

PLACE, REGENERATION AND HOUSING COMMITTEE

**MEETING TO BE HELD AT 11.00 AM ON THURSDAY, 26 OCTOBER
2023
IN MEETING ROOM 1, WELLINGTON HOUSE, WELLINGTON STREET,
LEEDS LS1 2DE**

A G E N D A

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- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATION OF DISPOSABLE PECUNIARY INTERESTS**
- 3. EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC**
- 4. MINUTES OF THE MEETING HELD ON 2 MARCH 2023**
(Pages 1 - 8)
- 5. MINUTES OF THE INFORMAL MEETING HELD ON 31 AUGUST 2023**
(Pages 9 - 16)
- 6. CHAIR'S UPDATE**
- 7. MONITORING INDICATORS**
Lead Director: Alan Reiss, Lead Author: Peter Glover
(Pages 17 - 34)
- 8. DIGITAL BLUEPRINT UPDATE**

Lead Director: Liz Hunter, Lead Author: Sophie Law
(Pages 35 - 44)

9. HOUSING STRATEGY

Lead Director: Liz Hunter, Lead Author: Rebecca Greenwood
(Pages 45 - 98)

For Information

10. DATE OF THE NEXT MEETING

The date of the next meeting will be Thursday 29 February 2024.

Signed:

A handwritten signature in black ink, appearing to be 'BGM', with a horizontal line underneath it.

**Chief Executive
West Yorkshire Combined Authority**



**MINUTES OF THE MEETING OF THE
PLACE, REGENERATION AND HOUSING COMMITTEE
HELD ON THURSDAY, 2 MARCH 2023 AT WELLINGTON HOUSE,
WELLINGTON STREET, LEEDS, LS1 2DE**

Present:

Amir Hussain (Deputy Chair)	Private Sector (LEP Board)
Councillor Alex Ross-Shaw	Bradford Council
Councillor Jane Scullion	Calderdale Council
Councillor Michael Graham	Wakefield Council
Ben Aspinall	Private Sector Representative
Lisa Littlefair	Private Sector Representative
Tamsin Hart Jones	Advisory Representative (Homes England)

In Attendance:

Councillor Kayleigh Brooks	Leeds City Council
Yvonne Castle	Dementia Taskforce
Hannah Andrew	West Yorkshire Combined Authority
Patricia Davey	West Yorkshire Combined Authority
Helen Forman	West Yorkshire Combined Authority
Alison Gillespie	West Yorkshire Combined Authority
Rebecca Greenwood	West Yorkshire Combined Authority
Liz Hunter	West Yorkshire Combined Authority
Thomas Newton	West Yorkshire Combined Authority
Justin Wilson	West Yorkshire Combined Authority
Janette Woodcock	West Yorkshire Combined Authority

37. Apologies for Absence

Apologies for absence were received from Councillors Denise Jeffrey (Chair), Cathy Scott (Kirklees) Helen Hayden (Leeds) Denise Craghill (York), Stephen Moore (Private Sector Representative) and Helen Lennon (Advisory Representative for the West Yorkshire Housing Partnership).

In the absence of the Chair, the meeting was chaired by the Deputy Chair, Amir Hussain.

38. Declaration of Disclosable Pecuniary Interests

The Chair asked members to declare an interest if their organisation is involved in supporting other organisations to bid for funding, or if the organisation might benefit from any of the new programmes coming forward.

It was noted that Amir Hussain (Deputy Chair), Cllr Jane Scullion (Calderdale Council), Cllr Alex Ross Shaw (Bradford Council), Cllr Michael Graham (Wakefield Council), Ben Aspinall (Private Sector Representative), Lisa Littlefair (Private Sector Representative) and Tamsin Hart-Jones (Advisory Representative) declared an interest in the Dementia Ready Housing and Brownfield Housing Fund (BHF).

39. Exempt Information - Possible Exclusion of the Press and Public

There was no exempt information requiring the exclusion of the press and public.

40. Minutes of the Meeting held on 3 November 2022

It was noted that the meeting of the Place, Regeneration and Housing Committee held on 5 January 2023 was inquorate, therefore, the minutes of the meeting held on 3 November 2022 required approval.

Resolved: That the minutes of the meeting held on 3 November 2022 be approved.

41. Chair's Update

In the absence of the Chair, Cllr Jeffrey, the Director of Policing, Environment and Place updated the committee on the following two items.

Members were advised that there had been a consultation for the National Planning Policy Framework - working in partnership with district colleagues. It was noted that Councillor Jeffrey had agreed the response for the 2 March 2023 deadline.

The second item, which had been discussed with the Chair and Deputy Chair, was to thank Private Sector and Advisory Representatives for their contribution to the work of the Committee. The rich conversations and knowledge about items on the meeting agenda was greatly appreciated. In addition to this, members were invited to submit items on wider topics to the table for discussion.

42. Monitoring Indicators

The Committee considered a report and verbal update from the Economic Analysis Team Leader on the state of the region indicators and the Combined Authority's Spring Budget submission that had been updated since the last meeting in January 2023.

At the Place, Regeneration and Housing Committee meeting on 20 April 2022, it was agreed that the Research and Intelligence team would provide ongoing updates to the Committee on the relevant indicators from the State of the Region report. It was noted that the State of the Region 2022

assessed performance against around 40 indicators linked to the Combined Authority's key strategic priorities. The indicators most relevant to the committee had been updated since the last meeting in January and were outlined in the submitted report. It was reported that each indicator would be updated on their own schedules, meaning that updates to the committee would be provided on an ongoing basis throughout the year.

Resolved:

- (i) That the contents of the report be noted.
- (ii) That the Place, Regeneration and Housing Committee note the latest evidence on the region's performance regarding digital connectivity and the economic context that West Yorkshire was currently operating in and consider it as part of the decision-making process.

43. Strategic Place Partnership

The Committee considered a report from the Head of Housing at the West Yorkshire Combined Authority on the Strategic Place Partnership (SPP) Business Plan, which included the following.

- An update on the development of the SPP, which included the final draft (subject to the inclusion of case studies), attached at appendix 1 of the submitted report.
- An update on the Terms of Reference for the SPP Board, attached as appendix 2 to the submitted report, which had been developed in consultation with senior officers in partner councils and followed SPP approval.

The Strategic Place Partnership in West Yorkshire will be governed by the SPP board comprised of Homes England, Local Authority and Combined Authority partners alongside other key stakeholders from Government departments and the West Yorkshire Housing Partnership. The SPP Board will be responsible for setting the strategic direction of the Partnership and providing a forum for liaison between the parties involved in the SPP. SPP Board meetings will take place twice per year and will be supported by the Strategic Place Officer Group comprised on local authority housing growth and regeneration teams, Homes England and West Yorkshire Combined Authority officers as the operational group responsible for overseeing the SPP Delivery Plan. The Mayor will chair the SPP Board for the first year. The meetings will take place in private to allow for discussion of commercially sensitive projects to take place openly. The SPP Board will not be decision making in terms of investments as both the Combined Authority and Homes England have current governance structures in place to ensure transparency of investment decisions. The SPP Board will act in an advisory capacity giving oversight to the strategic objectives and focus area activity of the SPP.

It was noted that members felt the report was the very essence of what the Place, Regeneration and Housing Committee is all about. They welcomed

the invitation to stakeholders, but wanted to reiterate it is essential to involve the private sector to be investment ready and is critical that the Business Plan is now in place. It was felt that there are challenges in some areas and opportunities in others. There needs to be a broader view taken and there is an enormous appetite from the private sector to be involved.

Resolved:

- (i) That the contents of the report be noted.
- (ii) That the Strategic Place Partnership Business Plan be endorsed and recommended to the Combined Authority for approval.
- (iii) That the Terms of Reference for the Strategic Place Partnership (SPP) Board be endorsed and recommended to the Combined Authority for approval.

44. Programme Development - Creating Places and Accelerating Infrastructure

Members of the Committee considered an update report from the Head of Strategic Networks on the programme development for Investment Priority 3 (IP3) Creating Great Places and Accelerated Infrastructure and the proposed Employment Accelerator Programme Methodology.

Members were advised that it had been a long journey to get to this stage as the funding landscape from Government is bidding into different pots.

The Committee noted the programme development work and investment priority and considered the next steps for each programme, as outlined in the submitted report.

Members discussed the proposed Employment Accelerator Methodology and said it was about getting the pipeline into reality.

Resolved:

- (i) That the contents of the report be noted.
- (ii) That the programme development work Investment Priority 3 and next stages for each programme be noted.
- (iii) That the comments of the Committee on the proposed Accelerator Methodology be noted.

45. Dementia Taskforce Update

The Committee considered an update report on the Dementia-Ready Housing Task Force, its progress to date and proposed next steps.

The West Yorkshire Mayor's housing pledge in May 2021 included the commitment to establish a Dementia Ready Housing Task Force with the

ambition of ensuring that all older people's housing and related services were dementia friendly. The Dementia-ready Housing Task Force was established in March 2022 to deliver this commitment.

Members welcomed Ms Yvonne Castle from Johnnie Johnson Housing and a member of the Dementia Taskforce, who had been invited to provide a verbal update and presentation to the Committee on the work to date of the Dementia Taskforce.

Members discussed the contents of the submitted report and it was noted that anyone having experience of living with a family member with dementia recognises the shortcomings of houses, for example, negotiating steps and the layout of bathrooms. There is a market for dementia friendly care homes where amenities are on site, a hairdressers and café for example. The isolation of older people has become a chronic problem.

Resolved:

- (i) That the contents of the report and feedback from Committee members be noted.
- (ii) That Ms Yvonne Castle from Johnnie Johnson Housing and a member of the Dementia Taskforce be thanked for her presentation.

46. West Yorkshire Digital Blueprint and Local Digital Partnership

The Committee considered a report and verbal update on proposals to refresh the 2019 Digital Framework, which will be renamed Digital Blueprint, and the Creation of a Local Digital Partnership.

At the September 2022 LEP Board Meeting, members discussed the importance of a renewed focus on digital tech to support the region's ambitions.

It was noted that digital was a cross-cutting issue and that it had the potential to enable every person, every business and every place in the region. People required digital skills and good quality/affordable internet access to help them get the most out of their lives. All businesses needed to consider, invest in and develop their approach in a way that utilised the latest advancements and innovations. It was hoped that by doing so, all of the region's business community could be enabled to be more productive and, therefore, more likely to survive and thrive. Members were advised that our region also wanted to be the key location for high growth digital businesses to grow and invest in, as well as being recognised as a digitally connected place that could utilise the most of technology.

It was noted that these issues spanned social inclusion, place making, business support, skills, and inward investment. It was recognised, therefore, that responsibility did not fall under the remit of just one committee. How the organisation developed all of our digital work using the expertise, knowledge and connections of all committee members was a key consideration.

The scope of the new document was discussed, and it was felt the document was refreshing, highlighting quite significant changes in digital adoption. Members felt the ability of business and individuals to take advantage of Broadband was a critical determining factor.

Resolved: That the contents of the report and that feedback provided by members on the potential scope of the new Digital Blueprint be noted.

47. Project Approvals

Members considered a report and verbal update on proposals for the progression of schemes through the Combined Authority's assurance process in line with the organisation's Assurance Framework. Further details on the schemes were included in the submitted report.

In addition to the full scheme approval for this report which members discussed and because of the time lapse between this meeting and the next on 1 June, it was noted that in order to maintain programme delivery and spend targets, it was agreed that delegation would be given to the Combined Authority's Chief Executive to approve where full scheme approval was required before 30 June 2023. Included in such were the following Brownfield Housing Programme schemes.

- St Cecilia Street, Leeds
- Canal 30, Bradford
- Rushton Avenue, Bradford
- Sky Gardens/Midlands Mills, Leeds
- Parkwood Mills, Kirklees

The Committee was provided with a verbal update on the Brownfield Housing Fund Railway Street scheme. The Committee was asked to approve the scheme outlined in the submitted report, subject to the conditions set by the Programme Appraisal Team which members discussed and approved.

Resolved:

- (i) It was agreed that where full scheme approval was required before 30 June 2023, delegation to the Chief Executive would be awarded due to expedience of delivery.
- (iii) That, subject to the conditions set by the Programme Appraisal Team, the Place, Regeneration and Housing Committee approve the following:-
 - (a) The BHF Railway Street scheme proceed through to decision point 4 (full business case) and work to commence on activity 5 (delivery).
 - (b) Approval given to the Combined Authority's contribution of £1,500,000. The total scheme value is £11,842,757.

- (c) The Combined Authority enter into a funding agreement with 54North Homes for expenditure of up to £1,500,000.
- (d) Future approvals be made in accordance with the assurance pathway and approval route outlined in the submitted report. This would be subject to the scheme remaining within the tolerances outlined in the report.

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**INFORMAL MINUTES OF THE INQUORATE MEETING OF THE
PLACE, REGENERATION AND HOUSING COMMITTEE
HELD ON THURSDAY, 31 AUGUST 2023 AT MEETING ROOM 1,
WELLINGTON HOUSE, WELLINGTON STREET, LEEDS LS1 2DE**

Present:

Councillor Jane Scullion (Chair)	Calderdale Council
Councillor Masood Ahmed	
Councillor Kayleigh Brooks	Leeds City Council
Ben Aspinall	Private Sector Representative
Lisa Littlefair	Private Sector Representative
Tamsin Hart Jones	Advisory Representative (Homes England)
Richard Butterfield	Advisory Representative (Historic England)

In attendance:

Liz Hunter (Director)	West Yorkshire Combined Authority
Patrick Bowes (Officer)	West Yorkshire Combined Authority
Patricia Davey (Officer)	West Yorkshire Combined Authority
Alison Gillespie (Officer)	West Yorkshire Combined Authority
Rebecca Greenwood (Officer)	West Yorkshire Combined Authority
Myles Larrington (Officer)	West Yorkshire Combined Authority
Sophie Law (Officer)	West Yorkshire Combined Authority
Stacey White (Officer)	West Yorkshire Combined Authority

1. Chair's Opening Remarks

The Chair opened the meeting by noting that she was presiding due to the absence of Councillor Jeffrey. There were a significant number of apologies owing to the school holidays. However, the Chair then proceeded with the business before the Committee.

2. Apologies for Absence

Apologies for absence were received from Councillor Ben Burton (York), Councillor Michael Graham (Wakefield), Councillor Helen Hayden (Leeds), Councillor Denise Jeffrey (Chair), Councillor Scott Patient (Calderdale), Councillor Alex Ross-Shaw, Councillor Cathy Scott (Kirklees), Private Sector Representative Stephen Moore and Advisory Representatives, Cathy Elliott (West Yorkshire Integrated Care Board) and Helen Lennon (LCR Housing Partnership).

It was noted that, due to the number of apologies, the meeting was inquorate so no decisions could be taken.

Councillor Masood Ahmed (Kirklees) attended as an observer in place of Councillor Scott. Councillor Kayleigh Brooks (Leeds) attended as an observer in place of Councillor Hayden. Councillor Jane Scullion (Calderdale) attended as an observer in place of Councillor Scott Patient. Councillor Scullion chaired the meeting in the absence of Councillor Jeffrey.

With the agreement of the chair, Councillor Ahmed and Councillor Brooks participated in the proceedings.

3. Declaration of Disclosable Pecuniary Interests

Lisa Littlefair (Private Sector Member) declared an interest in Item 8 – Mass Transit report. Ms Littlefair noted that she had a role in contributing to the work of the report.

4. Exempt Information - Possible Exclusion of the Press and Public

There were no agenda items that required the exclusion of the public and press.

5. Minutes of the meeting held on 2 March 2023

It was noted that the meeting of the Place, Regeneration and Housing Committee held on 1 June 2023 was inquorate, therefore, the minutes of the meeting held on 2 March 2023 required approval.

Due to the inquorate nature of the meeting, approval of the minutes was deferred to the next meeting of the committee.

6. Chair's Update

The Chair gave thanks to Amir Hussain (Private Sector Representative) whose term of office had come to an end. She noted that Mr Hussain had been a very active participant in the Committee agenda for many years. Mr Hussain had also been a great Deputy Chair. The Chair wished him well on behalf of the whole Committee.

The Chair observed that Cathy Elliot, Chair of the West Yorkshire Integrated Care Board (ICB) had joined the Committee as an Advisory Representative. This formed part the Committee's work to strengthen the relationship with the ICB. This also represented the desire of members to ensure that health related outcomes were embedded into future policies and projects. The Chair looked forward to Ms Elliot attending future meetings.

The Chair also welcomed Richard Butterfield (Advisory Representative) who is the Partnerships Lead for the North East & Yorkshire at Historic England.

The Chair noted that, at the meeting of the Combined Authority on 27 July 2023, it had been decided that the following should be approved:

- Employment Accelerator Fund scheme allocating £2m in funds along with the commencement of delivery of pipelines development.
- The purchase of land for the access to the Enterprise Zone at Langthwaite Business Park had been granted authorisation to proceed enabling work to create a development platform unlocking development of the site.

The Chair closed her remarks by thanking members of the Committee for their valuable input on the Employment Accelerator.

7. Governance Arrangements

The Committee considered a report of the Deputy Director for Legal, Governance & Compliance which advised members on the governance arrangements that had been approved by the West Yorkshire Combined Authority (the Combined Authority) at the Annual Meeting on 22 June 2023 in respect of the committee.

Officers had then presented the report, they explained that:

- The terms of reference for the Place, Regeneration and Housing Committee had been agreed.
- The quorum of the Committee had been agreed as 3 voting members to include 2 Combined Authority members or Local authority co-optees.
- The Combined Authority had appointed Councillor Denise Jeffrey as Chair of the Committee.
- The Deputy Chair position that would be ordinarily held by a LEP Board member remained vacant, subject to a recruitment exercise that had been underway.
- The membership of the Committee had been confirmed by the Combined Authority.
- The Combined Authority had agreed the meeting dates for the Committee as follows:
 - 31 August 2023
 - 26 October 2023
 - 29 February 2024
 - 30 May 2024

Members of the Committee enquired about the process by which a Deputy Chair would be appointed. The Director of Policing, Environment and Place explained that the Deputy Chair is a LEP Board member with voting rights. During the Summer, a process to recruit more private sector LEP Board members had been undertaken. This was now proceeding to a conclusion, following which members of the LEP Board would then have a conversation and nominate someone as Deputy Chair.

Resolved:

- i. That the Committee noted the report.

- ii. That the Committee noted the governance arrangements approved by the Combined Authority at the Annual Meeting held on 22 June 2023.

8. Monitoring Indicators

The Committee considered a report of the Chief Operating Officer which provided members with an update on the relevant monitoring indicators on their performance in support of the work of the Committee.

Officers presented the report which outlined the following:

- Data on private sector rents had been updated by the Office for National Statistics (ONS) since the Committee last met to cover the period from April to March.
- It had been noted that nationally the median rent is £825 per month, which is higher than all West Yorkshire districts barring Leeds where it is equal.
- It has been confirmed that, between April 2019 and March 2023, median private sector rents across all West Yorkshire districts had increased. Leeds had the largest increase in pound terms (+£125), followed by Kirklees (+£95), Wakefield (+£75), Calderdale (+£55), and Bradford (+£50).
- In percentage terms, it had been confirmed that Kirklees had the largest increase (+19%), Leeds (+18%), Wakefield (+14%), Calderdale (+11%) and Bradford (+10%).
- Officers had set out some of the potential implications of the Renters (Reform) Bill which was progressing through Parliament.
- Members had been informed that The Combined Authority was in the process of developing a West Yorkshire Housing Strategy which will set out the shared ambitions for housing in the region. A paper to discuss the progress of this will be brought to the next Place, Regeneration and Housing Committee in October.
- Officers had referred to some statistics on household energy efficiency within West Yorkshire and set out the actions The Combined Authority was taking to implement positive improvements in this area.

Members made the following observations:

- It was observed that Leeds had a significant increase in rents. This was having a big impact on people's lives, especially restricting the amount of money they could contribute to the local economy. It was noted that this situation arose due to the relatively high housing costs in the city centre as compared to very low land values and margins outside this area.
- Members took the view that another contributing factor to diverging costs was ECP ratings. ECP builds with high ratings often helped to enhance properties but did not necessarily add additional sales value, so developers will often simply go for the lowest rating that complies with the necessary regulations. Members felt that more needed to be done to incentivise developers to opt for high ECP ratings and encourage people to choose to live in these properties.

- Members noted that ECP properties are rated in terms of how compliant they are completed but that these ratings do not take into account the carbon impact of any works during construction.

Resolved:

- i. That the Committee noted the report.
- ii. That the Committee noted the evidence, as well as the actions that the Combined Authority are undertaking to try and resolve the challenges they are dealing with in housing and energy efficiency.

9. Mass Transit-Approach to Placemaking and Design Philosophy

The Committee considered a report of the Director of Mass Transit which provided an update to members on the Mass Transit Approach to Placemaking and Design Philosophy.

The report sought members endorsement of the approach ahead of the Transport Committee which was scheduled to take place on 19 September 2023 where a Key Decision would be requested. The Key Decision would seek members endorsement to adopt the Approach to Placemaking and Design Philosophy to support design and route development activity.

