



<b>Report to:</b>	Place, Regeneration and Housing Committee
<b>Date:</b>	29 February 2024
<b>Subject:</b>	<b>Monitoring Indicators</b>
<b>Director:</b>	Sarah Eaton, Director of Strategy, Communications and Intelligence
<b>Author:</b>	Guilherme Rodrigues, Economic Analysis Team Leader

Is this a key decision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:	
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

## 1. Purpose of this Report

- 1.1 To provide an update on relevant monitoring indicators to support the work of the Committee.

## 2. Information

### Monitoring arrangements

- 2.1 As part of agreed monitoring arrangements, the Committee receives regular reports against a set of State of the Region indicators relevant to its remit. These are presented as a standing item on the Committee's agenda. The indicators reflect the outcomes that the work of the committee is seeking to improve and are intended to provide a high level, strategic picture of performance rather than a detailed examination of operational performance of specific projects. The indicators will be reported on in detail in the latest State of the Region report, the Combined Authority's annual stock-take of West Yorkshire's socio-economic performance.
- 2.2 The figure below outlines the core indicators agreed by the Committee and the timing of future updates.

**Figure – Place, Regeneration and Housing Committee - Key Indicators**

Indicator	Description	Update frequency	Latest Update / Next Update
Net additional dwellings	Data from the Department for Levelling Up, Housing and Communities on the supply of housing by local authority.	Annually	November 2023 /TBA
Private sector rents	Data from the Valuation Office Agency and the Office for National Statistics on the median monthly rental price by local authority for a 3 bedroom property	Six-monthly	December 2023 / TBA
Household energy efficiency	Estimates using Data from the Department for Levelling Up, Housing and Communities on the Energy Performance Certificate rating of dwellings by local authority. ONS, Energy efficiency of housing in England and Wales: 2022	Monthly / Annually	January 2024 / February 2024 (DLUHC) November 2023 / October 2024 (ONS)
Households in fuel poverty	Projections from the End Fuel Poverty Coalition on the number of households spending >10% of income on household energy costs.	Periodically	January 2024 / TBC
Healthy life expectancy, and life expectancy	Data from the Office for National Statistics on healthy life expectancy and life expectancy by local authority.	Annually	December 2023 / TBA
Housing affordability	Data from the Office for National Statistics comparing median incomes with median house prices by local authority.	Annually	March 2023 / March 2024
Gigabit capable internet coverage	Real-time data from Thinkbroadband, showing access to gigabit-capable connectivity by local authority.	Real time	Real time
Mobile coverage (4G)	Evidence from OfCom’s Connected Nations report, showing mobile data coverage by local authority.	Six-monthly	October 2023 / TBA

2.3. A number of supplementary indicators relevant to the work of the Committee were identified and are outlined in the Figure below.

Indicator	Description	Update frequency	Latest Update / Next Update
Affordable housing completions	Data from the Department for Levelling Up, Housing and Communities on Affordable housing completions statistics by local authority.	Annually	November 2023 / TBA
Affordable housing starts	Data from the Department for Levelling Up, Housing and Communities on Affordable housing starts statistics by local authority.	Annually	November 2023 / TBA

- 2.4. Indicators are reported on by exception i.e. when fresh data becomes available for each indicator, allowing the analysis to be updated. There are six indicators for which new data is available: net additional dwellings; private rents; household energy efficiency; households in fuel poverty; gigabit capable internet coverage; and Mobile coverage (4G). In addition two new indicators have been included as mentioned above: affordable housing completions and affordable housing starts.

#### Net additional dwellings

- 2.5. Net additional dwellings capture the change in the housing stock, including new build, conversions and change of use. The most recent official statistics currently available are for 2022-2023, which show that there were 6,382 net additional dwellings in West Yorkshire, which is below the previous year (7,207). The decline in the period is likely to be related to cost factors such as high material costs, and the cost of finance (interest rates); those determinants are expected to reduce both supply and demand for housing in the short term.
- 2.6. Kirklees is the only local authority that had an increase in net new dwellings when compared to the previous year: 985 in 2022-2023, against 698.
- 2.7. The West Yorkshire Housing Strategy, item 8 on the agenda, under objective one recognises the need to boost the supply of the right homes in the right places. The Combined Authority is working closely with Homes England, the five Local Authorities and the private sector to accelerate delivery where possible. For example, the Brownfield Housing Fund is forecast to deliver 5,400 new homes on disused brownfield sites. In addition the Combined Authority in partnership with Homes England has launched the West Yorkshire Strategic Place Partnership, with the potential of providing 40,000 new homes in the next decade.

### Affordable housing completions

- 2.7. The Department for Levelling Up, Housing and Communities (DLUHC) recently started publishing specific statistics for affordable housing supply at the local level. This includes social rent, affordable rent, intermediate rent, affordable home ownership, shared ownership and First Homes. In 2022-2023, there were 1,536 affordable housing completions in West Yorkshire, the highest number recorded in the last eleven years.
- 2.8. In terms of tenure, the majority were “affordable rent” (44%) and “shared ownership” (31%). Geographically, Leeds local authority accounted for 665 completions (43%), followed by Wakefield local authority with 26% of completions.

