Anchor	Chris Ellis
Carr Gomm	Denise Brown
Chevin Housing Group	Steve Close
DTZ	Phil Johnson
Community Links	Mike Scargill
English Churches Housing Group	Elizabeth Breen
Faithful & Gould	Stephen Oxley
Frank Haslam Milan	Helen Drennan
Foundation Housing	Eric Summers
GIPSIL	Mary Sheard
Government Office for Yorkshire and the Humber	Ed Griffin
Hanover HA	Steve Parker
Headrow Housing Group	Paul Common
Home Housing Group	Steve Pearson
Homebuilders Federation	Mark Johnson
Housing Corporation	Ged Walsh/Lisa Jones
Keepmoat Partnerships	Eugien Jaruga
Leeds and Yorkshire HA	David Whitehead
Leeds City Council Neighbourhoods and Housing (Environmental Health)	Helen Freeman
Leeds City Council Neighbourhoods and Housing (Housing Needs)	Tom Wiltshire
Leeds City Council Neighbourhoods and Housing (Regeneration)	Liam Murphy
Leeds City Council Neighbourhoods and Housing (Housing Services)	Paul Langford
Leeds City Council Neighbourhoods and Housing (Strategic Landlord)	Ernie Gray
Leeds City Council Neighbourhoods and Housing (Private Sector Housing)	Andy Beattie
Leeds City Council Neighbourhoods and Housing (Supporting People)	Debbie Forward
Leeds City Council Development Department	Robin Coghlan
Leeds City Council Social Services Department	Joy Marshall
Leeds East Homes	Steve Hunt
Leeds Federated HA	Mathew Walker
Leeds Initiative	Andrea Tara Chand
Leeds Jewish HA	Sheila Saunders
Leeds Housing Concern	Janet Spencer
Leeds Landlords Accreditation Network	Steve Kettlewell
Leeds North East Homes	Claire Warren
Leeds North West Homes	John Hocking
Leeds South East Homes	Merran McRae
Leeds South Homes	Gwen Smith
Leeds Tenants Federation	Quintin Bradley
Leeds Tenants Federation	Michael Hall
Leeds West Homes	Robin Lawler
re'new	Steve Williamson (Chair)
re'new (Archway)	Richard Norton
re'new (Beeston Hill & Holbeck Regeneration Partnership)	David Horner
re'new (East Bank)	Anne Sherriff
re'new (Leeds CATA)	Jo Beaumont
Residential Landlords Association	Chris Town

Methodist Homes	Melanie Shreeve
Morgans City Living	Jonathan Morgan
Nashayman Housing Association	Ansar Ali
Northern Counties HA	Mark Coupland
Oakapple Group	David Radcliffe
The Ridings HA	Jenny Brierley
Sanctuary HA	Kate Oldfield
Shelter	Victoria Carragher
South Leeds District Housing Partnership	Bob Howley
St Annes Shelter & Housing Action	Sharon Allen
Taylor Woodrow Developments	Gillian Long
Touchstone	Joe M
UNIPOL	Ron Strong
Unity HA	Ali Akhbor
William Sutton Trust	Roy Thirlwell
Yorkshire Housing	Chris Lord

### Leeds Housing Partnership Executive

Steve Williamson	Chair	re'new
Robin Lawler	Member	Leeds West Homes
Jane Barker	Member	MHA
Steve Pearson	Member	Home Group
Jenny Brierley	Member	Ridings HA
Eugien Jaruga	Member	Keepmoat
Steve Kettlewell	Member	Leeds landlords Accreditation Network
Andy Beattie	Member	LCC Neighbourhoods and Housing Dept
Paul Langford	Member	LCC Neighbourhoods and Housing Dept
Paul Clarke	Member	LCC Neighbourhoods and Housing Dept
Liam Murphy	Member	LCC Neighbourhoods and Housing Dept
Richard Norton	Member	re'new - Archway
Andy Liptrot	Member	Leeds Tenants Federation
Ed Griffin	Observer	GOYH
Lisa Jones	Observer	Housing Corporation
Huw Jones	Support	re'new
Lisa Huntley	Support	re'new
Ernie Gray	Support	LCC Neighbourhoods and Housing Dept
John Statham	Support	LCC Neighbourhoods and Housing Dept

### Strategic Working Groups

Decency and Development (Chair, Steve Pearson, Home Housing Group)  
 Fair Access (Chairs, Sharon Allen, St Anne's and Jenny Brierley, The Ridings HA)  
 Capacity and Delivery (Chair, Huw Jones, re'new)

### Task Groups

Housing and Regeneration (Chair Anne Sherriff, re'new)  
 Housing and Planning (Chair, Eugien Jaruga, Keepmoat)  
 Social Housing (Chair, John Statham, LCC Strategic Landlord)  
 Private sector Housing (Chair, Andy Beattie, LCC Environmental Health)  
 Supporting People (Chair, Debbie Forward, LCC Supporting People)  
 BME Housing (Chair, Ali Akbor, Unity HA)  
 Older persons Housing (Chair, Paul Clarke, LCC Housing Needs)  
 Disability (Chair, Andy Beattie)