Officers had presented the report, which had included the following:

- It had been clarified that The Approach to Placemaking and Design Philosophy had set out how a Mass Transit system would respond to the people and places it connected to as part of an integrated public transport system that placed walking and cycling equal to the Mass Transit system. Officers had indicated this meant that the needs of the car no longer took priority over the needs of over transport users or the value of place.
- Officers had set out the four design principles which helped to shape the West Yorkshire Mass Transit Vision which were: (1) People First, (2) Environmental Responsibility, (3) Better Connected, (4) Celebrating West Yorkshire.
- The Approach to Placemaking principles had been written specifically for the West Yorkshire Mass Transit system. The Approach to Placemaking had emphasised the need to consider the physical environment and the social context. It had been noted that good placemaking should pay particular attention to the cultural and social identifies that define a place, as well as the physical place.
- The Approach to placemaking document had set out the importance of stakeholder engagement in seeking to deliver against the principles and highlighted a commitment to understanding the needs and views of local communities.
- The Design Philosophy had set out how the Mass Transit strategy and vision would be delivered by providing the framework for the development and design for a bold and ambitious Mass Transit system.
- The Design Philosophy approach had required designers to consider a priority order for the transport network which utilised Mass Transit as a

facilitator for a transformational change, ensuring that walking, cycling and the value of a place were given priority over the needs of the car.

Members made the following observations:

- Members commented that the methodology used to determine which places are targeted for enhanced Mass Transit corridors should not be Leeds centric and that the wider West Yorkshire area should benefit from this programme through an equitable distribution of priority areas.
- Members took the view that the Mass Transit Strategy should be future proofed by ensuring that modelling is undertaken to predict and assess future travel demands and that this is framed within the wider regional growth strategy.
- It was strongly expressed by members that the strategy should be clearer about approaches to disability, especially in relation to physical and visual impairments. Members observed that design mechanisms could be used to address these concerns.

Resolved:

- i. That the Committee noted the report.
- ii. That the Committee endorsed the Approach to Placemaking and Design Philosophy.
- iii. That the Committee noted the intention to prepare an updated Design Guide which would be recommended for formal adoption prior to the commencement of the next stage of route design (Feasibility Design). This would be presented to the Place, Regeneration and Housing Committee for endorsement in due course.
- iv. That the Committee considered the related transformational opportunities in the places that the Mass Transit system would seek to connect.

10. Housing Update

The Committee considered a report of the Director of Policing, Environment and Place which provided an update to members on the workstreams relating to the Combined Authority's activity to support the housing growth activity across the region.

This included an update on The West Yorkshire / Homes England Strategic Place Partnership (SPP) and a summary of the revenue and capital programmes supporting delivery of housing in the region.

Officers had presented the report, which had included the following:

- The SPP had been formally launched by The UK's Real Estate Investment and Infrastructure Forum (UKREiIF) on 16 May 2023 by the Mayor of West Yorkshire, Tracy Brabin and the Chief Executive of

Homes England, Peter Denton.

- Since the launch of the SPP, work had been underway to progress the three strategic priorities set out within the SPP which were:
- Strategic Objective 1 – Develop investment ready proposals to unlock and accelerate housing delivery and regeneration across West Yorkshire to support the region’s levelling up, economic growth and inclusivity objectives.
- Strategic Objective 2 – Realise opportunities to create and grow sustainable neighbourhoods to contribute to the region’s net zero carbon ambitions.
- Strategic Objective 3 – Improve the supply of good quality and affordable homes to provide greater choice and opportunity for people to access a home in West Yorkshire that meets their housing needs.
- Officers had updated members on the progress of these objectives.
- Members had also received an update on how the Housing Accelerator Fund (HAF) had been progressing in addition to the Brownfield Housing Fund.

Resolved:

- i. That the Committee noted the report.
- ii. That the Committee provided feedback on the contents of the report.

11. West Yorkshire Digital Infrastructure Programme

The Committee considered a report of the Director of Policing, Environment and Place which provided members with an overview of the West Yorkshire digital and broadband infrastructure landscape and delivery programmes.

Officers had presented the report which had outlined the following:

- A refreshed framework had been introduced called the West Yorkshire Digital Blueprint. This would provide members with an update on how lives were being transformed by digital technological and would include a coherent strategy for delivery and partnership working. The strategy had been framed through three strands – place, people, and businesses.
- Work had been underway to fulfil the mayor’s pledge to ‘support local businesses and be a champion for our regional economy.’ Efforts to support digital infrastructure were a key component of this.
- It has been accepted that delivering fast and reliable broadband was vital to the economic performance of West Yorkshire and supported the Combined Authority’s strategic objective of delivering inclusive growth and removing barriers to education, training, and employment opportunities.
- It had been clarified that 84.73% of West Yorkshire premises have access to gigabit-capable broadband infrastructure, which was just above the national average.
- It was clarified that the Combined Authority had a comprehensive digital infrastructure programme and members had been given an outline of

the work that was ongoing.

Members emphasised that more work needed to be done to provide additional resources to help enhance the rollout of 5G broadband across rural parts of West Yorkshire, especially planning in relation to any future bids.

Resolved:

- i. That the Committee noted the report.
- ii. The Committee considered the programme of work highlighted in the paper and agreed for work to continue in the development of a digital infrastructure programme business case.

12. Date of the Next Meeting

It was noted that the next meeting of the Place, Regeneration & Housing Committee was scheduled to be held on 26 October 2023.

Report to:	Place, Regeneration and Housing Committee
Date:	26 October 2023
Subject:	Monitoring Indicators
Director:	Alan Reiss, Chief Operating Officer
Author:	Peter Glover, Economic Evidence Manager

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 State of the Region 2023 report, the Combined Authority's annual stock-take of West Yorkshire's socio-economic performance.
- 2.2 The core indicators agreed by the Committee are as follows:

- Health life expectancy
- Net additional dwellings
- Housing affordability
- Private rents
- Household energy efficiency
- Households in fuel poverty
- Gigabit capable internet coverage
- Mobile coverage (4G).

2.3 Indicators are reported on by exception i.e. when fresh data becomes available for each indicator, allowing the analysis to be updated. There is one indicator for which new data is available currently - households in fuel poverty - an analysis of this is provided below. Previous monitoring papers submitted to the Committee have provided detailed analysis of the latest available data for all other indicators. However, for the Committee's ease of reference, the appendix to this paper contains visualisations of the latest position for all the monitoring indicators, including those that have been reported on in detail at previous meetings.

Fuel poverty

- 2.4 Fuel poverty is the problem faced by households living on a low income in a home which cannot be kept warm at reasonable cost. As well as providing a measure of deprivation, the prevalence of fuel poverty points to an issue that can be alleviated through investment in energy efficiency measures, leading to reduced emissions. Therefore, a household's fuel poverty status depends on the interaction of three drivers:
- Energy efficiency - as households become more energy efficient, they have lower required energy costs (see section on building energy efficiency)
 - Energy prices
 - Incomes.
- 2.5 Fuel poverty has become a much more pressing issue since late-2021. A key determinant of the extent of fuel poverty is the level of fuel prices and these have increased in an unprecedented manner since the economy re-opened following the pandemic and the Russian invasion of Ukraine.
- 2.6 The most recent official statistics currently available are for 2021 – these do not capture the current situation in terms of fuel prices. However, they do show that West Yorkshire already faced a significant fuel poverty challenge prior to recent developments in energy markets. Around 168,000 households in West Yorkshire were in fuel poverty in 2021, equivalent to 17% of total households in the region. The prevalence of fuel poverty in West Yorkshire was higher than the national average of 13% and also higher than in Greater Manchester (15%) but slightly lower than in South Yorkshire (18%) and West Midlands CA (19%).

- 2.7 Bradford had the highest prevalence of fuel poverty in West Yorkshire based on official statistics, with 19% of its households classed as fuel poor. Across the remaining local authorities in the region, the proportion occupies a fairly narrow range from 15% in Wakefield to 17% in Calderdale and Kirklees.
- 2.8 In order to take account of the impact of the unprecedented increases in energy prices seen in the period since late-2021 and the resultant government response, the Combined Authority has produced its own indicative estimates of fuel poverty. The current prevalence of fuel poverty in West Yorkshire is estimated to be almost double that recorded in the most recent official statistics for 2021, at 30%. This is around 8 percentage points higher than the national average. The prevalence of fuel poverty is down slightly on its peak level following the April 2023 budget.
- 2.9 The current estimates reflect the influence of the current Ofgem energy price cap on average household energy bills. The switch from the Energy Price Guarantee (which implied a £2,500 annual bill equivalent for typical levels of consumption) to the price cap of £2,074 for July to September 2023 has had an alleviating effect on fuel poverty¹. This development reflects further falls in wholesale energy prices, as the market stabilises and energy suppliers return to a healthier financial position after four years of loss making.
- 2.10 National figures provide an insight into the household types most affected by fuel poverty.
- Households in the private rented sector are most likely to be in fuel poverty, mainly due to low median incomes. The prevalence of fuel poverty among households in social housing is lower due to the better energy efficiency of dwellings in this sector.
 - Single parent households have the highest prevalence of fuel poverty of any household type.
 - Ethnic minority households have a greater risk of being in fuel poverty due to low incomes but their fuel poverty gap (the reduction in fuel costs needed for a household to not be in fuel poverty) tends to be lower due to a greater likelihood of living in fuel efficient social housing.
 - Fuel poverty rates in England are typically higher amongst households containing disabled people. The impairment or condition of a disabled person can often affect their energy needs.
 - Households in the most deprived neighbourhoods are 50% more likely to be in fuel poverty.

Policy response: Better Homes Hub (BHH)

- 2.11 The Combined Authority recognises the many problems that people living in fuel poverty face. The BHH is the Combined Authority's regional programme to scale-up domestic

¹ The Ofgem energy price cap for October to December 2023, announced on 1 October, shows a further reduction to £1,923.

retrofit to alleviate fuel poverty, deliver against our climate emergency commitments, improve the quality of housing stock and health outcomes of residents and secure quality green jobs.

- 2.12 As this Committee has seen before the Better Homes Hub is a complex long-term programme that encompasses all the Combined Authority's activity on domestic retrofit, with a vision that 'Everyone in West Yorkshire can live in a warm, comfortable and low carbon home'.
- 2.14 Since the Committee had its last update, a consortium led by Energy Saving Trust has been appointed as client-side support for the BHH programme. They will provide expert advice and a robust evidence-base to drive our decision making for the programme.
- 2.15 The BHH team have also been successful in securing a total of £836,833 in funding from the Local Energy Advice Demonstrators competition from the Department for Energy Security and Net Zero. A supplier will be commissioned to test approaches to delivering in-person retrofit advice to hard-to-reach, seldom-heard and digitally excluded communities.
- 2.16 Work continues to progress on retrofitting homes through the social housing decarbonisation fund, developing demonstrator projects and the one stop shop, including financial options for homeowners.

3. Tackling the Climate Emergency Implications

- 3.1. Progress on improving building energy efficiency has a direct impact on emissions reduction as well providing a key lever for tackling fuel poverty.

4. Inclusive Growth Implications

- 4.1. Fuel poverty has a disproportionate impact on disadvantaged households with low incomes.

5. Equality and Diversity Implications

- 5.1. Single parent households and ethnic minority households are more likely to be affected by fuel poverty and fuel poverty can have a disproportionate impact on disabled people .

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

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Appendix 1: Monitoring indicators

23

**Place, Regeneration and Housing Committee, 26
October 2023**

Introduction

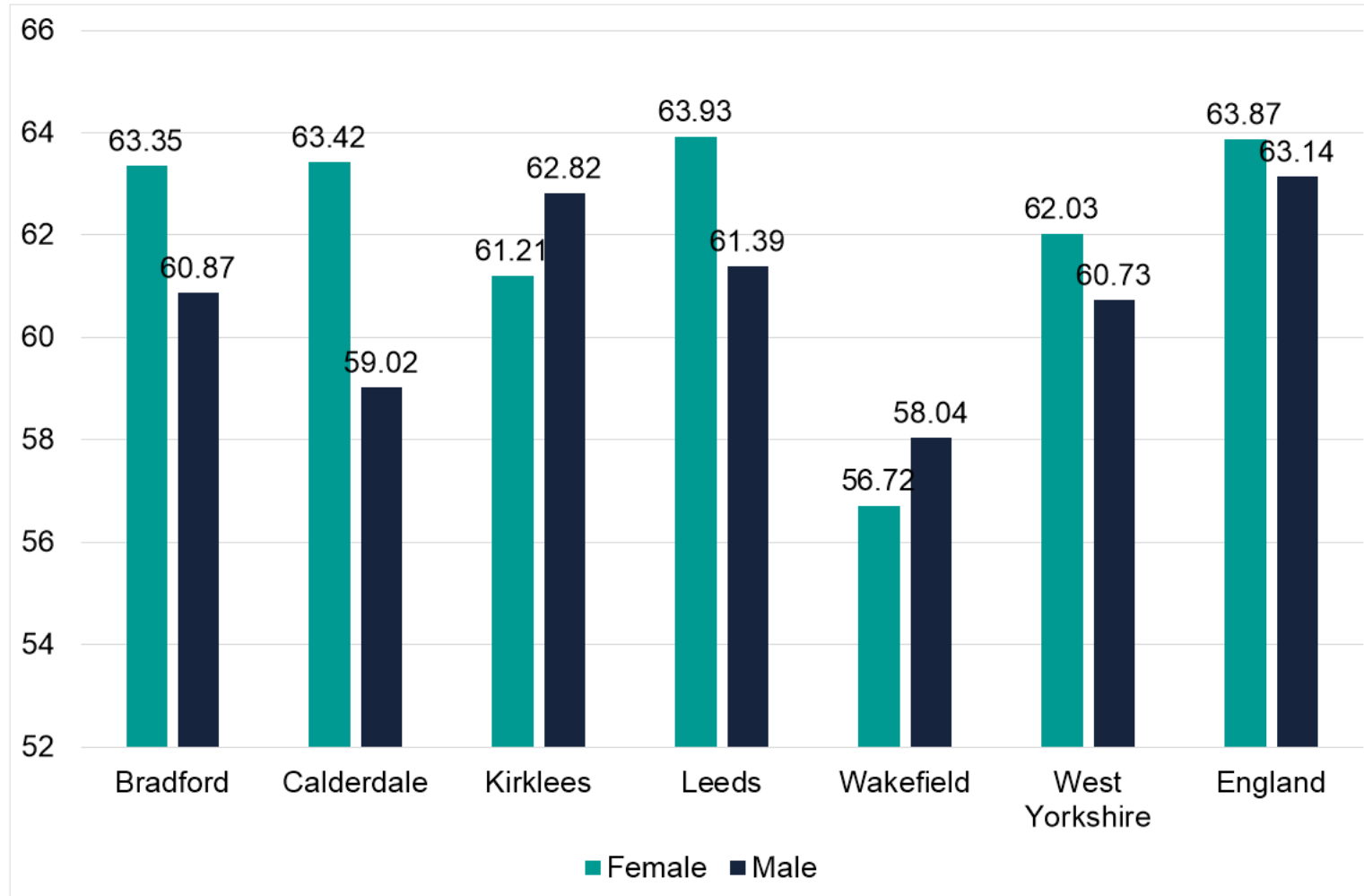
- The following slides provide an overview of West Yorkshire's performance and progress against the headline indicators for State of the Region
- A subset of indicators has been presented, reflecting those most directly relevant to the Place, Regeneration and Housing agenda.
- For some indicators there has been no change in the available data but the latest figures are contained in the pack to maintain the overall picture.

24

Healthy life expectancy at birth in West Yorkshire is below the national average

Figure: Healthy life expectancy (HLE) at birth - estimates in years, 2018 to 2020

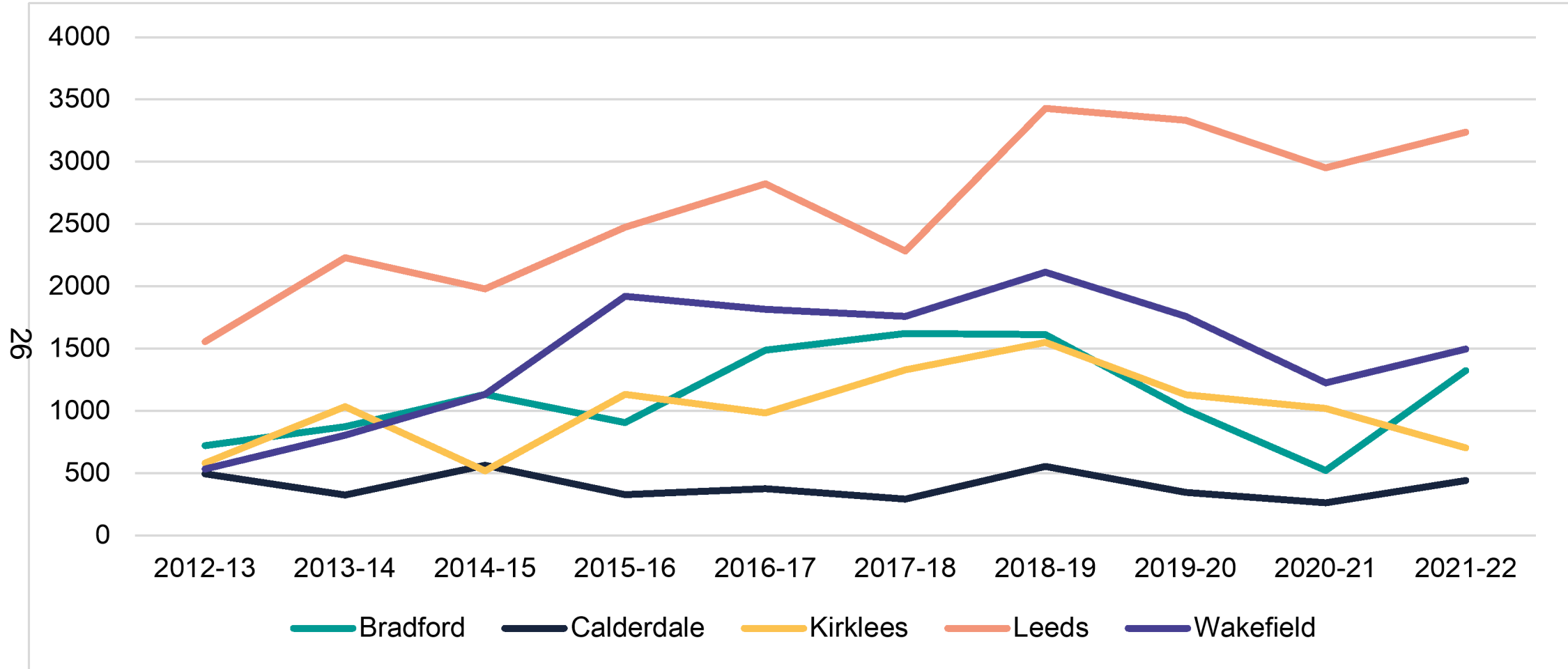
25



Source: Health state life expectancy ONS

The number of net additional dwellings increased in four out of five local authorities in 2021/22

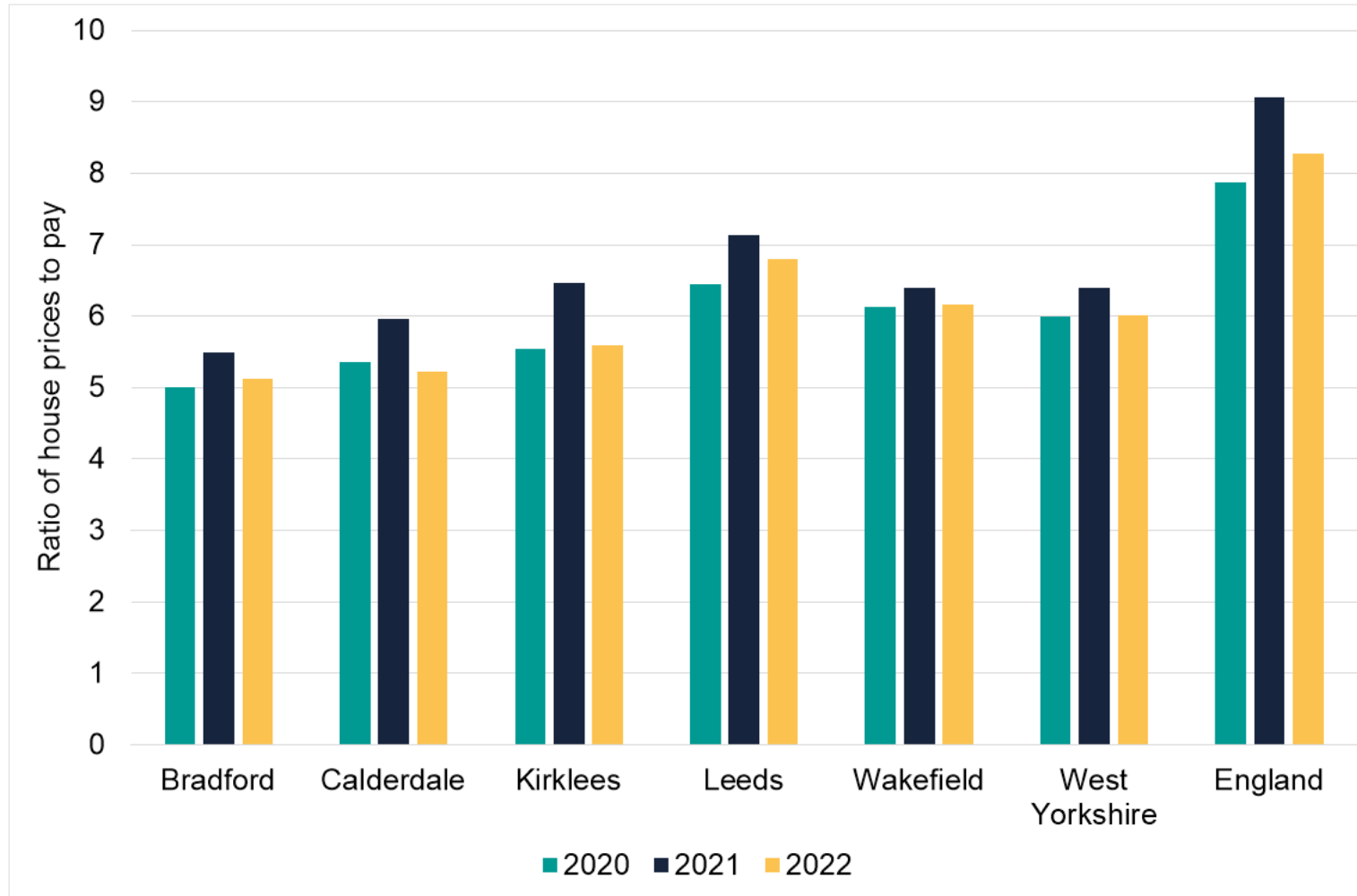
Figure: Net additional dwellings by local authority