### Affordable housing starts

- 2.9. Statistics on affordable housing starts on site have been published by Department for Levelling Up, Housing and Communities, since 2015-2016. These statistics provide some insight on what to expect in terms of completions in the coming years.
- 2.10. In the period 2021-2022, there were 2,043 affordable housing starts on site, which was the highest number registered in the period. In the following period (2022-2023), starts on site declined to 1,140, which is a level comparable to previous periods (2016-2017, 2017-2018 and 2020-2021). Costs factors previously mentioned (e.g. construction materials and interest rates) are believed to have negatively impacted the number of starts in 2022-2023. The figures do not include affordable homes under Brownfield Housing Fund (estimated to be over 1,400) as they are not yet on site. That said, these have been approved so they will be accounted for in future years.
- 2.11. In the period, Leeds and Bradford combined accounted for 86% of all starts on site (990 starts); while in previous periods those two authorities accounted for 50-70% of all starts. A significant part of the affordable housing starts (674, 59% of the total) on site have been recorded as “unknown” tenure (e.g. shared ownership, social rent, affordable rent, etc). This information is expected to be available once the dwellings are completed.
- 2.12. As mentioned in the West Yorkshire Housing Strategy 2040 (item 8 in the agenda), the ongoing Brownfield Housing Fund is one of the tools available to boost the provision of affordable homes. The Fund (£89 million) that aims to unlock the development of at least 5,400 new homes by March 2025, in brownfield sites or regenerating neighbourhoods, is part of the Combined Authority’s efforts to increase the provision of affordable homes. Brownfield sites accounted for 46% of the provision of new homes in 2022/2023.

### Private rents

- 2.13. Private rent statistics are published by the ONS on a bi-annual basis. As the sample of these statistics may not be consistent over time (e.g. change of typology and location of

the properties), the Combined Authority compares the performance of median rents for 3 bedroom properties for each set of local authority data. Figures for West Yorkshire are calculated by weighting each local authority based on the latest census.

- 2.14 In the last five years (from September 2023), increases in median rents ranged from 11% (Calderdale) to 23% (Leeds). Except for Calderdale all authorities saw rents rising by at least 15%.
- 2.15. There are significant differences in rents between West Yorkshire's local authorities. Leeds has the highest rent for a 3-bedroom property, at £825 per month, while Calderdale has the lowest median rent at £550 per month.
- 2.16. In house estimates show that mean rents for a 3-bedroom property in West Yorkshire rose from £662 to £852, or 29%, between 2018 and 2023; the increase was higher than England's at 18%. Mean rents for Leeds moved from £775 to £1,039 reaching levels very close to the English average 3-bedroom rent (£1,068).
- 2.17 Whilst private sector rents are unregulated in England, the Combined Authority is focused on maximising the delivery of affordable homes across the region. Working closely with the West Yorkshire Housing Partnership (a partnership of 16 developing Housing Associations and Local Authorities in West Yorkshire), we are developing a regional affordable housing pipeline. In addition, as part of the Combined Authority's Level 4 Devolution application, local leadership of the Affordable Homes Programme was included which would bring greater funding certainty for affordable housing delivery in the region.

#### Household energy efficiency

- 2.18. Energy Performance Certificate (EPC) data is an important source of insight into household energy efficiency. The Combined Authority has identified data quality issues in the Energy Performance Certificate (EPC) records based on the data supplied by DLUHC. This includes the presence of duplicates and contradictions between the type of transaction recorded (the basis for determining whether a dwelling is a new dwelling in the statistics) and construction date and date of lodgement. To address these issues the Combined Authority has downloaded and cleaned the DLUHC EPC data for West Yorkshire to calculate alternative estimates of efficiency ratings for the region and its constituent local authorities using more robust data. Moreover, EPC figures provided by the Office for National Statistics (ONS), on an annual basis, have been cleaned to deal with issues like duplication.
- 2.19. In future, EPC reporting analysis will be based on a combination of DLUHC data cleaned and quality checked in-house by the Combined Authority, together with Office for National Statistics (ONS) analysis of EPC data (for national figures). The former

approach will be used to provide an assessment of trends on a quarterly basis for West Yorkshire and the five local authorities. Unlike ONS data, in-house estimates provide more granular data (provide information for each specific energy rating). The latter dataset from ONS has been subjected to quality assurance but is much more limited in terms of the range of data (i.e., data for specific energy ratings unavailable; only splits the data between above or below EPC C) it contains and is only published annually. It will be used to look at longer term annual trends and as the basis for benchmarking West Yorkshire with other areas and the national average.

- 2.20. The Combined Authority's estimates show that 38% of dwellings in West Yorkshire had an EPC of C or above (as of October 2023). This is below the England average, of 47%, provided by ONS for March 2023. Individually each of the local authorities also have a lower proportion of Certificates A-C than the national average, ranging from 33% (Bradford and Calderdale) to 41% (Leeds).
- 2.21. ONS analysis shows that 93% of all dwellings classified as new have an EPC of C or above in West Yorkshire. While those figures are significantly higher than existing dwellings (38%), they remain below the England average: 96% of new dwellings have an EPC A-C. The dwellings classified as new that have an EPC below C are likely to be conversions, instead of new build. Some of them could also be due to residual reporting issues with the raw data that have not been picked up through ONS quality assurance.

