
Report to: Land and Assets Panel

Date: 20 April 2018

Subject: Leeds City Region Housing Update

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1 Purpose of this report

- 1.1 To update the Land and Assets Panel on the Combined Authority's strands of housing work and to report progress on developing a Leeds City Region Accelerating Housing Delivery Prospectus, development of a Leeds City Region Strategic Pipeline, and an emerging Leeds City Region Housing Vision statement.
- 1.2 To report back on a series of meetings with Housing Association (HAs) partners working across the Leeds City Region to explore closer strategic collaboration.

2 Information

Leeds City Region Housing Vision

- 2.1 In April 2017 the West Yorkshire Combined Authority approved the Leeds City Region Housing Policy Position Statement which stated: "In the Leeds City Region we will enable and invest in housing and regeneration to maximise the City Region's economic growth potential, delivering balanced 'good' housing growth across tenures, age ranges and price ranges."
- 2.2 In August 2017, the LEP Board and West Yorkshire Combined Authority agreed, in principle, to expand the City Region's policy range. This recognised that, while the existing Strategic Economic Plan (SEP) drives vital activity to deliver new jobs and homes, there are broader opportunities (e.g. the role of culture and citizen experience) and issues that would benefit from a more comprehensive and agile approach. The LEP Board in January 2018, therefore, agreed to work towards a broader policy framework representing where partners agree to work together on a range of topics (e.g. culture, potentially

new aspects of tackling disadvantage in health, early years and education) to drive inclusive growth.

- 2.3 Those shared priorities – in the shape of four key challenges - were identified at the LEP Board’s September 2017 away day:
1. The City Region’s productivity gap with national and international peers is too large and growing
 2. Investment is too low – particularly in research and development investment by the private sector
 3. Half a century of improving living standards in the City Region have stalled
 4. Stubborn deprivation persists, with the poorest communities staying the same over decades.
- 2.4 Combined Authority officers have been working with partners to develop a document setting out the housing vision for the Leeds City Region. The vision sets out collective aims, ambitions and principles for creating good places to live in the Leeds City Region. It is a high level document which is part of a package of documents comprising of the Leeds City Region Accelerating Housing Delivery Prospectus and Leeds City Region Strategic Sites Pipeline.
- 2.5 An initial draft housing vision document has been shared and received input from Chief Executives, Leaders and Directors of Development. The latest version of the housing vision will be presented to Directors of Development for further consideration and then onto Chief Executives and Leaders in early summer. A final document will be presented to July’s Land and Asset Panel meeting.

Housing Prospectus

- 2.6 The Leeds City Region Housing Prospectus has been developed to set out a comprehensive and shared approach to resourcing and support for housing development activity across the Leeds City Region.
- 2.7 A draft Prospectus was shared with partner councils in October 2017 with further development postponed until the outcome of the Housing Infrastructure Fund Marginal Viability and Forward Funding allocations were known. Four districts were successful and allocated funding which will bring additional resource to deliver marginally viable schemes.

Local Authority	Project	HIF Funding (£m)
Barnsley	Seasons Phase 3, Thurnscoe Housing Development	£ 2,227,270.00
Leeds	Land East of Otley	£ 6,318,000
Leeds	Roundhay Road / Leopold Street: ChaCo & Unity Development	£ 990,000
Selby	Olympia Park, Selby	£ 8,878,000
Wakefield	Infrastructure for Growth at City Fields, Wakefield	£ 1,577,500

- 2.8 Two Forward Funding Leeds City Region bids have also been invited to the next stage of co-development – the Leeds-Kirklees project and Wakefield Aire River Growth Corridor project. A co-development stage with Homes England, will potentially provide additional resource to develop further detailed submissions, more detail awaited, with allocations to be confirmed in autumn 2018.
- 2.9 The Housing Prospectus will now be updated to reflect the outcome of the Housing Infrastructure Fund bids and remaining additional resource still required to accelerate and unlock further development.

Housing Pipeline

- 2.10 The Leeds City Region Strategic Sites Pipeline has been developed between the Combined Authority, local authority partners and Homes England. It currently includes sites from each of the Leeds City Region districts.
- 2.11 The pipeline list will be used to track and monitor progress to ensure the City Region is proactively managing delivery of housing in the Leeds City Region regeneration priority areas. It will be a tool which identifies specific sites which require intervention or need additional resource to enable districts to bring forward large scale strategic sites. The aim is to prepare sites to be ready to respond to future bidding/funding opportunities.
- 2.12 The Pipeline is designed to be a living document to be updated periodically, with the first iteration near completion. Final work is underway with a final version to be presented to Directors of Development, Chief Executives and Leaders in early summer. A final document will be presented to July's Land and Asset Panel meeting.

Strategic conversation with housing associations

- 2.13 Work is underway to enable an ongoing strategic conversation between the Combined Authority and housing associations (HAs) in the city region. This has arisen from a desire from housing association partners to have a formal mechanism to feed in to the Combined Authority's work. It builds on similar models that exist in other city regions.
- 2.14 So far, three meetings have taken place to progress this work. They have involved representatives from the Combined Authority, local authorities, housing associations and Homes England. HAs are to consider ways in which they can organise themselves on a Leeds City Region footprint primarily to conduct strategic conversations with the Combined Authority, Homes England and partner councils with one voice on a variety of issues. This initiative has been welcomed and supported by both the Combined Authority and Homes England. HAs are to bring detail to a further meeting and the results of which will be reported back to the Panel in due course.

3 Financial Implications

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

4 Legal Implications

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

5 Staffing Implications

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

6 External Consultees

6.1 No external consultations have been undertaken.

7 Recommendations

7.1 That the progress made on the Combined Authority's housing work be noted.

8 Background Documents

None.

9 Appendices

None.