Source: UK local authority and regional greenhouse gas emissions national statistics, 2005 to 2021

Housing is more affordable than nationally across all five local authorities in West Yorkshire

Figure: Affordability of House Prices – ratio of median house price to median annual wage (residence-based)



Median house price in West Yorkshire at end of 2022: £187,000 (England average: £275,000)

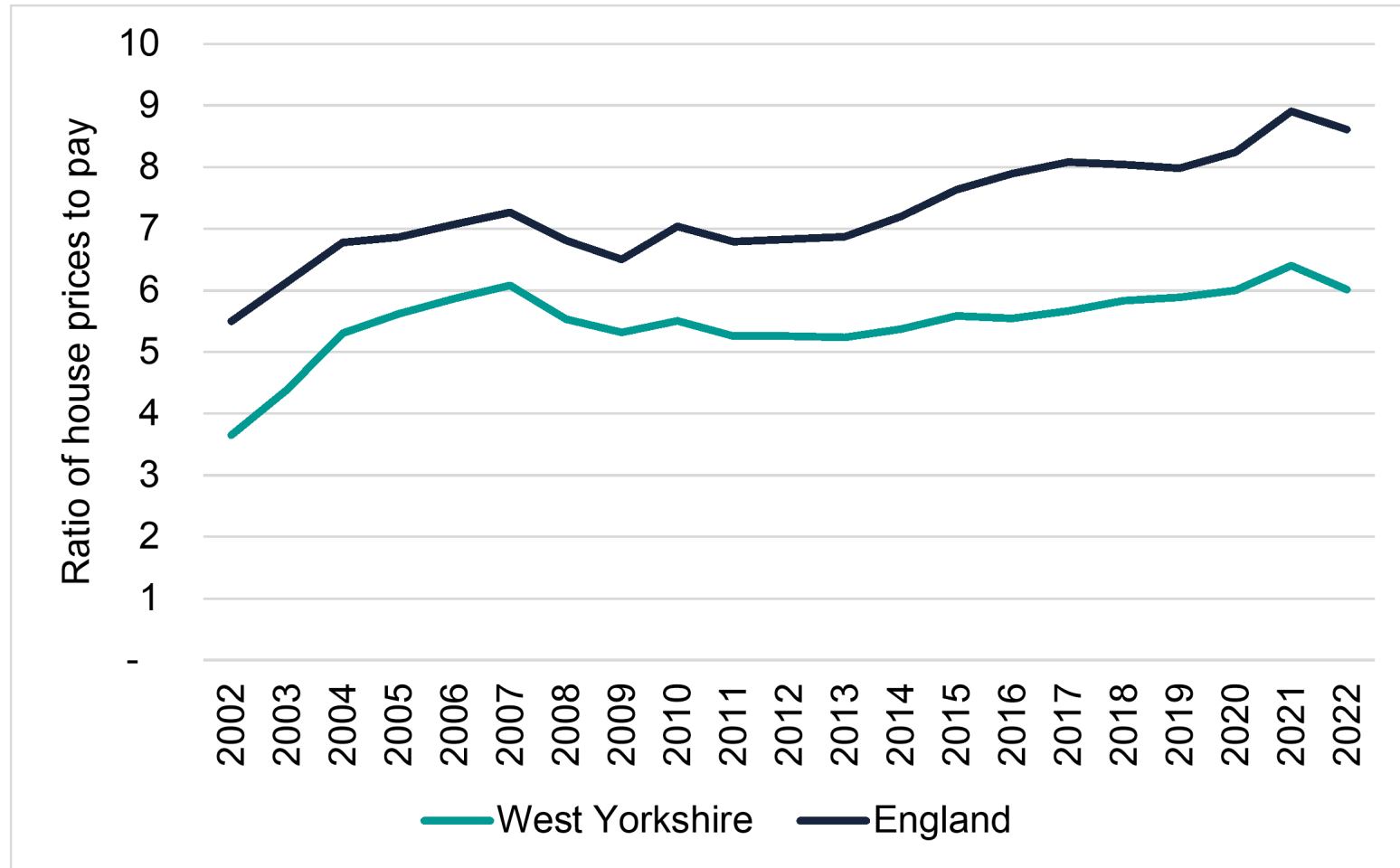
Median annual wage (residence-based) in 2022: £31,088 (England average: £33,208)

27

Source: Housing affordability in England and Wales, ONS

Housing affordability worsened in West Yorkshire in 2021 but this trend was reversed in 2022

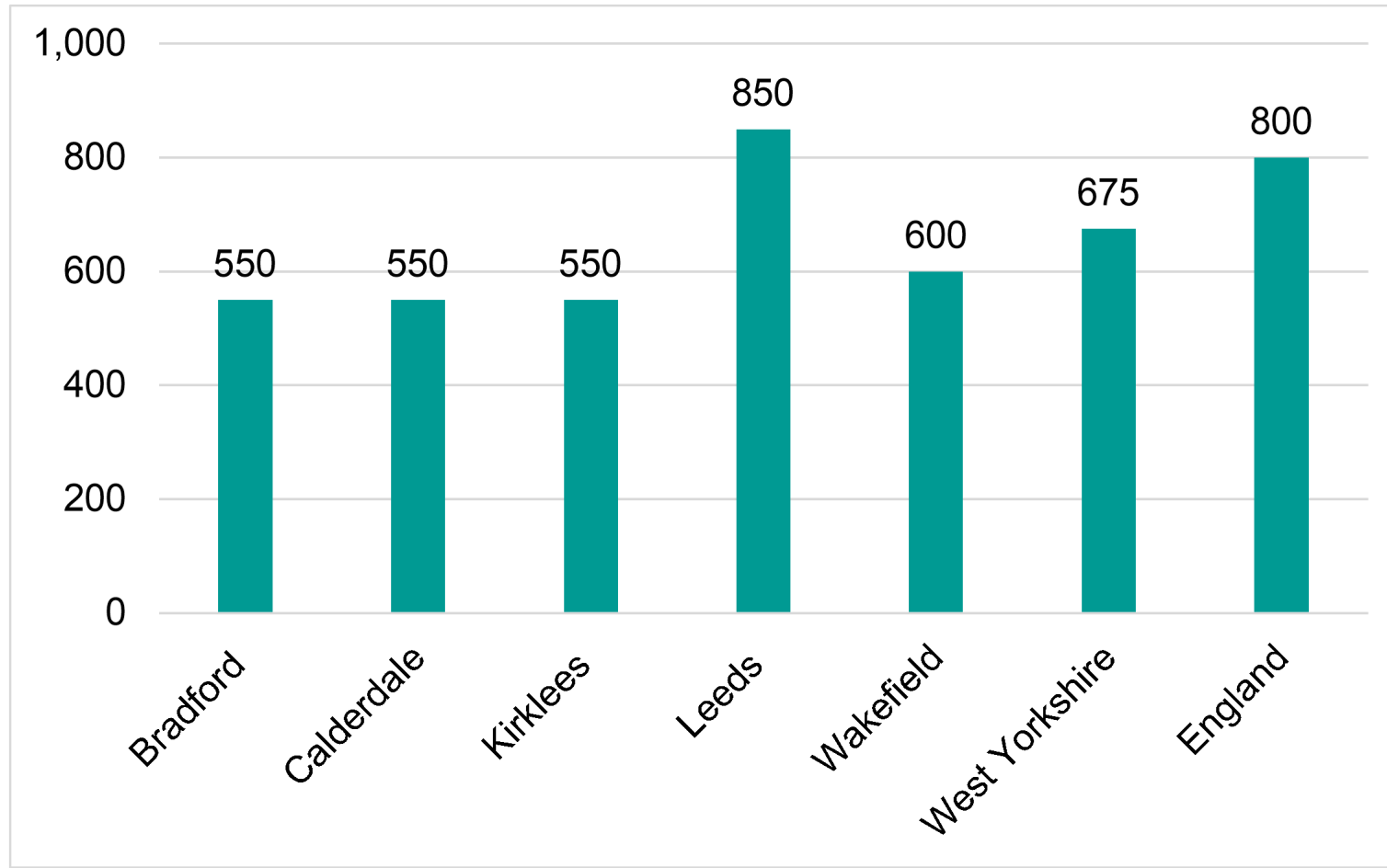
Figure: Affordability of House Prices – ratio of median house price to median annual wage (residence-based)



Source: Housing affordability in England and Wales, ONS

Private rental prices are below the national average in West Yorkshire

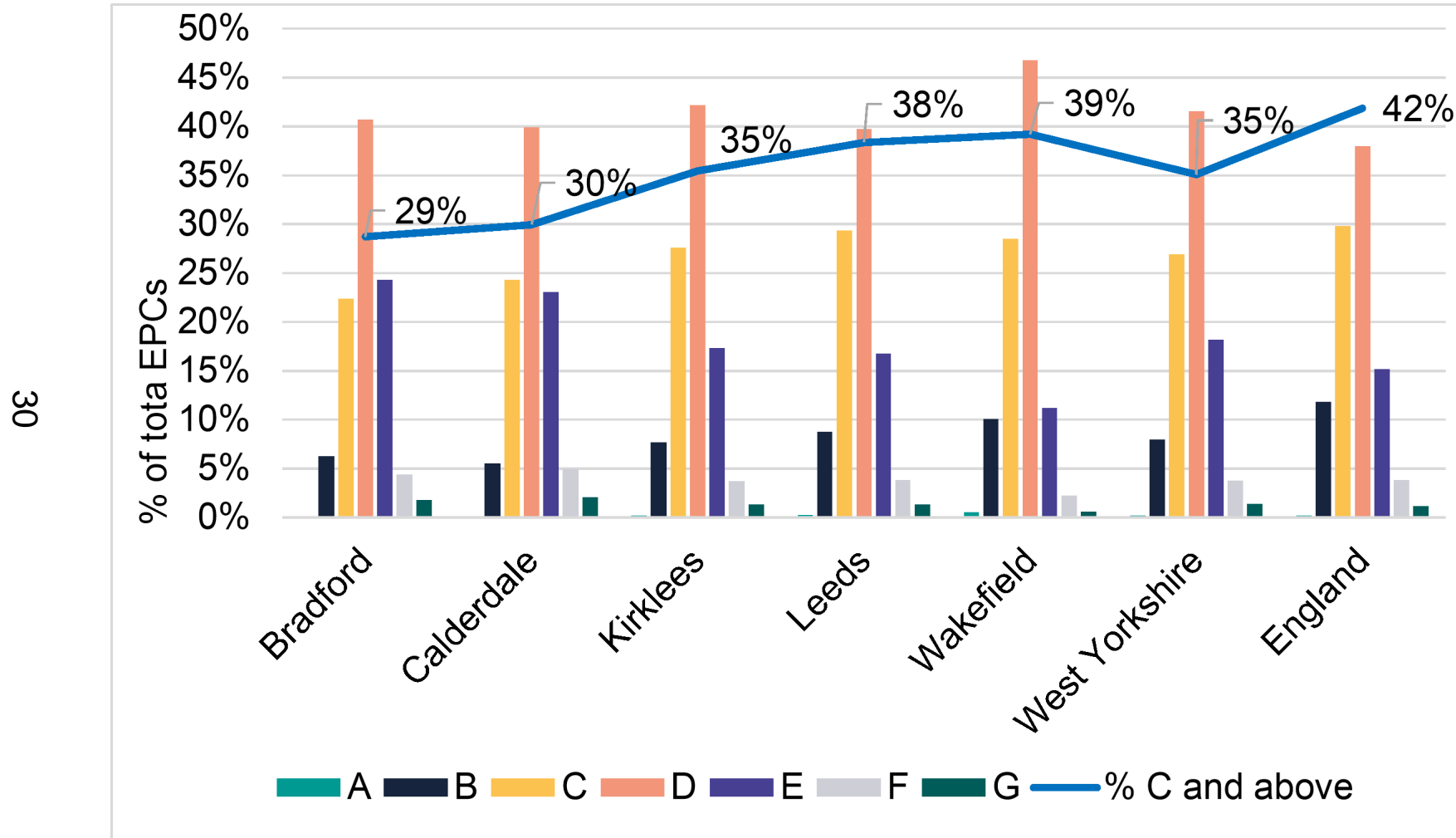
Figure: Median monthly rental prices for private sector two-bedroom properties, April 2022 to March 2023



Source: Private rental market summary statistics, ONS, 2023

West Yorkshire dwellings with an EPC are less likely to have an energy efficiency rating of C or above compared to national average

Figure 7: Profile of Energy Performance Certificates by local authority and Energy Efficiency Rating, as of Q2, 2023



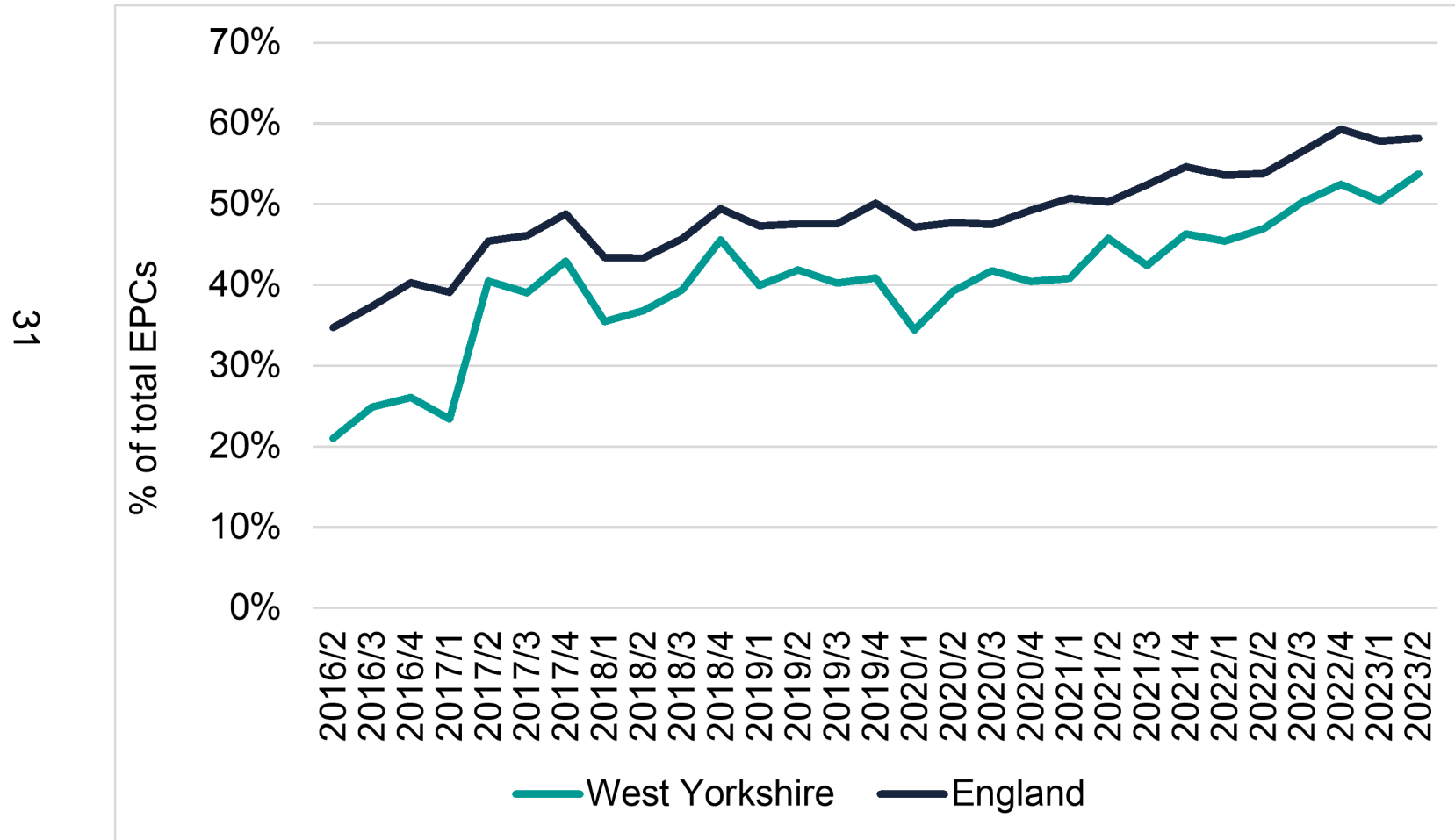
These figures relate to the total cumulative stock of EPCs lodged since Q4 2008 up to Q2 2023.

The proportion of cumulative lodgements with a rating of C and above in West Yorkshire increased slightly from 34% in Q2 2022 to 35% in Q2 2023.

Source: Energy Performance Certificate data, Department for Levelling Up, Housing and Communities

The proportion of EPCs with a rating of C and above in WY is increasing over time, reaching 54% in lodgements for Q2 2023

Figure 8: Trend in proportion of Energy Performance Certificates with Energy Efficiency Rating of C and above based on each quarter's EPC lodgements



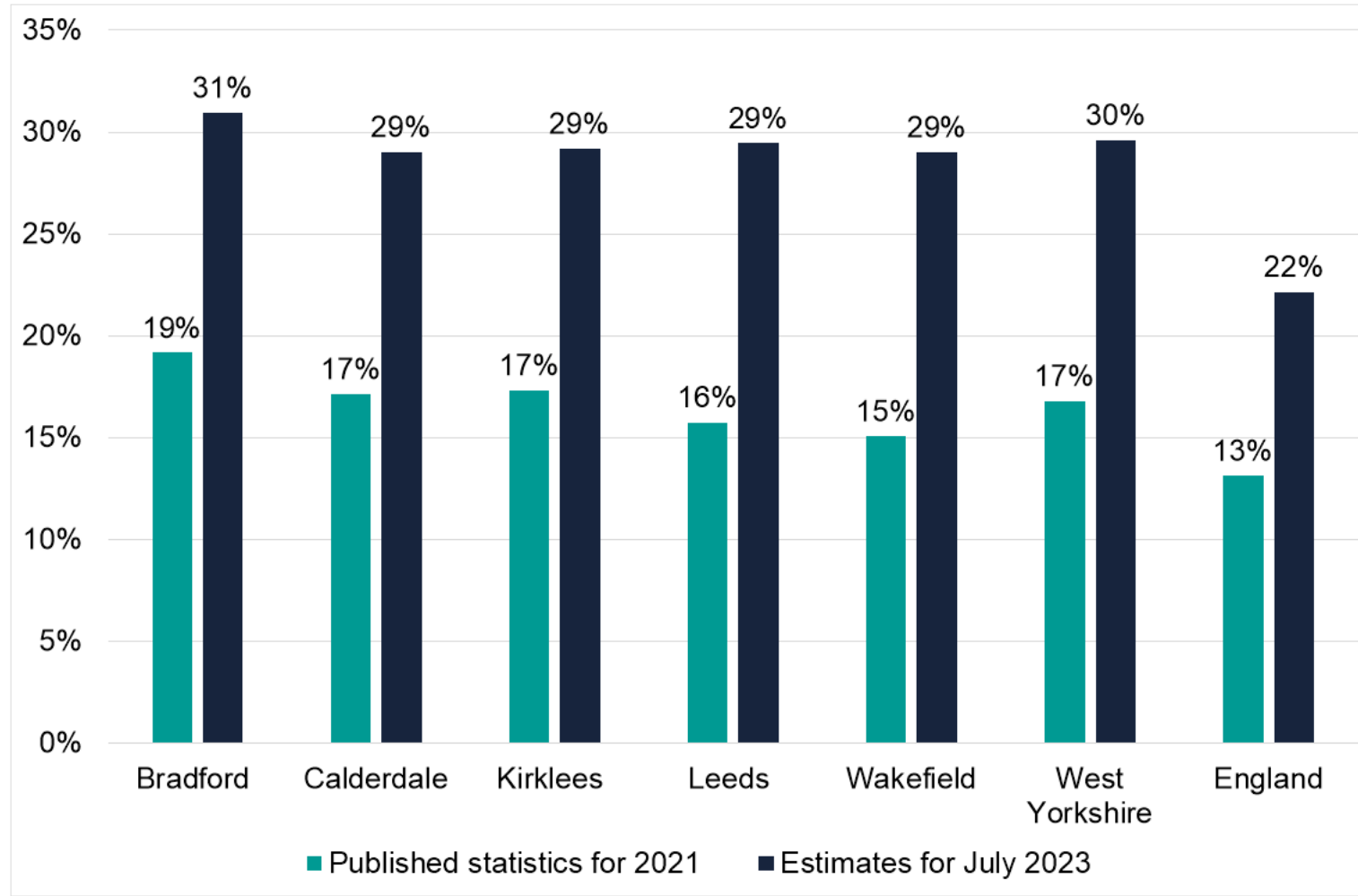
These figures relate to EPC lodgements in each quarter.