#### Fuel poverty

- 2.22. The most recent official statistics currently available are for 2021 – these do not capture the current situation in terms of fuel prices and the fluctuations in recent years. Official statistics on fuel poverty, from 2021, shows West Yorkshire with higher poverty than the national average and higher than Greater Manchester.
- 2.23. In order to track the recent developments, and the impacts of the government response, the Combined Authority has produced its indicative estimates of fuel poverty. These latest estimates are based on the End Fuel Poverty Coalition figures, therefore the number presented below cannot be directly compared to the official figures because the estimates use different methodologies (official estimates use Low-Income Low Energy Efficiency, while End of Fuel Poverty measures it if households spend more than 10% of its income after tax and housing costs on energy bills).
- 2.24. With the latest energy price gap (January 2024), at £1,960 a year, it is estimated that 29% of West Yorkshire households live in fuel poverty. That number is above the estimate for England at 21%. The estimated fuel poverty shows a 4 percentage point decline from the period when the Energy Price Guarantee was in place. However, fuel poverty remains above the October 2021 level of 23%.
- 2.25. The estimated increase in fuel poverty is driven by macroeconomic factors. The Combined Authority recognised this issue in 2022 with a £3 million regional emergency fund (Mayor's Cost of Living Emergency Fund) over the 2022-24 period. Additionally, as

referenced in item 9, the West Yorkshire Health and Care Partnership invested £1million to help keep people warm in winter, supporting affordable warmth by increasing low-income households' energy efficiency rating, giving advice on reducing their energy bills, and helping people access additional support they are entitled to. Meanwhile, the Combined Authority has identified improving domestic energy efficiency as a response to the need of reducing fuel poverty and carbon emissions. The Better Homes Hub (BHH) is a West Yorkshire programme that works towards reducing fuel poverty by increasing housing efficiency and net zero targets by improving housing conditions.

- 2.26. As identified in the West Yorkshire Housing Strategy 2040 (item 8 in the agenda), the Combined Authority is investing to retrofit over 5,000 affordable homes, with over £40 million invested, using the Social Housing Decarbonisation Fund and match funding from partners. Also, the Combined Authority established a partnership agreement with the West Yorkshire Integrated Care Board that will help us to strengthen the partnerships between housing and health professionals across the region.

#### Gigabit capable internet coverage

- 2.27. According to *Think Broadband* analysis, as of February 2024, there were 88% of premises with gigabit-capable internet coverage in West Yorkshire; this includes 73% with full fibre, significantly above the 62% seen across England as a whole.
- 2.28. Leeds is the local authority with the highest prevalence of full fibre, 85% of all its premises, followed by Wakefield (82%), Kirklees (71%) and Bradford (68%). Meanwhile, Calderdale has the lowest share of premises covered by gigabit capable internet: 60%, and only 27% with full fibre coverage. It is worth noting that this improving year on year, however. The Superfast West Yorkshire and York Broadband Programme, which was delivered over 3 contracts, has helped increase access to reliable broadband in West Yorkshire. Government is currently rolling out its flagship £5 billion programme, Project Gigabit, which will enable hard-to-reach and rural communities to access gigabit capable broadband. West Yorkshire and York, referred to as Lot 8, will have delivery ongoing from 2024. The indicative contract value is £60 million, with 29,000 premises in scope of the procurement. This will enhance connectivity for hard-to-reach communities across West Yorkshire, including Calderdale. Compared to a year ago, gigabit-capable internet coverage in West Yorkshire rose by 5 percentage points, and full fibre by 16 percentage points. All local authorities registered an increase in coverage.

#### Mobile coverage (4G)

- 2.29. The latest Ofcom *Connected Nations* report (Summer 2023) shows that all local authorities in West Yorkshire have at least 90% of its premises with 4G indoor coverage from all providers except for Wakefield at 87%. All the five local authorities have a higher coverage than the England average of 86%.

### **3. Tackling the Climate Emergency Implications**



3.1 There are no climate emergency implications directly arising from this report.

#### **4. Inclusive Growth Implications**

4.1 There are no inclusive growth implications directly arising from this report.

#### **5. Equality and Diversity Implications**

5.1 There are no equality and diversity implications directly arising from this report.

#### **6. Financial Implications**

6.1 There are no financial implications directly arising from this report.

#### **7. Legal Implications**

7.1 There are no legal implications directly arising from this report.

#### **8. Staffing Implications**

8.1 There are no staffing implications directly arising from this report.

#### **9. External Consultees**

9.1 No external consultations have been undertaken.

#### **10. Recommendations**

10.1 That the Committee notes the messages from the monitoring indicators.

#### **11. Background Documents**

There are no background documents referenced in this report.

#### **12. Appendices**

Appendix 1 – Monitoring indicators analysis