Although the proportion of EPCs with a rating of C and above in West Yorkshire is increasing, suggesting an ongoing improvement in energy efficiency performance, it is still lower than the national average.

Source: Energy Performance Certificate data, Department for Levelling Up, Housing and Communities

Estimates suggest that 30% of West Yorkshire households are in fuel poverty

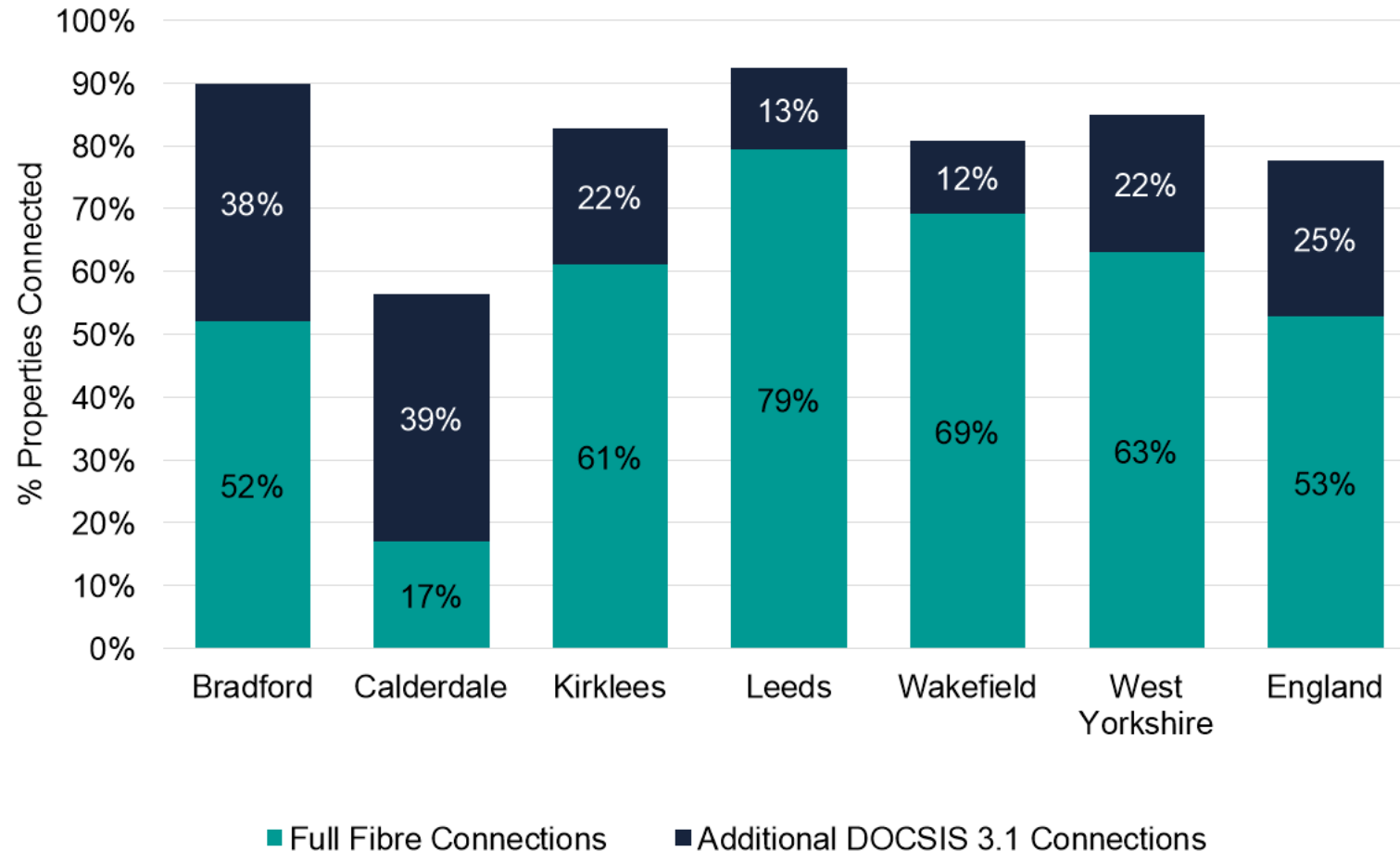
Figure: Proportion of households in fuel poverty



Source: Sub-Regional Fuel Poverty Statistics, BEIS; Combined Authority estimates

West Yorkshire outperforms the national average on gigabit capable internet coverage

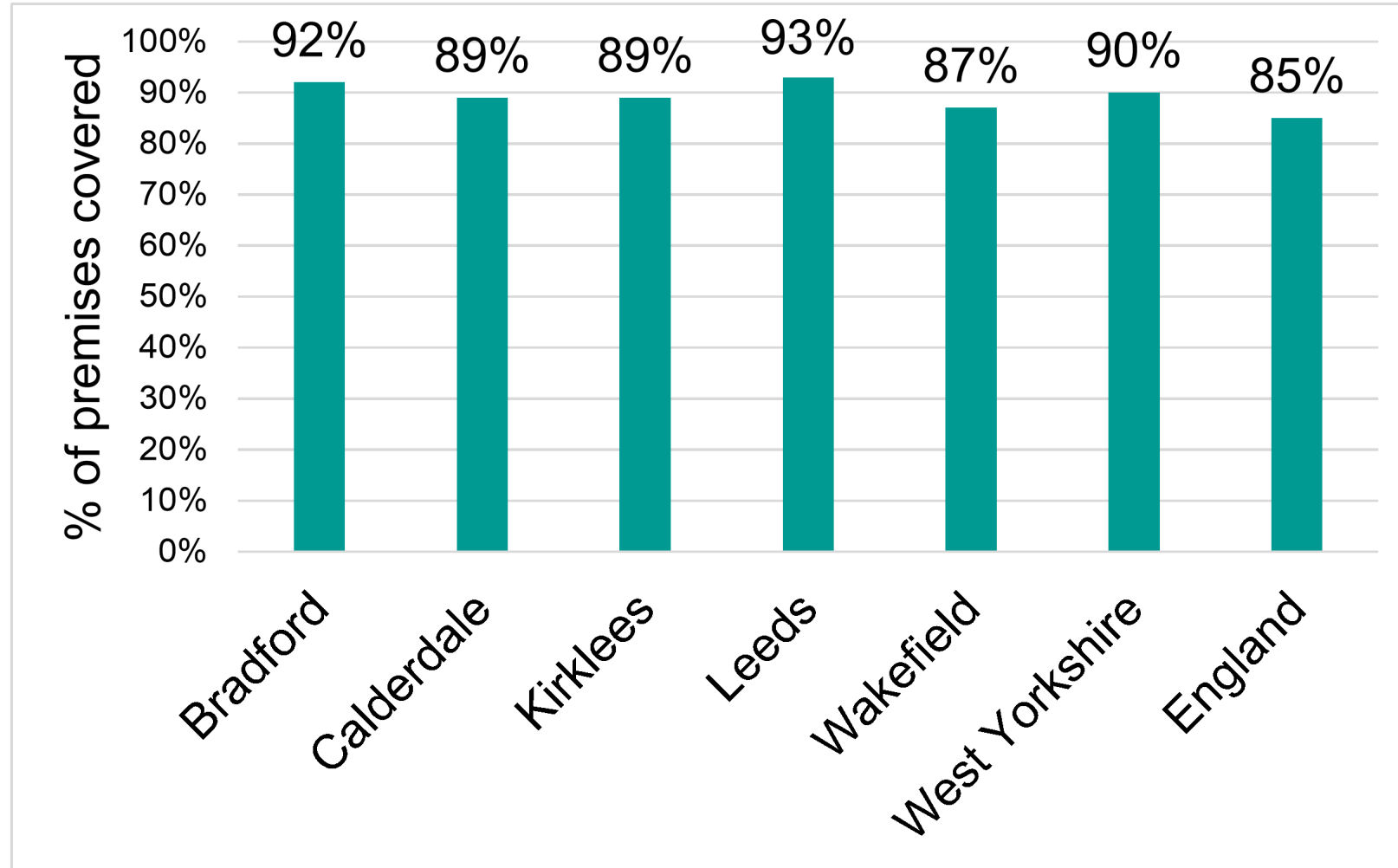
Figure: % of premises with gigabit-capable fixed internet coverage by type



Source: ThinkBroadband, 08/2023

4G mobile coverage is growing in West Yorkshire and exceeds the national average

Figure: 4G premises (indoor) coverage from all providers



Source: Ofcom Connected Nations Spring Report 2023

Report to:	Place, Regeneration and Housing Committee
Date:	26 October 2023
Subject:	Digital Blueprint Update
Director:	Liz Hunter, Director of Policing, Place and Environment
Author:	Sophie Law, Policy Officer

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No

1. Purpose of this Report

- 1.1. To engage and seek views from Place, Regeneration and Housing Committee Members on the emerging structure of the West Yorkshire Digital Blueprint.

2. Information

Digital Blueprint

Context

- 2.1. In 2019, a Digital Framework for the Leeds City region was agreed. This was made up of 5 outcomes and focused on businesses, skills, the digital sector, digital infrastructure, and tech for good (connected places). In April 2021, the Local Enterprise Partnership's (LEP) geographic remit altered to encompass the whole of West Yorkshire. Alongside this, there has been increased digital adaptation by residents and businesses during the COVID-19 pandemic, new trading relations with the European Union, and significant advances in technology. It is therefore timely to refresh.
- 2.2. The West Yorkshire Combined Authority is proposing to refresh the Digital Framework into a new Digital Blueprint, to take us to 2030. It will cover similar objectives to the above, as well as some new ones.

- 2.3. Having a plan for the digital economy is crucial for the region. It will help boost productivity, reduce skills gaps/shortages, improve our connectivity, make us attractive for investment, and make resident's lives better.
- 2.4. For the purpose of this Digital Blueprint, officers are defining digital with the definition coined by Tom Loosemore, former Government Digital Service Deputy Director: *'applying the culture, practises, processes, and technologies of the Internet-era to respond to people's raised expectations.'*
- 2.5. Officers have worked closely with a range of stakeholders to build our approach to the Digital Blueprint. Stakeholders we have engaged with include Local Authority officers, private and public sector digital experts, academics, and LEP Board members. Engagement has included a LEP Board Digital Deep Dive, a 'Mayoral Diversity in Digital' roundtable, and multiple other consultations.
- 2.6. On 5th September 2023 Place Committee, Business, Innovation and Economy Committee and Employment and Skills Committee members, alongside the LEP Board, were invited to a private workshop with officers to discuss the themes of the Digital Blueprint. This was an opportunity to help shape the themes of the Blueprint and offer any feedback on the direction of the Blueprint.
- 2.7. The emerging Digital Blueprint will align with the [Healthtech Strategy 2022-2027](#). Together these documents will provide a strong regional narrative and policy framework for ongoing work to deliver the region's Investment Zones. The Zones are linked to the digital agenda through Healthtech / digital health and will showcase the region as the place for health tech companies and wider health innovation.

Our Approach to a West Yorkshire Digital Blueprint

- 2.8. Following the private workshop with officers on 5th September 2023, attendees made small adjustments and endorsed our approach to the Digital Blueprint. These are included in the update below and in the appendix.
- 2.9. The proposed approach to the Digital Blueprint is to focus on the 'horizontal' elements of 'Place,' 'People and Education' and 'Business and Organisations.' But what do these mean:
 - **'Place'** refers to infrastructure development, connectivity, and connected places.
 - **'People and Education'** refers to digital skills, inclusion, workforce development and educational pathways.
 - **'Business and Organisations'** refers to digital transformation, investment, entrepreneurship, innovation and research, and trade and export promotion.



2.10. Interwoven with these 3 horizontals, will be seven 'vertical' themes, all of which affect/are affected by the horizontals':

1. **Showcasing** all the digital opportunities that West Yorkshire has to offer.
2. Ensuring that digital technologies make **day-to-day life** easier for West Yorkshire residents and businesses.
3. Ensuring that we are benefitting from **advanced technologies**, such as emerging work in the fields of Artificial Intelligence (AI), Virtual Reality (VR), and quantum computing.
4. Tackling **digital exclusion**.
5. Understanding and using **data** to make West Yorkshire a well-connected digital destination.
6. Establishing digital as a method to help West Yorkshire work towards tackling the **climate emergency**.
7. **Collaborative working** of digital stakeholders in West Yorkshire.

2.11. This report seeks to understand from the Committee:

Emerging Structure of the Blueprint

- a) **Is the 'horizontal' and 'vertical' approach clear and logical?**
- b) **Do the 7 proposed 'verticals' capture the most relevant areas of digital skills needs for West Yorkshire?**
- c) **Are any key digital infrastructure themes missing from the proposed structure?**
- d) **Are there any specific spatial issues that the need to be recognised within the 'Place' element of the Blueprint?**

Potential Challenges and Opportunities

- e) **What could the role of digital technology (such as 5G, Artificial Intelligence and Augmented Reality) be in our town, cities and rural areas?**
- f) **How can the public sector stimulate and accelerate commercial digital infrastructure roll out in rural or hard to reach areas?**
- g) **What are the challenges of digital exclusion from a place and infrastructure perspective and how can we tackle them?**
- h) **How should the availability of resources and capacity to deliver the Blueprint's aspirations be considered?**

Support from the Committee

- i) **Do committee members approve officers to develop a first draft of the Digital Blueprint, in line with the proposed structure and subjects?**

Next Steps

- 2.12. A public consultation will commence in October on the Your Voice consultation platform and will be publicised by Combined Authority social media channels. This will gauge public responses to elements that will be included in the Blueprint, such as awareness of the connected places agenda and smart technology, views on AI, areas in which residents and businesses would like more skills/awareness/access to digital, and – primarily for business owners – what digital technologies they are looking to incorporate into their business.
- 2.13. Pending the feedback and approval of the underlying structure of the Digital Blueprint, this Committee will be sighted with a draft of the Digital Blueprint in January.
- 2.14. The final Blueprint is aiming for a Summer 2024 Combined Authority approval.

3. Tackling the Climate Emergency Implications

- 3.1. The West Yorkshire Combined Authority has made a bold and ambitious target to reach Net Zero by 2038. The Digital Blueprint aims to tackle the climate emergency through digital and smart infrastructure which will contribute to reduced energy consumption and innovation. Infrastructure includes smart streetlamps, sensors which monitor and manage traffic, as well as electric charging for vehicles. Data capture from smart infrastructure and local area energy plans, will help with efficient and sustainable planning. The Blueprint will also explore opportunities to map our regional assets that will allow for delivery aligned and strategic sequencing – ensuring that we need only ‘dig once’ – reducing our carbon impact.
- 3.2. Moreover, it is recognised that increased levels of connectivity, allow for residents to work remotely, and for businesses to be set up in a more decentralised format. This means that there can be a reduced need to commute, with fewer vehicles on the road, thus reducing carbon emissions.

4. Inclusive Growth Implications

- 4.1. Inclusion will underpin the Digital Blueprint, and is one of the 7 ‘verticals’, and will be interwoven throughout other ‘verticals’. The Blueprint will include and make recommendations regarding demographic information about those who are digitally excluded and reasons why e.g. skills, cost, or infrastructure. Stakeholders in community organisations and central government will be consulted on and included in recommendations around support those who are digitally excluded.

- 4.2 Of interest to this committee, the Digital Blueprint will map out both rural and urban ‘not-spots’ (areas with little to no internet coverage) to ensure that geography is not a barrier to residents participating in an increasingly digital society. Through this exercise, officers will better understand where investment is required, thus developing programmes to ensure every community has access to reliable broadband connectivity

5. Equality and Diversity Implications

- 5.1. An Equality Impact Assessment (EqiA) has been developed for the Digital Blueprint. The Blueprint will consider EDI elements such as digital as an accessibility tool for those with disabilities, e.g. working remotely. Regarding Business and Organisations, the Blueprint will take into consideration in recommendations elements such as the lack of diversity that is prevalent in venture capital investments.
- 5.2 The Digital Blueprint will map out both rural and urban ‘not-spots’ (areas with little to no internet coverage) to ensure that geography is not a barrier to residents participating in an increasingly digital society. Through this exercise, officers will better understand where investment is required, thus developing programmes to ensure every community has access to reliable broadband connectivity.

6. Financial Implications

- 6.1. Combined Authority officers are leading on the development of the Blueprint utilising existing resources. Therefore 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. We have consulted with external stakeholders in the development of the Digital Blueprint to date and will continue to do so.

10. Recommendations

- 10.1. That the Committee members provide feedback and endorse the direction of the Digital Blueprint, ahead of full drafting.

11. Background Documents

There are no background documents referenced in this report.

12. Appendices

Appendix 1 – Digital Blueprint Supporting Slides

WEST YORKSHIRE DIGITAL BLUEPRINT

41



Agenda Item 8

Appendix 1



Aim: A productive, thriving, sustainable digital landscape in West Yorkshire



Place



People



Business

Verticals – Change Agents, Existing and New



43
Why West Yorkshire is a great place for digital



Dynamism in Tech / Capitalising on Advanced Technologies



Inclusion



Data



Hybrid Digitisation (day to day use)

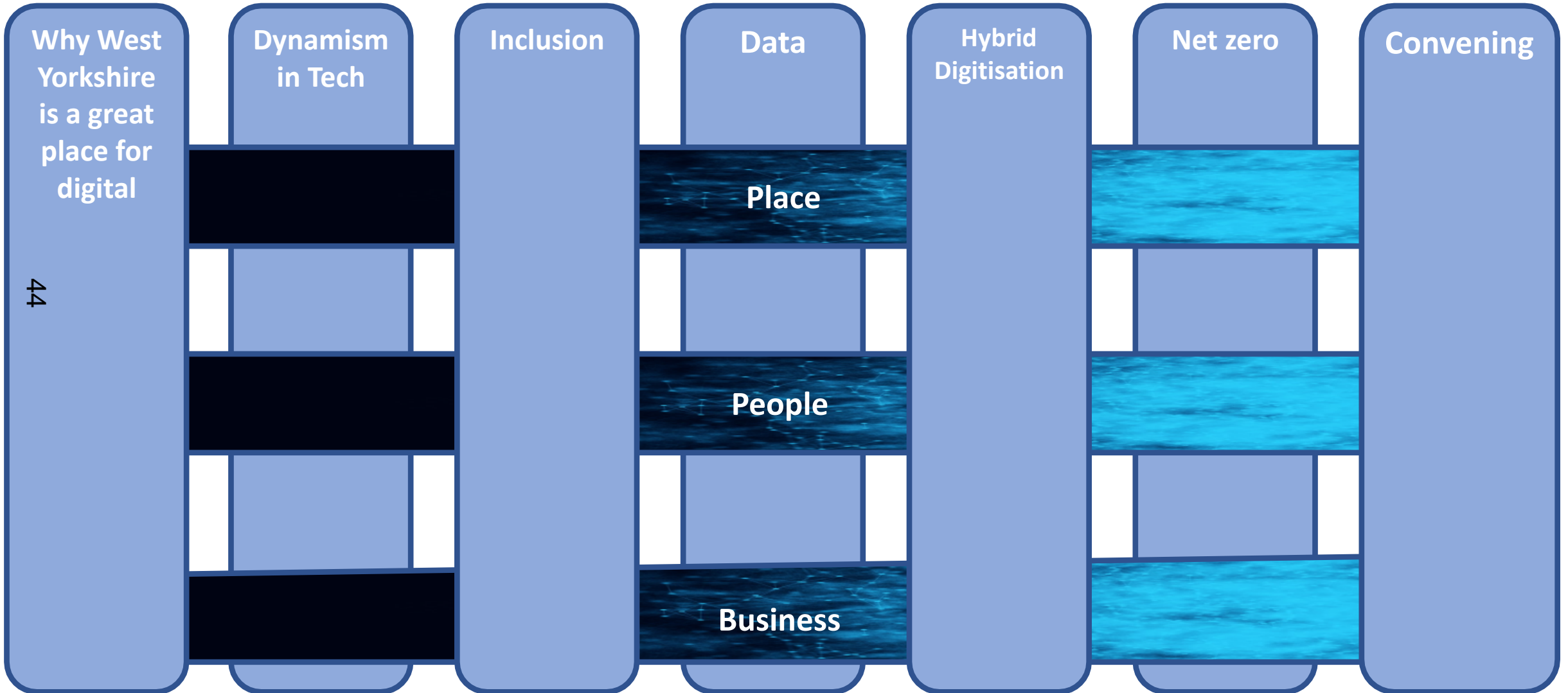


Net zero



Convening

Interweaving the Horizontal and Verticals



Report to:	Place, Regeneration and Housing Committee
Date:	26 October 2023
Subject:	West Yorkshire Housing Strategy
Director:	Liz Hunter, Director Policing, Environment and Place
Author:	Rebecca Greenwood, Head of Housing

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 seek the Committee's comments and endorsement of the high-level draft of the West Yorkshire Housing Strategy 2040 including the mission statement, objectives and outcomes attached at appendix one.
- 1.2 To seek the Committee's agreement to proceed with an online public consultation of the high-level West Yorkshire Housing Strategy that will directly feed into the development of the final strategy.

2. Information

Background

- 2.1 The existing housing strategy and policy position was established in the Housing and Regeneration Strategy 2014 and built on in the Leeds City Region Housing Vision 2019. Since the Housing Vision was established, the Combined Authority has seen significant changes including securing the 2020 devolution deal, electing the first Mayor of West Yorkshire as well as national policy and market shifts that have had an impact on housing delivery.

- 2.2 In addition to the current landscape, the evidence demonstrates an ongoing need for the development of good quality homes that meet the needs of communities and are affordable for local people. The strategy will focus on delivering homes in the right places, aligned to good connectivity to support people to access wider opportunities including employment and developing sustainable and resilient places.
- 2.3 The Mayor and five West Yorkshire Local Authority leaders launched the West Yorkshire Plan 2040 in June 2023. The West Yorkshire Plan sets out the collective ambitions of the Combined Authority and Local Authorities across 5 missions that collectively aim to achieve the vision for *'a brighter West Yorkshire – a place that works for all. An engine room of ideas and creativity, where anyone can make a home'*.
- 2.4 In this context, the development of the West Yorkshire Housing Strategy 2040 represents an opportunity to present a regional strategy which links to and mirrors our wider strategic focus on inclusive growth, productivity, skills and training, connectivity, transport, digital, climate change and health which are all aligned to the West Yorkshire Plan.
- 2.5 An update on the initial evidence base commission was brought to Committee in Winter 2022/23 which has informed the strategy development. Since the evidence base commission, the strategy development has been led by the Combined Authority with significant input from Local Authorities and other public, private and third sector partners including the West Yorkshire Housing Partnership. The strategy is grounded in partnership working, recognising that the objectives and outcomes of the strategy can only be realised through working together.

Methodology

- 2.6 The West Yorkshire Combined Authority Corporate Plan 2022-23 included a commitment to developing a new West Yorkshire Housing Strategy that clearly sets out the objectives and mission of the Combined Authority in supporting the housing ambitions of the region.
- 2.7 The development of the housing strategy has been broken down into six phases, of which 1-4 have been completed in collaboration with partners.

(1) Evidence and Policy Baseline.

- In this first phase of work external partners and consultants were engaged to develop a baseline identifying recent drivers of change which have altered the pattern of housing need, demand, and supply in the West Yorkshire area.
- The research also undertook a review of how funding for housing and regeneration had been distributed across the region.
- A review of policy innovation and delivery mechanisms used by other Combined Authorities to accelerate outputs and outcomes was undertaken.



(2) Developing the Strategic Objectives.

- Following establishing the evidence base workshops were held with partners to establish the emerging themes and priorities for the strategy to refine the objectives and mission statement.
- The second stage then involved wider engagement with all partners to obtain views and agree areas where the strategy can have greatest impact through different intervention types and identifying where synergies can be generated across themes and programmes at regional level.

(3) Developing the narrative

- The narrative was developed by establishing a clear need for change across each of the objectives, setting out the current policy and delivery landscape for West Yorkshire and identifying the areas the strategy will seek to change as key performance measures.
- This approach aims to ensure we work with partners to achieve the right outcomes rather than be driven by national targets which fail to achieve regional and local impact towards levelling up.
- The high-level strategy as appendix 1 has been developed with partners following this approach and by entering a public consultation at this stage in the strategy development process, it enables the public to feed into the objectives and how they can be shaped (rather than presenting a finalised document)

(4) Delivery Mechanisms.

- An understanding of the existing policy landscape and policy levers and tools as well as current and future programmes and networks has been mapped against objectives.
- Where further research and partnerships need to be developed to understand the role from a regional perspective, these have been highlighted in the first steps for delivering on each of the objectives.
- The strategy recognises the value of working at a local level in terms of place shaping and seeks to leverage in additional value by working at scale where partners have identified this would achieve greater efficiencies and improved outcomes as well as bring a greater opportunity to access funding, flexibilities, and powers that greater devolution can bring.

(5) Consultation Process.

- The strategy has been developed with partners at each stage, from the evidence base workshops through to the draft at appendix 1. This has been via local authority groups and with wider external partners



- A public consultation is proposed on the draft high level strategy following committees endorsement.

(6) Final Strategy Approval and Document Preparation.

- The slides at appendix one will be further developed into a final strategy document with the aim for this to then be presented to the Combined Authority for approval on in Spring 2024.

Partner Engagement

- 2.8 The strategy has been co-developed with partners with regular engagement via structures and specific sessions to ensure all partners have had the opportunity to feed in and shape the strategy.
- 2.9 Progress updates have been shared at various stages for endorsement of the objectives and direction of travel with Place, Regeneration and Housing Committee, West Yorkshire Housing Partnership, Combined Authority and Local Authority and other private and third sector partners. The team developing the strategy have also worked closely with colleagues across the Combined Authority's wider policy remit to develop the strategy. All feedback from partners has been included in the strategy development to date.
- 2.10 The key message through the engagement with all partners was to ensure that the strategy adds value and does not duplicate or confuse the wider policy environment. It should function as a tool to enable and enhance delivery of quality, affordable and sustainable homes, and places.
- 2.11 As such the strategy has the following opportunities to add value at the regional level:
- Presenting a clear narrative to Government on our ambition for housing delivery in West Yorkshire
 - Demonstrating the scale of housing delivery potential and our track record in West Yorkshire.
 - Making the case for increased funding and flexibility in West Yorkshire
 - Presenting an opportunity at a regional scale to influence our partners in land allocations, development opportunities and alignment with regional ambition.
 - Ensuring collaborative working across the region to support improved standards of existing housing stock and the development of high-quality homes.
 - Establishing wider links to housing needs, homelessness, and communities – linking the role of housing to wider Mayoral functions, particularly on Policing and Crime.
 - Providing an opportunity to show alignment with our wider strategic aims – particularly around transport and connectivity.

- Recognising affordable housing and sustainable housing as our top priorities in West Yorkshire – Creating a fair and equitable housing offer that builds on our ambitions and existing programmes and flexibility to do more specific to the needs of the region.

Housing Strategy Content

- 2.12 The Strategy supports the West Yorkshire Plan, and particularly addresses Mission 2: A Happy West Yorkshire which sets out the Combined Authority’s headline ambitions regarding the development of sustainable and affordable homes linked to the Mayor’s pledge to build 5000 sustainable and affordable homes.
- 2.13 The current draft (for consultation) of the West Yorkshire Housing Strategy is attached at appendix 1. Committee members are asked to provide comments on the draft strategy and to endorse the strategy ahead of an online public consultation commencing following the Committee meeting.
- 2.14 The mission statement was developed with our partners and has been tested with local authority teams and West Yorkshire Housing Partnership as well as with Committee members in a private session on 31st August.
- 2.15 The mission statement sets out our vision for West Yorkshire, made up of key messages and themes from our district partners, and defines what we are aiming to achieve through the housing strategy objectives. The four objectives have also been developed with partners as the areas where we can add the greatest value at a regional level, that will guide the Combined Authorities housing policy and programme delivery across the life of the strategy.
- 2.16 The guiding principles of ‘sustainability’ and ‘equality and inclusive growth’ were identified with partners as ‘golden threads’ which underpin our programmes and the outcomes that the strategy is seeking to achieve. Each objective will demonstrate how these principles are embedded with their delivery.

West Yorkshire Housing Strategy Mission Statement

Our ambition is to create safe and inclusive places to live that meet the needs of our residents

We will do this by working with our partners to deliver sustainable and affordable homes in well-connected neighbourhoods where people choose to live.

Ensuring that West Yorkshire is a place we are proud to call home.



Next Steps for Housing Strategy

- 2.17 The commitment and efforts of the local authorities, public, private and third sector partners across the region is already generating good, but this work needs to be supported by co-ordinated, bold and innovative approaches to housing delivery and programming to enable the provision of strategic infrastructure to unlock development.
- 2.18 The key milestones for strategy development and approval are summarised below:
- w/c 6th November 2023 – Launch public consultation
 - From 18th December 2023 – Review consultation feedback
 - From 15th January 2024 – Present updated strategy to partners
 - 21st February 2024 – Finalise strategy
 - Spring 2024 – Combined Authority approval
 - April 2024 onwards – Design and launch of strategy

3. Tackling the Climate Emergency Implications

- 3.1 The Housing Strategy makes links and references to the West Yorkshire Climate and Environment Plan and existing programmes including Better Homes Hub, the regions retrofit programme. The Strategy sets out the Combined Authority’s intentions for improving the quality of existing and new housing stock, which supports action on tackling the climate emergency.
- 3.2 Sustainability has also been identified as a guiding principle within the Housing Strategy in order to address creating and growing sustainable and well-connected neighbourhoods contributing to the region’s net zero carbon ambitions.
- 3.3 Through each of the objectives, the strategy will seek to support:
- The climate emergency and net zero carbon plans

- Sustainable neighbourhoods including bus network, active travel and reflecting the needs of our communities.
- Connecting housing to the wider system of places

4. Inclusive Growth Implications

- 4.1 The Housing Strategy seeks to set out interventions to alleviate regional discrepancies and address inclusive growth within its objectives and delivery plan.
- 4.2 Within the Strategy we have identified inclusive growth as a guiding principle, reflecting within each of the objectives how we support as many people as possible to contribute to, and benefit from, interventions and access homes within our region.
- 4.3 The focus on good quality affordable housing will support inclusive growth across the region. Supporting our partners to enable faster delivery of much needed new homes including a proportion of affordable and higher quality, better insulated homes with subsequently lower running costs for residents. Particularly in the context of the current cost of living crisis, ensuring housing is affordable and of good quality is a key priority across the region and for our Local Authority partners.

5. Equality and Diversity Implications

- 5.1 The strategy in and of itself sets out the interventions and an internal Equality Impact Assessment has been completed setting out the implications of EDI within the housing strategy.
- 5.2 Equality has been identified through the strategy as one of the guiding principles. Through each of the objectives, the strategy will seek to support:
- Individuals that face barriers to living, including access to housing and employment, including those with protected characteristics
 - Communities facing deprivation, inequality, and exclusion, as defined by either specific places, or groups through their shared interests, or collective identities.
- 5.3 We know through research that many of the most challenging housing market areas in the region are within the most deprived locations. A focus on delivering affordable and sustainable homes in the right places means that our housing strategy focuses on delivering outcomes to ensure good quality housing and resilient neighbourhoods are available across all of West Yorkshire.
- 5.4 To that extent, equality and diversity implications are embedded within the housing strategy objectives and integrated across the outcomes outlined in this report and associated appendices to ensure fairer access to housing across the region.

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 Engagement with partners has been carried out throughout the process of developing the strategy draft to date.

10. Recommendations

10.1 To seek the Committee's comments and endorsement of the high-level draft of the West Yorkshire Housing Strategy 2040 including the mission statement, objectives and comes attached at appendix one.

10.2 To seek the Committee's agreement to proceed with an online public consultation of the high-level West Yorkshire Housing Strategy that will directly feed into the development of the final strategy.

11. Background Documents

11.1 There are no background documents referenced in this report.

12. Appendices

- Appendix 1: Draft High Level Housing Strategy 2040
- Appendix 2: Programme Plan



West
Yorkshire
Combined
Authority

Tracy
Brabin
Mayor of
West Yorkshire

53 West Yorkshire Housing Strategy 2040

High Level Consultation Draft
Place, Regeneration and Housing Committee

Agenda Item 9
Appendix 1

West Yorkshire Housing Strategy 2040

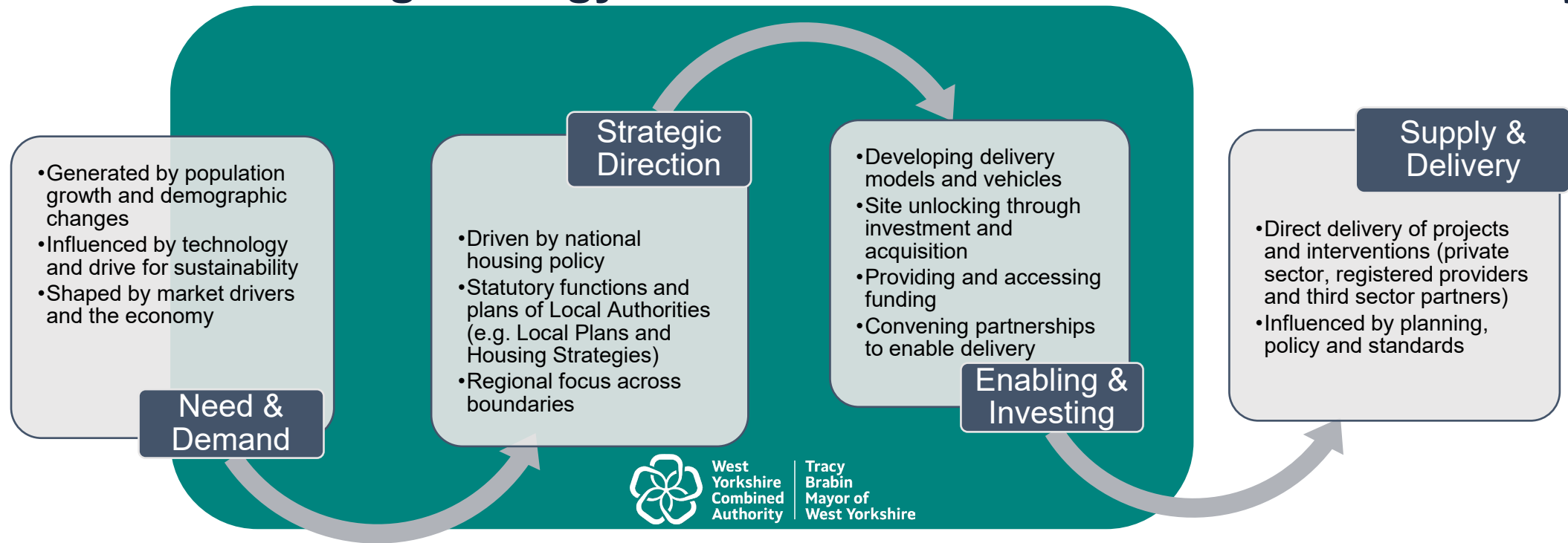
The existing housing strategy and policy position was established in the **Housing and Regeneration Strategy 2014** and built on in the **Leeds City Region Housing Vision 2019**. Since the Housing Vision was established, the Combined Authority has seen significant changes including securing the 2020 devolution deal, electing the first Mayor of West Yorkshire as well as national policy and market shifts that have had a huge impact on our operating environment.

In addition, the Mayor and five West Yorkshire Local Authority leaders launched the **West Yorkshire Plan 2040** in June 2023. The West Yorkshire Plan sets out the collective ambitions of the Combined Authority and Local Authorities across 5 missions that collectively aim to achieve the vision for '*a brighter West Yorkshire*'.

The development of a **West Yorkshire Housing Strategy** represents an opportunity to present a regional strategy which links to and mirrors our wider strategic focus on inclusive growth, productivity, skills and training, connectivity, transport, digital, climate change, and health.

West Yorkshire Housing Strategy 2040 – The role of the Combined Authority

55



The West Yorkshire strategy supports and aligns to the plans and strategies of our partners and is wholly focussed on adding value to the work already underway at a local level by our Local Authorities alongside private and third sector partners.

The strategy will outline the outcomes we collectively want to achieve across West Yorkshire and our actions and plans to get there. As a Combined Authority, our role is to establish a **clear mission** setting the **strategic direction** for housing delivery in West Yorkshire which all partners can get behind and **enabling** that to happen. The strategy will achieve this by:

- Presenting a clear narrative to Government and partners on our ambition for housing delivery in West Yorkshire
- Demonstrating the scale of housing delivery potential and our track record in West Yorkshire
- Making the case for increased funding and flexibilities in West Yorkshire
- Ensure collaborative working across the region to support improved standards
- Setting out the actions and priorities we will take forward to achieve our outcomes

West Yorkshire Housing Strategy 2040 – The demographics

West Yorkshire is home to over 2.35 million people, comprising nearly a million households. All our cities and towns have distinctive strengths built from their communities, heritage, character, industries and cultural assets.

Housing is an important contributor to both economic activity and quality of life. The sufficient supply of appropriate, good quality, affordable housing is essential in enabling people to access employment opportunities and other services they require.

West Yorkshire experiences considerable spatial inequality, with unequal distributions of wealth, opportunity and connectivity across our region:

- More than 1 in 5 (22%) West Yorkshire residents live in neighbourhoods belonging to the most deprived fifth in England.
- Just over 10% of residents live in neighbourhoods that are in the fifth least deprived in England.



Our West Yorkshire Housing Strategy takes this challenging regional picture as its backdrop. It recognises that concerted and joined-up efforts across the region can support the delivery of high-quality homes, improve the quality of existing homes and create safe and inclusive places for our residents.

Working in partnership to deliver on the ambitions of this housing strategy offers the opportunity to challenge these spatial inequalities and create a high-quality, stable and affordable housing offer across our region.

West Yorkshire Housing Strategy 2040 – The Opportunities and Challenges



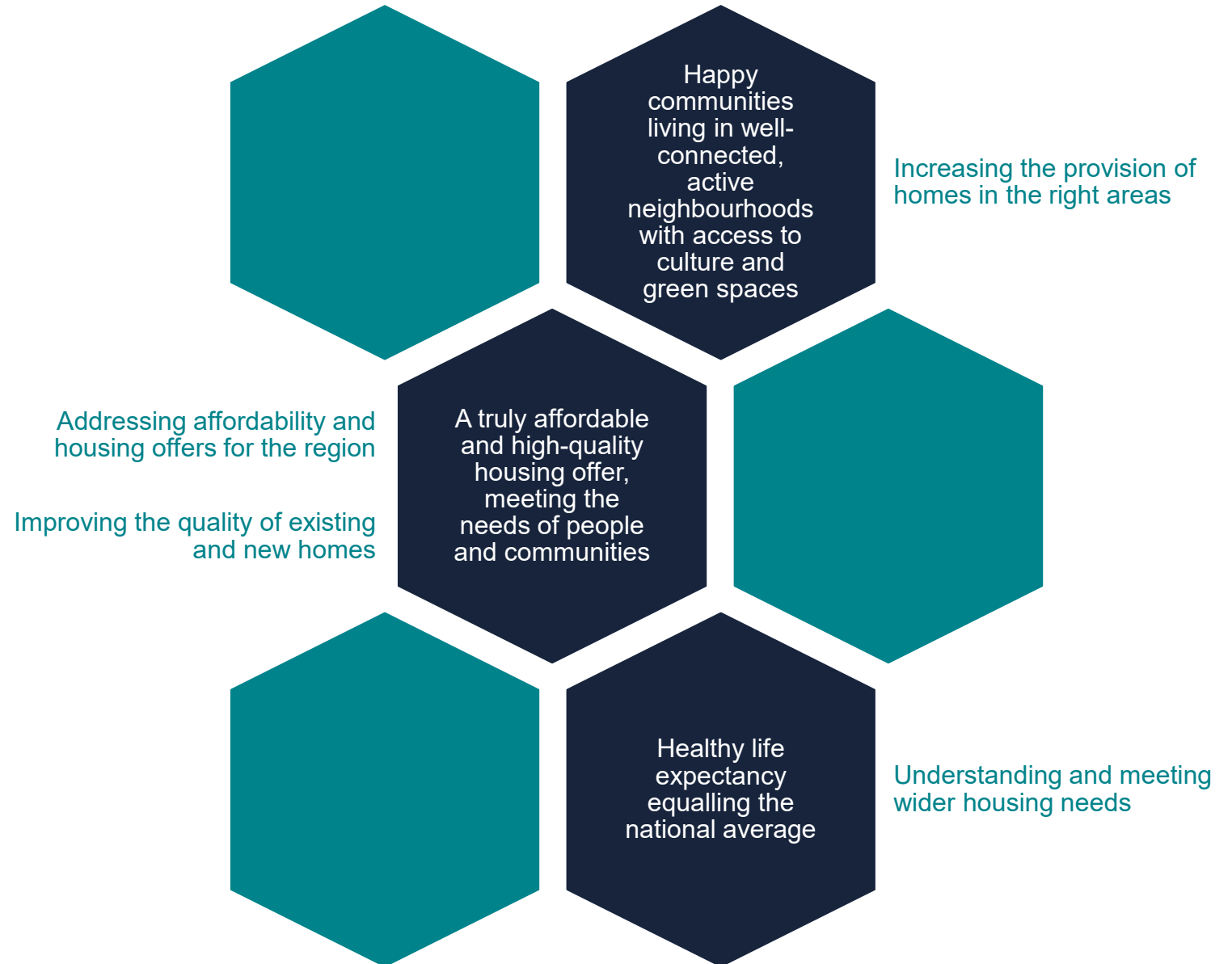
West Yorkshire Housing Strategy 2040 – West Yorkshire Plan Mission Two

The West Yorkshire Plan sets out a vision for the region. Each mission requires focused action with partnership between the public, private, voluntary and community sectors. The missions represent a long-term focus on positive outcomes.

58

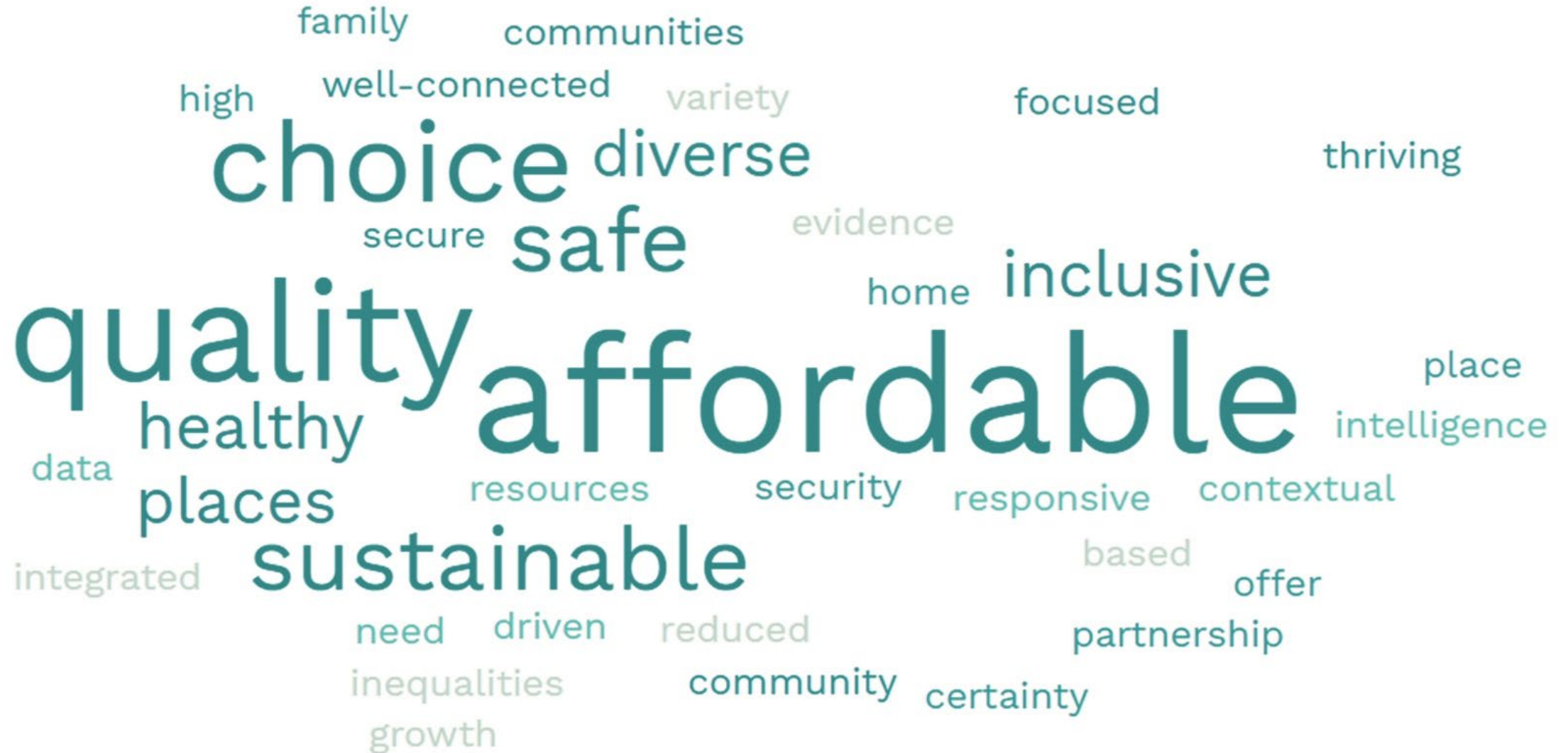
The Housing Strategy sets out a response to Mission Two: A Happy West Yorkshire.

Delivering the priorities developed through an extensive evidence base around housing need and housing market drivers in West Yorkshire as a means of achieving these.



West Yorkshire Housing Strategy 2040 – Key Themes from Partners

59



West Yorkshire Housing Strategy 2040 – Contents

8

SLIDE	
9	Mission Statement
10	Objectives and Guiding Principles
11	Guiding Principles
12	Objective 1 – Boosting the supply of the right homes in the right places
19	Objective 2 – Improving the quality of our homes and neighbourhoods
27	Objective 3 – Increasing the provision of truly affordable homes
35	Objective 4 – Creating homes that meet the needs of our communities
43	Summary

West Yorkshire Housing Strategy 2040 – Mission Statement

Mission statement, developed with our partners and has been tested with Local Authority teams and West Yorkshire Housing Partnership.

West Yorkshire Housing Strategy Mission Statement

61

Our ambition is to create safe and inclusive places to live that meet the needs of our residents

We will do this by working with our partners to deliver sustainable and affordable homes in well-connected communities where people choose to live.

Ensuring that West Yorkshire is a place we are proud to call home.

West Yorkshire Housing Strategy 2040 – Objectives and Guiding Principles



Boosting the supply of the right homes in the right places



Improving the quality of our homes and neighbourhoods



Increasing the provision of truly affordable homes



Creating homes that meet the needs of our communities

62

Sustainability – create and grow sustainable and well-connected neighbourhoods contributing to the region’s net zero carbon ambitions.

Equality and Inclusive Growth – diverse housing offer across the region, reflecting and responding to the needs of our communities.

West Yorkshire Housing Strategy 2040 – Guiding Principles

Sustainability – create and grow sustainable and well-connected neighbourhoods contributing to the region’s net zero carbon ambitions

This guiding principle sets out how we will realise opportunities to create and grow sustainable neighbourhoods contributing to the region’s net zero carbon ambitions

Through each of the objectives, the strategy will seek to support:

- The climate emergency and net zero carbon plans
- Sustainable neighbourhoods including bus network, active travel and reflecting the needs of our communities
- Connecting housing to the wider system of places

39

Equality and Inclusive Growth – diverse housing offer across the region, reflecting and responding to the needs of our communities

This guiding principle looks at how we enable as many people as possible to contribute to, and benefit from, interventions and access homes within our region.

Through each of the objectives, the strategy will seek to support:

- individuals that face barriers to living, including access to housing and employment, including those with protected characteristics
- communities facing deprivation, inequality, and exclusion, as defined by either specific places, or groups through their shared interests, or collective identities.



Boosting the supply of the right homes in the right places

Objective 1

West Yorkshire Housing Strategy 2040 – The Challenges

Boosting the supply of the right homes in the right places

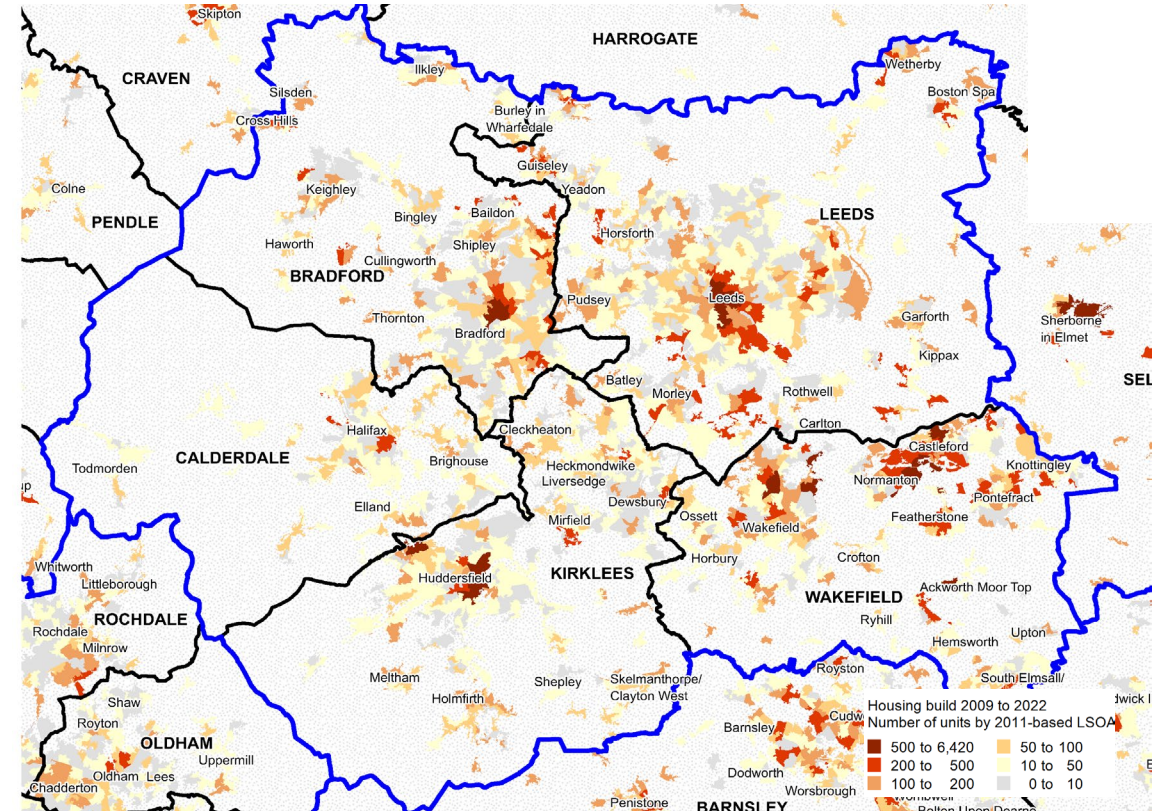
Collectively, West Yorkshire needs to build more than 9000 homes per year to meet the housing requirements of a growing population. In 2018/19, West Yorkshire delivered 9,261 homes – the most homes completed in a single year across the last 10 years.

Since 2018/19, however, the challenging operating market, compounded by Brexit, the COVID-19 pandemic and the cost-of-living crisis have contributed to a slowing down in delivery. Across the region the figure for 2020/21 indicated the fall in dwellings was 21% lower than in 2019/20, and 35% lower than in 2018/19, which is more profound than the average across England.

However, we have seen a marked improvement for 2021-2022, where net dwellings increased from 5,983 in 2020/21 to 7,207 in 2021/22 demonstrating a good recovery post-pandemic.

There are clear disparities in where development takes place in our region, with delivery generally stronger in North and West of the region. This reflects a focus on delivery of housing numbers driven by the market rather than on where people want to live or in relation to areas that are most in need of housing (for example targeting areas to address inequalities). The regeneration of land, employment and labour and housing markets is a key component of a neighbourhood or area-based programme to build resilience.

Development has occurred in areas where favourable returns and high values could be achieved, leading to disproportionate growth within the region.



Heat Map of Housing Build 2009 to 2022.

West Yorkshire Housing Strategy 2040 – The Opportunity

Boosting the supply of the right homes in the right places

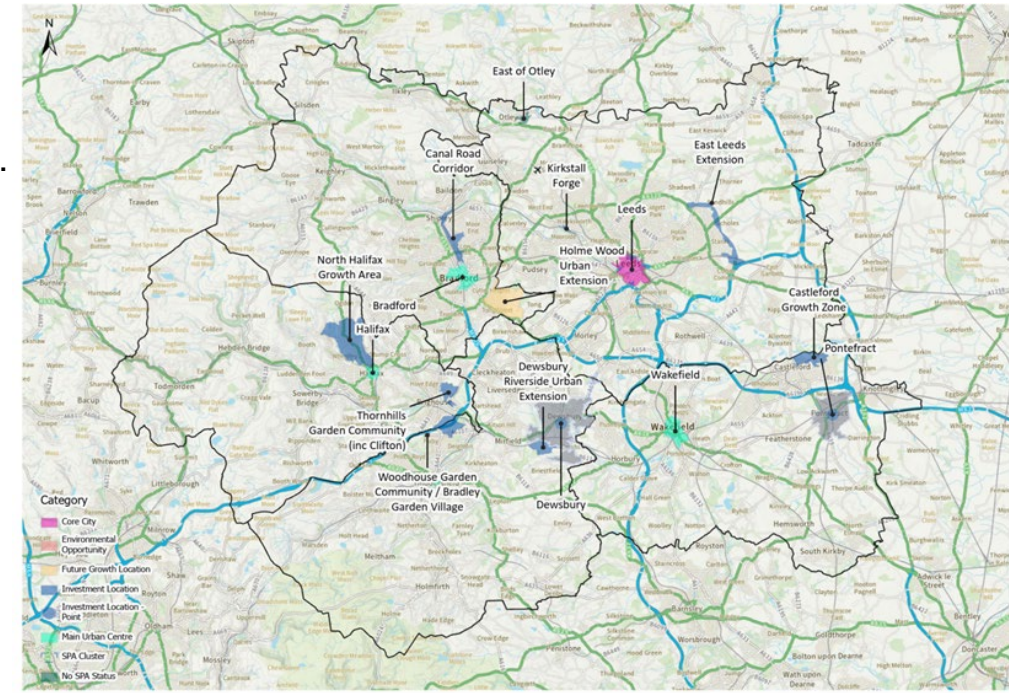
Each of West Yorkshire’s Local Authorities is planning for significant housing growth to meet need with site allocations identified in Local Plans and work ongoing to engage private sector partners in delivery. At a West Yorkshire level, we have identified our most strategic growth opportunities in the region as our Spatial Priority Areas.

Our Spatial Priority Areas have fed directly into our Strategic Place Partnership with Homes England which establishes 16 of the region’s most significant and strategic housing development opportunity areas in the region as ‘focus areas’ for the partnership.

Collectively, the focus areas have the capacity to support the delivery of up to 38,000 homes over a 30-year period. The Partnership acts as the catalyst to drive forward the delivery of these key projects to realise good quality housing development and growth in West Yorkshire that is integrated with our current unique and vibrant communities.

The projects are embedded in our network of places, with one of the key elements of Spatial Priority Area identification being good connectivity, either existing or resulting from planned interventions to ensure that people can access jobs, leisure and green space through a well-developed transport network.

The Mass Transit Vision 2040 lays the foundations for better connectivity in West Yorkshire, addressing the legacy transport challenges faced by the region. The vision adopts a people first approach and identifies where people currently face some of the greatest barriers to access opportunity. These places are aligned to our focus area projects where there is greatest opportunity for transformational housing growth in West Yorkshire



Strategic Place Partnership Focus Areas (2023)

West Yorkshire Housing Strategy 2040 – Outcomes

Boosting the supply of the right homes in the right places

Increasing the number of homes is essential to address housing shortages, improve affordability, and meet the needs of our thriving region. The support and development of well-connected places is essential for creating sustainable, liveable, and economically vibrant communities.

Outcomes

Increase in homes delivered in areas identified within Spatial Priority Areas and Strategic Place Partnership

Improvement in the number of sustainable homes developed in deprived locations.

Development of well-connected places

Greater access to capital funds to support housing delivery.

West Yorkshire Housing Strategy 2040 – Measuring Our Performance

Boosting the supply of the right homes in the right places



⌘ Increase in net additional dwellings

Increase in the number of homes completed particularly affordable

Supporting Development in Spatial Priority Areas

Ensuring development takes place in those areas in most need of housing

Improved Access Inequality Ratio

Supporting ensuring homes are built in places where people can access employment opportunities

Housing Pipeline

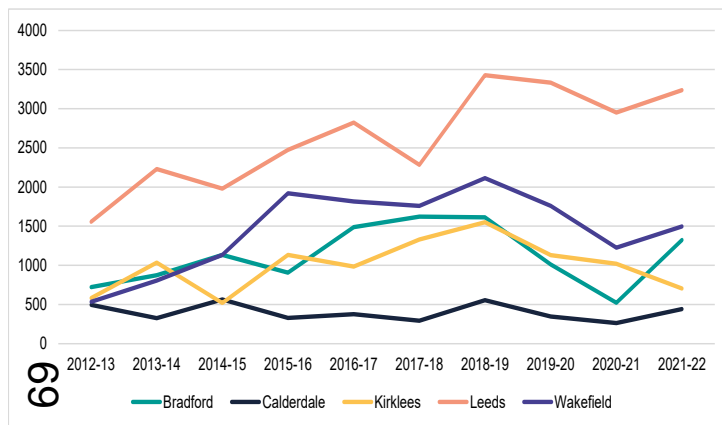
Development of sites identified within the West Yorkshire housing pipeline

Support for Local Authorities

Support for Local Authority partners to delivery on Local Plan ambitions

West Yorkshire Housing Strategy 2040 – Where we are now

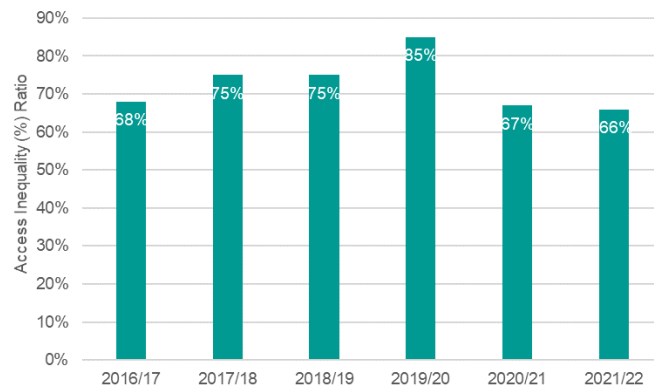
Boosting the supply of the right homes in the right places



Net additional dwellings

A substantial number of net additional dwellings are being delivered each year in West Yorkshire, adding to the region’s housing stock.

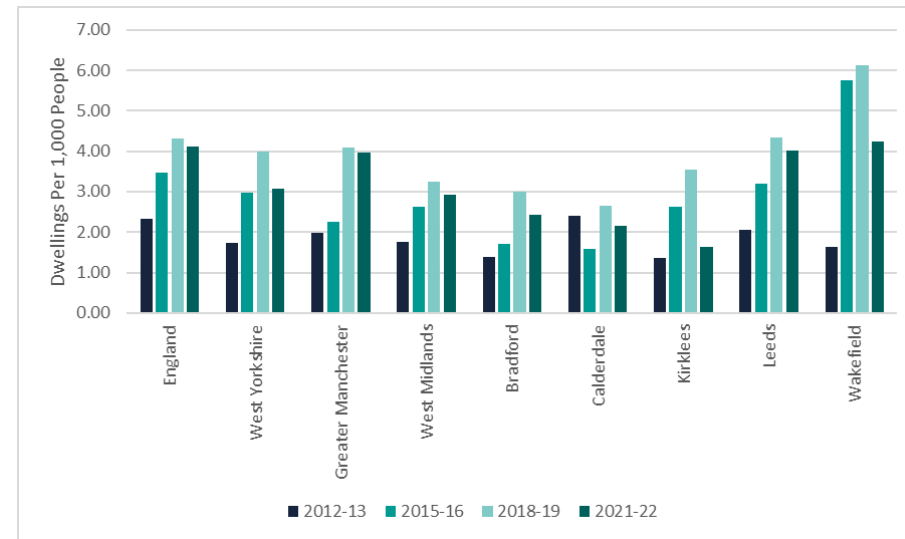
In 2021/22, 7207 net additional dwellings were delivered in West Yorkshire, demonstrating a good post-pandemic recovery but with local differences in delivery.



Access inequality ratio

West Yorkshire’s access inequality ratio has worsened, as the number of jobs accessible by the bus network from deprived neighbourhoods fell relative to those accessible by private car, illustrating the barriers to travel faced by certain groups.

The increase seen in 19/20 is a result of the pandemic, when only essential travel was supported.



Net additional dwellings per 1,000 population

The ratio of net additional dwellings per 1,000 population provides an insight into the relative performance of areas in terms of housing supply.

Within West Yorkshire, Leeds and Wakefield have recorded the highest level of net additional dwellings per 1,000 residents (data for 2020/21 not available).

West Yorkshire Housing Strategy 2040 – Delivering in partnership

Boosting the supply of the right homes in the right places

What we are doing

- Working with Homes England and partners to develop and implement delivery models across the Strategic Place Partnership focus area projects.
- Working with partners to unlock the housing pipeline of new and accelerated developments (for example through the £3.2m Housing Accelerator Fund).
- Prioritising delivery on brownfield land by delivering the £89m Brownfield Housing Fund by March 2025 unlocking at least 5,400 new homes.
- Optimising the use of public sector land through the West Yorkshire One Public Estate Partnership.
- Aligning our approach with the principles of our mass transit vision to connect our housing ambitions with economic opportunity.

Our future aims

- Continue to make a bold case for greater devolved funding flexibilities and freedoms in West Yorkshire so that we can deliver the right homes in the right places.
- Explore new delivery models and tools to boost housing supply across the region.
- Convene a forum of proactive developers who are invested in the future of West Yorkshire to support high quality development.
- Develop our data and intelligence on barriers to delivery to enable targeted investment and support.
- Implement a brownfield and stalled site dashboard and toolkit that helps developers to unlock brownfield and stalled site delivery.
- Ensure a focus on place-making and design, maximising the use of existing under-used assets, including heritage assets, alongside the development of new build.

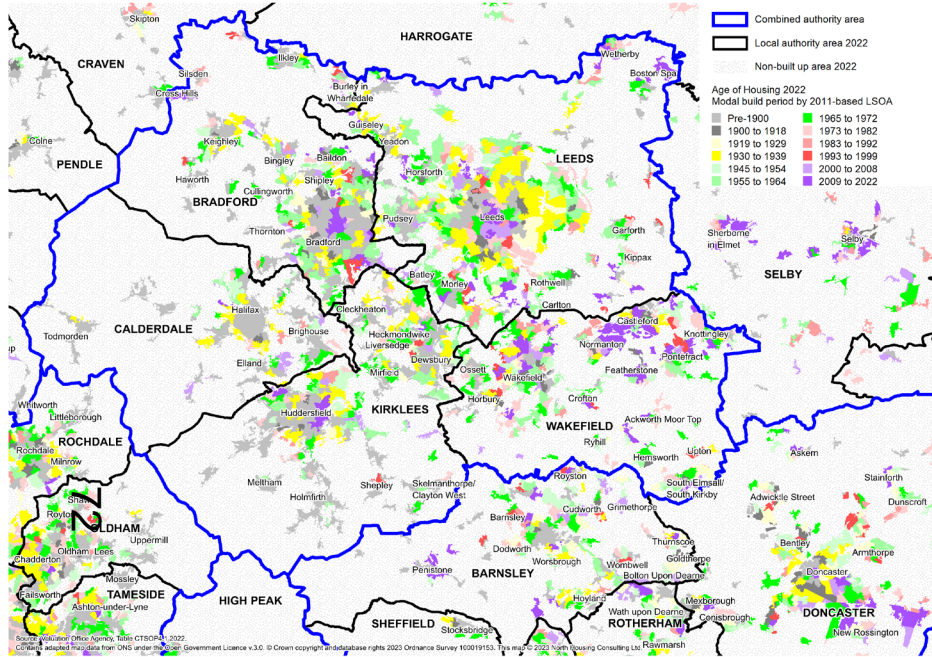


Improving the quality of our homes and neighbourhoods

Objective 2

West Yorkshire Housing Strategy 2040 – The Challenges

Improving the quality of our homes and neighbourhoods



Age of Housing Stock 2022.

Buildings are responsible for almost 40% of the UK's energy consumption and carbon emissions. To achieve our net zero targets in West Yorkshire, we need to retrofit 680,000 homes to a good level of thermal efficiency. A report commissioned in 2017 found the percentage of private rented stock with an EPC rating below band E for Leeds City Region as a whole was around 13.5%.

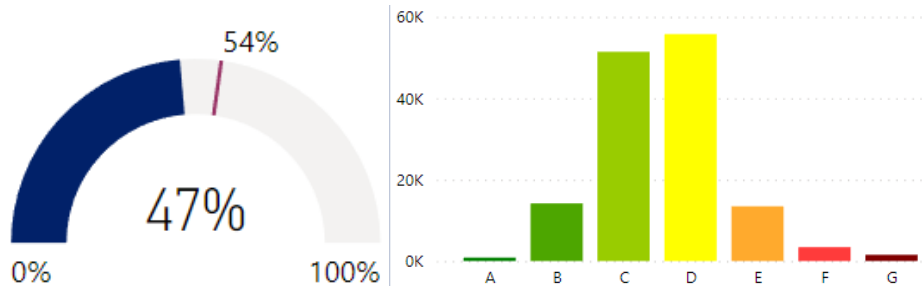
There are almost one million homes in West Yorkshire, and the private rented sector in our region has grown significantly in recent years (from 16.4% in 2011 to 20.3% in 2021). It now houses over one-fifth of households in Bradford and Leeds alone.

7% of owner-occupier stock, and 10% in the private rented sector is estimated to be in disrepair. The highest proportions of disrepair for all private stock in our region are in Bradford and Calderdale.

Fuel poverty is also more widespread in West Yorkshire than nationally. In 2021, around 168,000 households in West Yorkshire were in fuel poverty (17% of all households). The current energy crisis is further compounding this with forecasts from the End Fuel Poverty Coalition suggesting that 29% of UK households could be in fuel poverty this winter, despite Government support.

23% of West Yorkshire homes were built pre-1919, typically these are less well insulated and often more expensive and difficult to retrofit. Only 47% of homes in West Yorkshire have an EPC of C or above, compared with 54% nationally.

There is also a correlation between neighbourhoods that fall into the most deprived decile within Index of Multiple Deprivation (IMD) and older properties with poorer EPC ratings indicating that those in low socio-economic areas are disproportionately impacted.



Energy Efficiency Ratings for West Yorkshire – Live Tables Dashboard

West Yorkshire Housing Strategy 2040 – The Challenges

Improving the quality of our homes and neighbourhoods

West Yorkshire’s relatively low healthy life expectancy and the inequality of life expectancy within the region reflect the socio-economic challenges that the area faces.

The map at the top right-hand side of this slide illustrates the spatial variation of deprivation across West Yorkshire. The map shows deprivation ranks grouped into deciles; red (most deprived) to blue (least deprived).

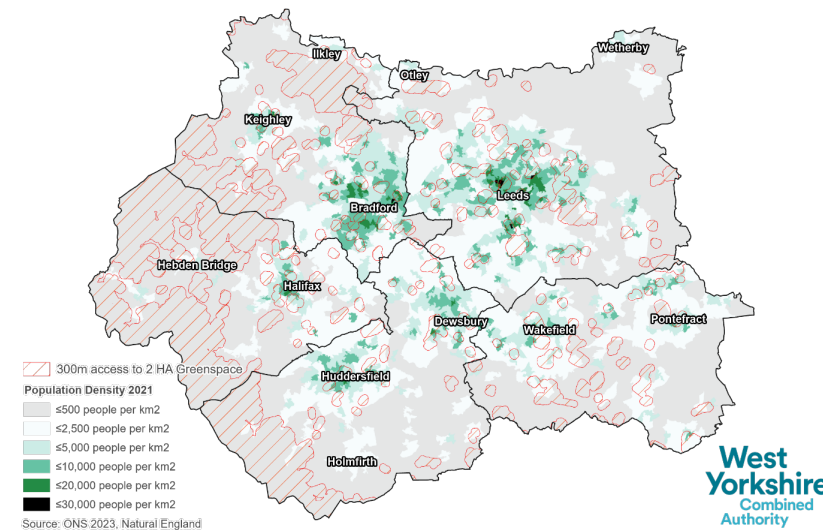
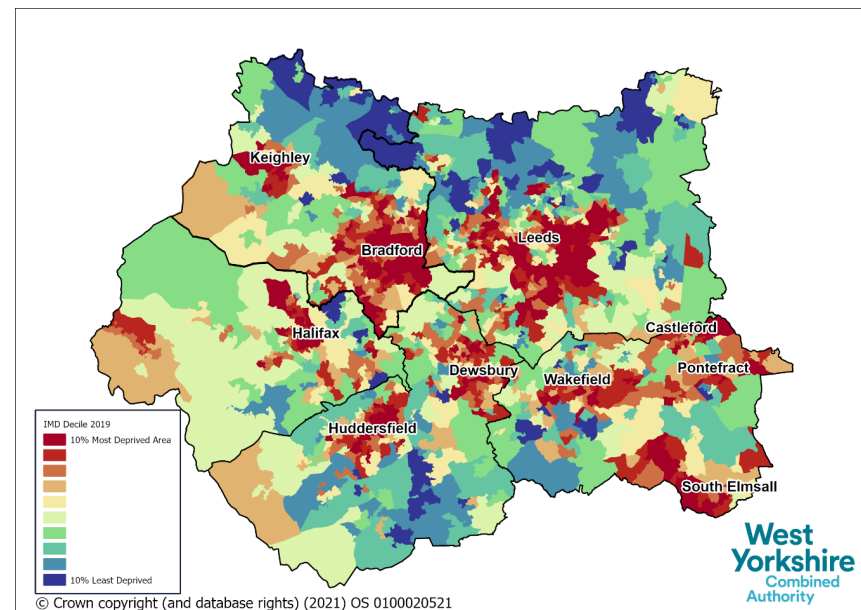
Our region experiences considerable spatial inequality in terms of areas of deprivation. We have an extensive public transport network but access to affordable, fast and reliable public transport is still a significant issue facing low-income neighbourhoods. Areas in the bottom three deciles of deprivation correlate with low quality housing stock and reduced access to infrastructure.

73

People who live in areas of high deprivation are also more likely to be at a higher risk of violence. This disproportionately affects minority ethnic groups including refugees and migrants, as well as women and children.

Providing local people with access to nature is vital to health and quality of life. The type and location of housing will have an impact on our capacity to create healthy, active lifestyles that generate health and societal benefits further down the line.

As well as creating great places that support a good quality of life, we also know that we need to ensure our places are resilient, particularly as our region is, in many places, at risk of flooding. Across the region, there are over 63,000 homes at some degree of flood risk.



Top: The Index of Multiple Deprivation (IMD) | Bottom: Access to Greenspace

West Yorkshire Housing Strategy 2040 – The Opportunity

Improving the quality of our homes and neighbourhoods

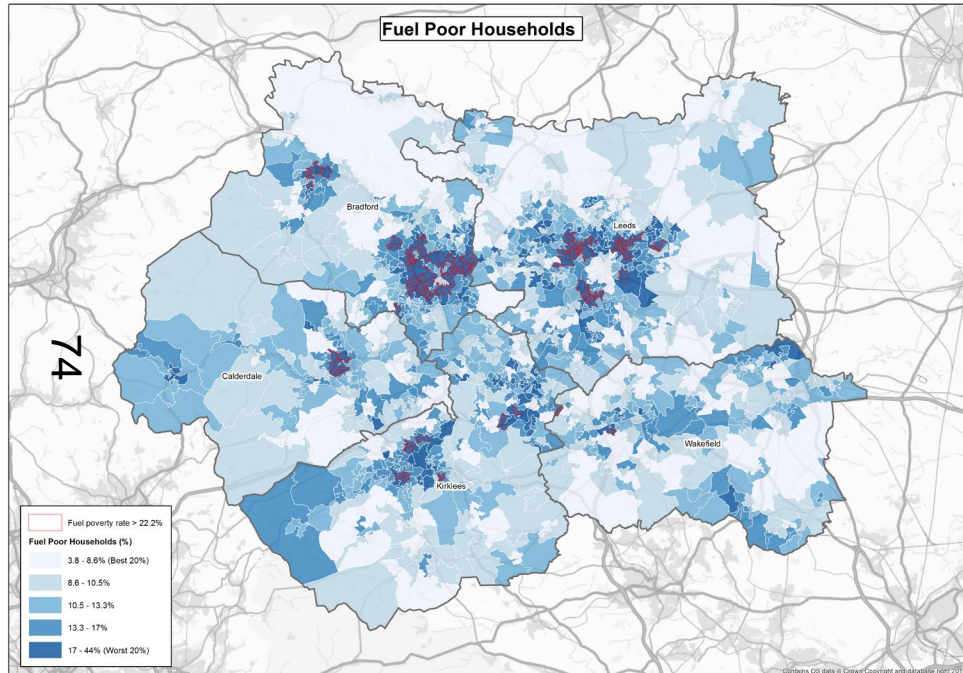
West Yorkshire and the five Local Authorities have collectively committed to become a net-zero carbon region by 2038 with programmes already underway to support collective work to meet the target.

Many of the deprived areas which face some of the toughest challenges in relation to housing quality are also areas where there are higher numbers of social housing. The West Yorkshire Housing Partnership is already implementing a substantial retrofit programme across their stock supported by the Social Housing Decarbonisation Fund and our own Better Homes Hub programme.

The full cost to society of people living in poor quality housing is estimated at £18.5 billion per annum nationally (BRE, 2021), therefore there is a significant benefit to improving housing in terms of health outcomes alongside decarbonising housing stock.

West Yorkshire has an established Better Homes Hub Programme that aims to deliver retrofit projects that will build momentum, strengthen the supply chain and create new models to deliver retrofit at scale. The Hub will act as a trusted entity, backed by the Mayor, for all residents to access advice and information on retrofit and energy efficiency for their homes in the region.

Quality of place is equally as important to the health and wellbeing of people and communities. Nearly a quarter of the population have easy access to local natural green space (5-10 minute walk) with around 65% having access within 2km to a park or public garden. Most residents also have access to private outdoor space but the space tends to be smaller for those in more deprived areas. Parts of West Yorkshire are also at high risk of flood, a huge range of flood intervention programmes are already underway in West Yorkshire with much more to build on to protect homes and businesses.



Source: Sub-regional fuel poverty statistics, BEIS (2021)

West Yorkshire Housing Strategy 2040 – Objectives and Outcomes

Improving the quality of our homes and neighbourhoods

Improving the quality of homes is essential for the well-being and resilience of our communities. Providing more sustainable homes and neighbourhoods is important for a variety of reasons, offering numerous benefits for individuals, communities as well as the environment.

Outcomes

Increasing the number of low carbon homes to meet our net zero targets for 2038

Improving the quality of our neighbourhoods through placemaking and urban design

Addressing inequality through support for integrated and mixed communities

Improving health outcomes related to housing

West Yorkshire Housing Strategy 2040 – Measuring our performance

Improving the quality of our homes and neighbourhoods



Increase in Energy Efficiency rating in homes

Increasing the number of low carbon homes in West Yorkshire to support meeting our net zero targets.

Improved Quality In Neighbourhoods

Improving the quality of our neighbourhoods through placemaking and urban design

Increased % of dwellings with access to greenspace

And creating inclusive public spaces

Improved Housing Equity and reduced regional inequality

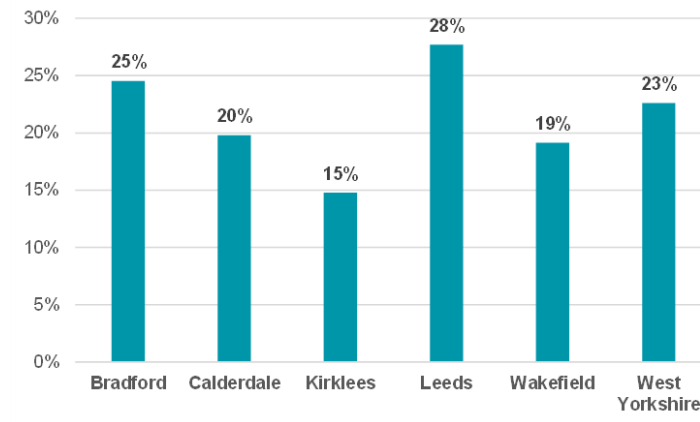
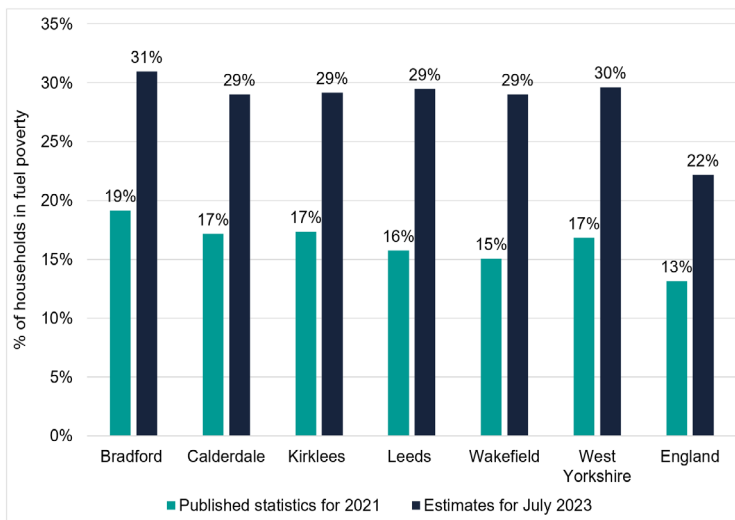
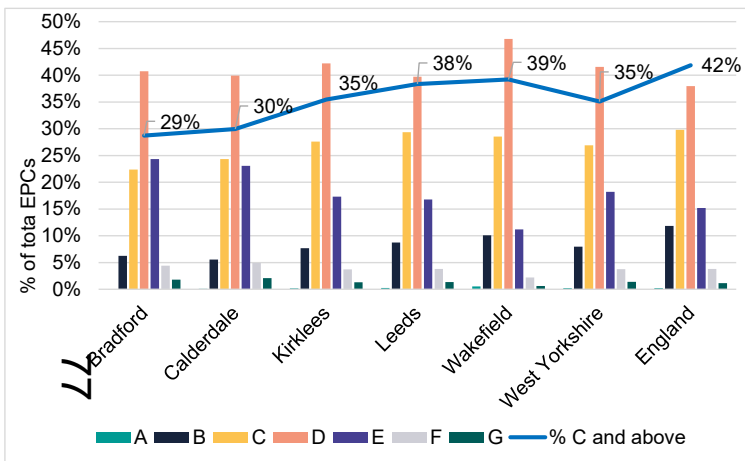
Addressing inequality integrating communities with high variations in housing wealth and equity

Improved Health through Housing

Working with partners to target improvements in health outcomes related to housing

West Yorkshire Housing Strategy 2040 – Where we are now

Improving the quality of our homes and neighbourhoods



Building energy efficiency

West Yorkshire dwellings with an Energy Performance Certificate are less likely to have an energy efficiency rating of C or above compared to the national average (35% versus 42%). There are also wide variations against this measure at local authority level.

Fuel poverty

It is estimated that around a third of all households are in fuel poverty across West Yorkshire, compared to an estimated 22% across England. This indicates that West Yorkshire is relatively poorly positioned to cope with the current series of energy price crises and cost of living pressures.

Access to Green Space

Proportion of population with easy access to local natural greenspace. Approximately a quarter of West Yorkshire households can access green space in a 5-10 minute walk.

West Yorkshire Housing Strategy 2040 – Delivering in partnership

Improving the quality of our homes and neighbourhoods

What we are doing

- Implementing the Better Homes Hub programme with a vision to ensure everyone in West Yorkshire can live in a warm, comfortable and low-carbon home, to support meeting our 2038 net-zero targets.
- Delivering multiple waves of the Social Housing Decarbonisation Fund and the booster programme to retrofit over 5,000 affordable homes.
- Improving the number of residents with access to active travel opportunities through local transport investments.
- Supporting the development of sustainable and resilient places through the implementation of wider strategies and programmes (such as Local Nature Recovery Strategies and the Flood Innovation Programme).

Our future aims

- Make the case for the future investment required to meet our net-zero carbon ambitions to retrofit 680,000 homes in the region.
- Develop our data and intelligence on the quality of housing stock in West Yorkshire to build a case for greater investment.
- Work with partners to build a consensus around what good quality places and high-quality design means for West Yorkshire
- Commission work to better understand the supply chain for Modern Methods of Construction and establish delivery models appropriate to the West Yorkshire context.



Increasing the provision of truly affordable homes

Objective 3

West Yorkshire Housing Strategy 2040 – The Challenges

Increasing the provision of truly affordable homes

House price to income ratios are the most used national measure of housing affordability and would suggest that West Yorkshire is an affordable place to live compared to the England average.

However, this fails to take into account wider cost-of-living factors such as utility costs, transport costs and other affordability factors facing particular groups. As the information to the right shows, many residents in West Yorkshire cannot afford housing costs that are actually lower than the West Yorkshire average. These issues disproportionately impact newly forming households and younger people in the region who are effectively 'priced out' of higher value areas limiting their housing choices.

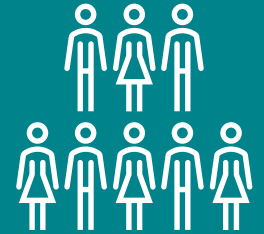
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In addition, currently there are more than 92,000 people on housing waiting lists in the region. In 2021/22 over 12% of those people were assessed as being owed a homeless duty with over 3,500 of those being as a result of the end of a previous tenancy.

There are almost 150,000 children living in low-income families in West Yorkshire according to official statistics. The cost-of-living crisis disproportionately affects poorer households with dramatic increases in energy prices and growing inflation leaving less disposable income.

Put simply, there are not enough affordable homes in West Yorkshire to meet demand. The proportion of affordable homes in West Yorkshire fell from 18.8% in 2011 to 17.8% in 2021 against the backdrop of a growing private rented sector providing little security for renters.

28% % of private tenants cannot afford an average rent of £500 pcm and 33% cannot afford to buy a dwelling at cost of £100,000.



57% of households in poverty in the West Yorkshire cannot afford an average rent of £500 pcm and sixty-four percent cannot afford a dwelling costing £100,000.

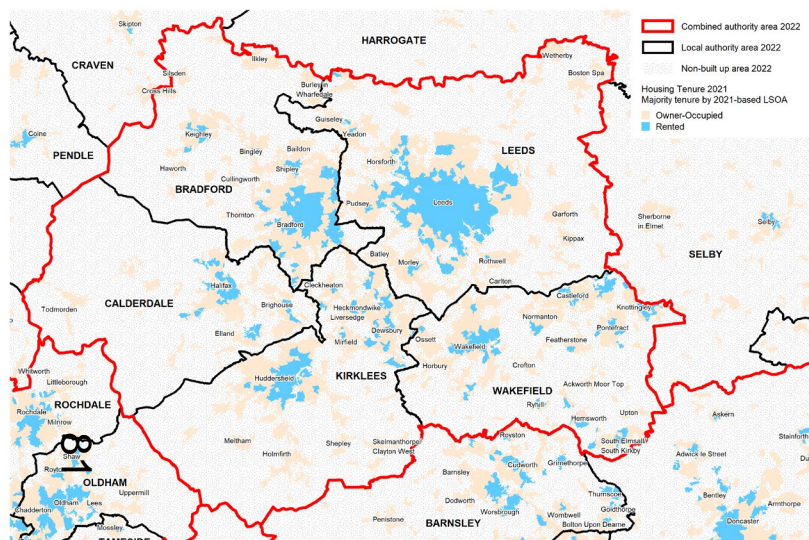


55% of people needing support from the prevention duty were in the process of losing their privately rented home



West Yorkshire Housing Strategy 2040 – The Challenges

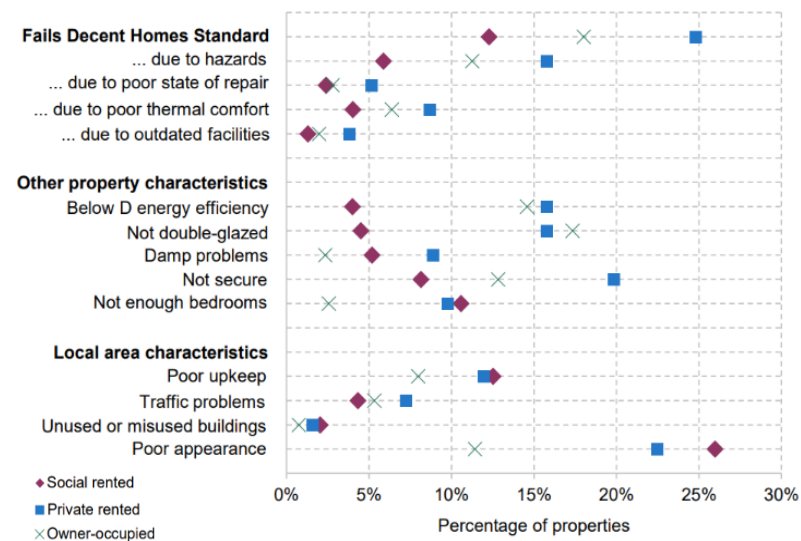
Increasing the provision of truly affordable homes



The increase in private renting is concentrated in the inner urban areas of the region alongside concentrations of social housing, often as homes sold under the legacy of right to buy have over time moved into the private rented sector where rental increases are not subject to regulation. This leads to many with lower incomes being forced into overcrowding or intensive sharing to enable them to afford private rents that are otherwise unaffordable.

The local private rented sector has a less deprived profile than social housing but is still exhibiting a level of stress much higher than England as a whole. In areas of West Yorkshire where private renting is highly concentrated, 43.6% of these areas are also in the 10% most deprived communities in the region compared to 15% nationally.

The map and table to the left show the general location of those in rented accommodation and an indication of the percentage of properties by tenure that fail to meet decent homes standard. This has a huge adverse impact on cost of living and therefore affordability. We see the majority of cases where homes fail to meet the decent homes standard within the private rented sector, and neighbourhoods most impacted by poor local characteristics within private and social rented sector.



There are also clear links to population health with correlations between housing tenure and the concentrations of people with health problems. In areas with the highest concentrations of social housing, 64.7% of households are in the 10% most deprived areas on the IMD Health measure, with 99.3% being in bottom three deciles.

Top: Heat Map Majority Tenure Housing 2021 | Bottom: Table indicating tenure of homes failing to meet Decent Homes Standard (18/19)

West Yorkshire Housing Strategy 2040 – The Opportunity

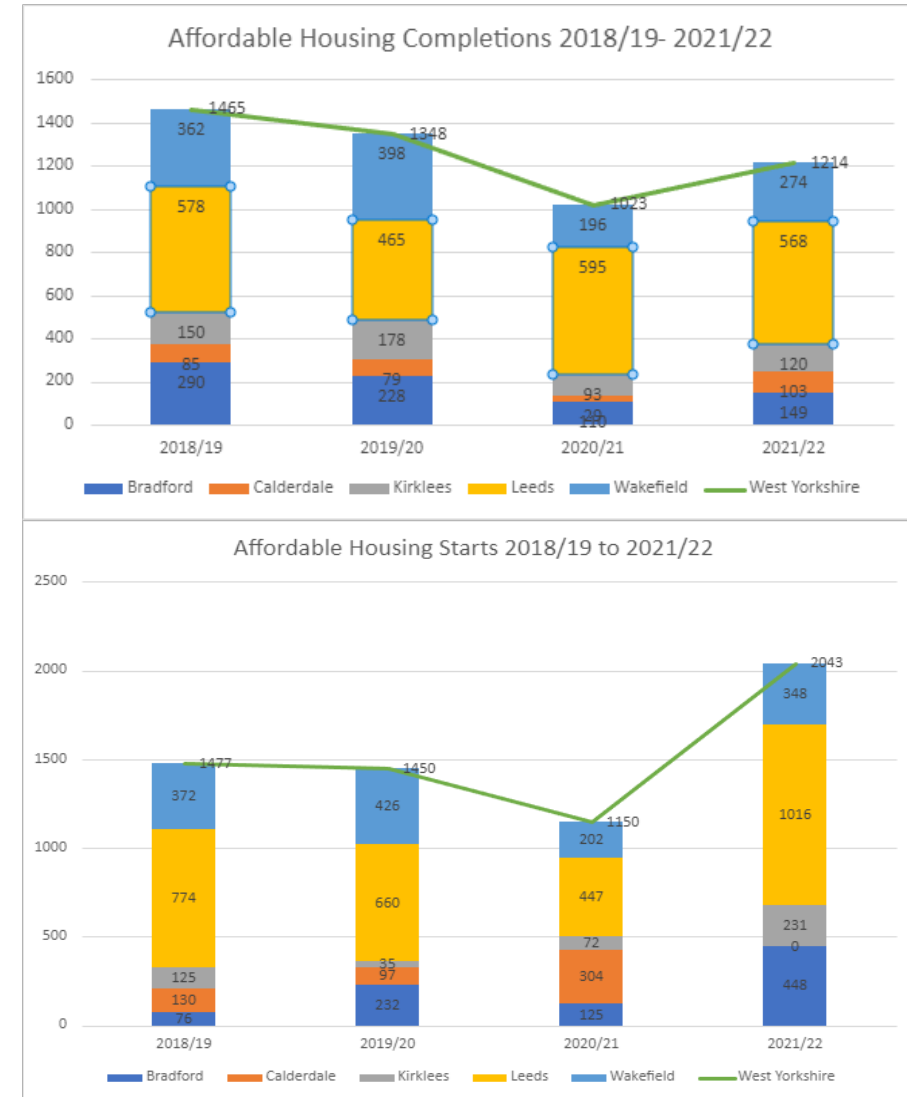
Increasing the provision of truly affordable homes

West Yorkshire has a buoyant and well-established affordable housing sector. Whilst affordable housing delivery is inherently challenging across many parts of West Yorkshire. There is a strong track record of delivery with 1214 homes completed in 2021/22 and 2043 homes starting on site.

Affordable housing completions within the region recovered well post pandemic with forward projections also looking positive in spite of a number of debilitating market factors. The Mayor’s pledge to boost the delivery of affordable homes has galvanised the sector with members of the West Yorkshire Housing Partnership already planning for the delivery of over 3500 homes across pipeline sites in coming years.

Alongside traditional affordable housing, the self-build and Community-led housing sectors are also actively exploring opportunities for development across West Yorkshire, with Leeds being home to People Powered Homes who are championing the Community Led Housing sector on a national scale.

There is also clear demand for self and customer build in the region. For example, in Bradford, 1,175 households are registered on the council’s self-build register and in Kirklees, the household survey identified 2,613 households who would be interested in self-build (although only 128 expected to move to a self-build property).



West Yorkshire Housing Strategy 2040 – Outcomes

Increasing the provision of truly affordable homes

Our commitment to providing access to affordable homes in well-connected neighbourhoods reflects our dedication to creating housing solutions that align with the preferences and aspirations of individuals and families within our communities. We understand that housing is not just about having a roof over one's head; it's about having a place to call home in an environment that supports a high quality of life.

Outcomes

Increasing the delivery of affordable homes across all Local Authority areas

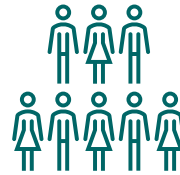
Improving the quality of the private rented sector

Supporting Local Authorities to address housing need

Improving choice in the housing market for people on lower incomes

West Yorkshire Housing Strategy 2040 – Measuring our performance

Increasing the provision of truly affordable homes



More Affordable Homes Delivered

Increase in the supply of affordable homes and support for our partners to deliver

Improved quality of homes within the Private Rented Sector

Reduce the % of homes that fall below the decent homes standard

Reducing Inequalities within the Region

Building whole system solutions to multiple disadvantage through a collaborative partnership approach.

Variety of Affordable Homes in desirable locations

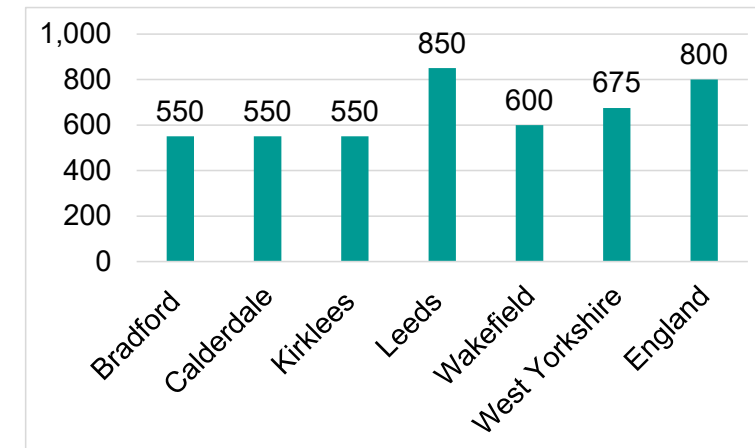
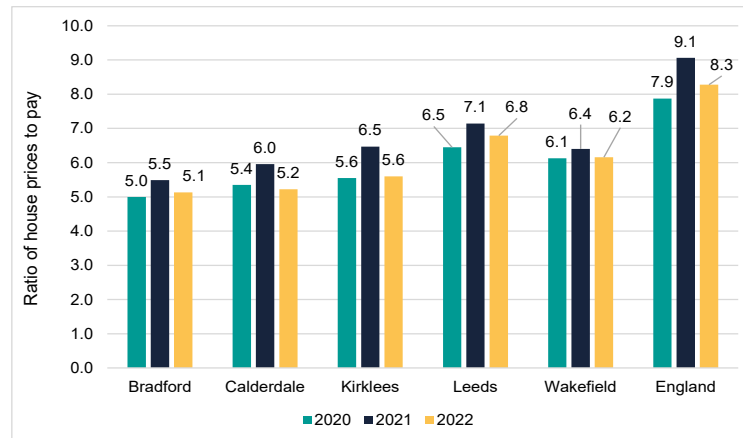
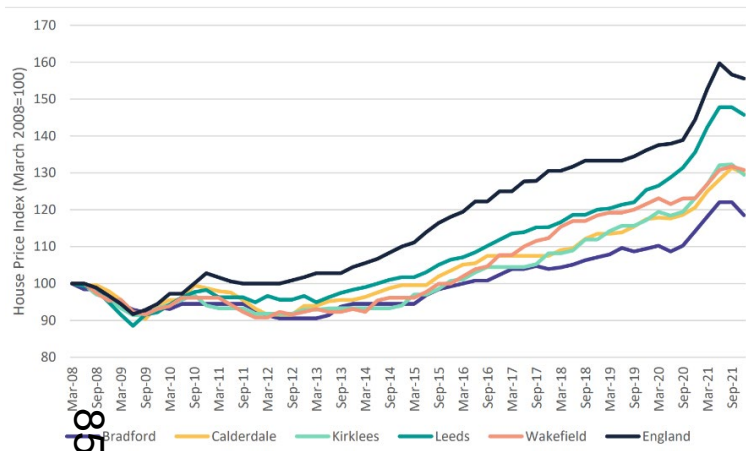
Improving choice in the housing market for people on lower incomes

Convening Private and Public Sector Partners

Working with private and public sector partners to understand and promote more products and services available to people

West Yorkshire Housing Strategy 2040 – Where are we now

Increasing the provision of truly affordable homes



Median house prices in West Yorkshire

A long-term analysis of median house prices across West Yorkshire shows that following the financial crisis of 2008, it took until March 2016 for all five authorities of West Yorkshire to return to pre-crisis price levels.

House price growth has not been spread equally across the region, and there is evidence of unequal price growth between local authorities.

House price affordability

House prices in West Yorkshire appear relatively more affordable than the national average.

The affordability ratio (median house prices to median gross annual earnings) has declined since 2013, with steep declines in Leeds and Wakefield.

The ratio takes no account of the quality of housing stock, access to transport or cost of living pressures, all of which impact the region disproportionately.

Rented housing costs

Median monthly rental prices for private sector two-bedroom properties, 2022/23

Median private rents are below the national average in all local authorities except Leeds.

National evidence indicates that the median rent on a two-bedroom property in West Yorkshire increased by 12.5% between 2021/22 and 2022/23, compared to a 4% increase across England.

West Yorkshire Housing Strategy 2040 – Delivering in partnership

Increasing the provision of truly affordable homes

What we are doing

- Working closely with the West Yorkshire Housing Partnership and Homes England to identify, unlock and support affordable housing delivery and develop a robust pipeline across the region.
- Maximising the potential for affordable housing on brownfield sites through the Brownfield Housing Fund.
- Working with local authority partners explore affordable housing delivery models and policy tools that can boost affordable housing delivery.
- Ensuring viability assessments supported through the Housing Accelerator Fund maximise affordable housing contributions.

Our future aims

- Work with local authority partners to identify pathways improve the quality of the private rented sector across West Yorkshire, learning from best practice.
- Maximise the opportunity presented by our Strategic Place Partnership with Homes England to take a greater regional role in supporting the delivery of the Affordable Homes Programme and alignment of funding programmes.
- Commission work with local planning authorities to explore alignment of viability assessments across West Yorkshire to present a clear and consistent approach to affordable housing delivery expectations.
- Develop networks and partnership working with alternative and innovative affordable housing providers such as community-led and co-housing partnerships.



87



Creating homes that meet the needs of our communities

Objective 4

West Yorkshire Housing Strategy 2040 – The Challenges

Creating homes that meet the needs of our communities

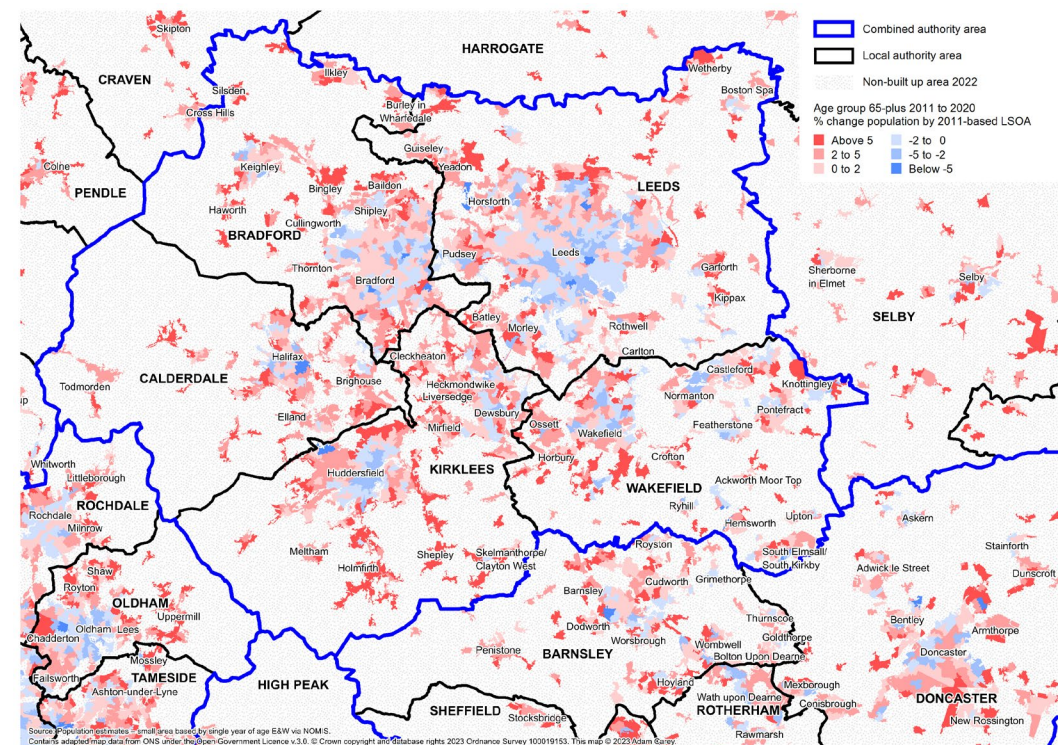
Housing is an important contributor to both economic activity and quality of life. A sufficient supply for the region of appropriate, affordable housing is essential to support people in accessing employment opportunities and other services as well as providing a safe, comfortable and secure place to live.

Despite a relatively young population base, West Yorkshire has an ageing population, especially in suburban areas. The supply and range of specialist accommodation, such as extra care and sheltered housing will need to increase in line with the needs of our region and its ageing population.

There is an increased need and demand for suitable housing for older people, including those living with dementia. Currently there is only enough specialist housing to accommodate 5% of the over 65 population (Joseph Rowntree Foundation, 2012).

Dementia costs the UK economy £26.3 billion a year and is a significant challenge for the NHS with an estimated 25% of acute beds occupied by people with dementia (Alzheimer's Society, 2016). Research shows that home adaptations can improve the quality of life for people living with dementia and reduce the risk of falls.

Health inequalities demonstrate the need for diverse, affordable tenures, improving condition and energy efficiency that are related to issues around ageing and poor health.



-160,000
Shortfall of 160,000 retirement housing by 2030

376,000
By 2050, the gap could grow by 376,000

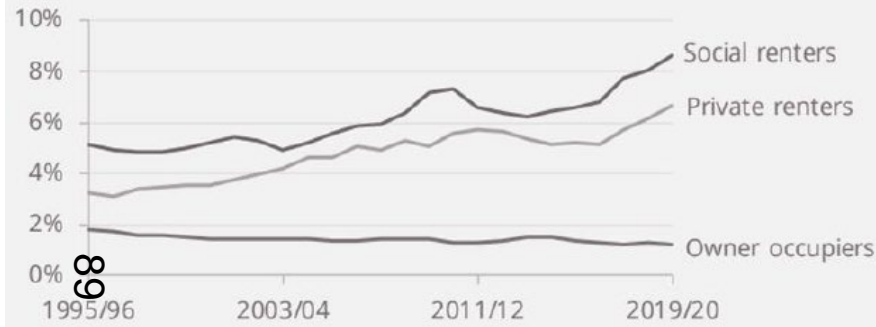
Predictions from International Longevity Centre UK

West Yorkshire Housing Strategy 2040 – The Challenges

Creating homes that meet the needs of our communities

Overcrowding has increased for social and private renters

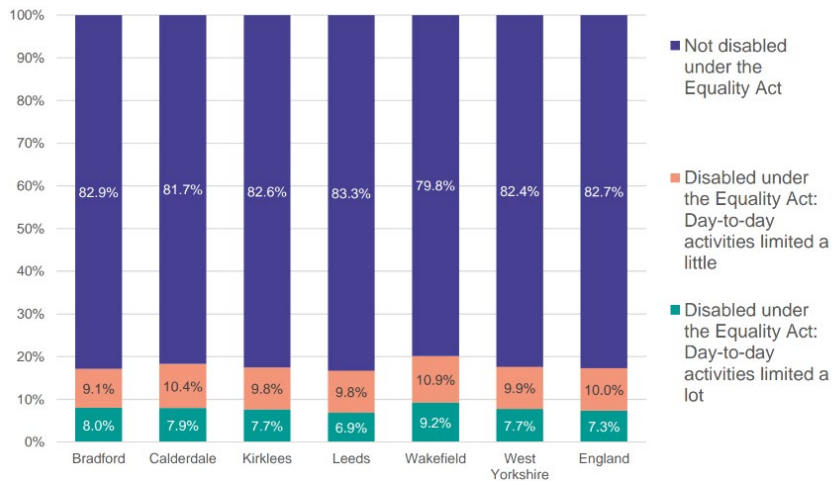
Proportion of households that are overcrowded (three-year average), England, 1995/96 to 2019/20



In addition, housing has a strong role to play with regards to vulnerable adults, alongside social services, health, the police and other agencies. The Care Act 2014 set out a new safeguarding power and places duties on local authorities; further specialist accommodation might also be required for various groups.

Unsafe and unaffordable housing destabilises families and impacts different demographics, including gender, race, and ethnicity. Overcrowding, and the cost-of-living crisis also contribute to levels of homelessness and increased levels of neighbourhood crime. We also see LGBTQIA+ individuals face increased risk of experiencing homelessness due to a variety of factors, including discrimination.

Disability



Nationally, over the last 20 years, almost half a million social homes have been lost, resulting in a housing emergency. This lack of social housing exacerbates homelessness, creating a vicious cycle of poverty and exclusion. According to the charity Shelter, at least 2,101 people were homeless in West Yorkshire on any given night last year. Of those, 53 were sleeping rough and 2,048 - mainly families - were living in temporary accommodation.

Disability, as mentioned above previous section is a pressing issue in some parts of West Yorkshire which saw an increase in disability between 2011 and 2021. In most areas the changes were small despite showing a significant number of areas on the fringe of west which saw an increase in disability. The 2021 census identified that 321,000 households (33.0%) in West Yorkshire included at least one disabled person (up from 310k (33.6%) in 2011). There is a recognised lack of suitable housing to meet the needs of a growing need related to increasing levels of disability.

West Yorkshire Housing Strategy 2040 – The Opportunity

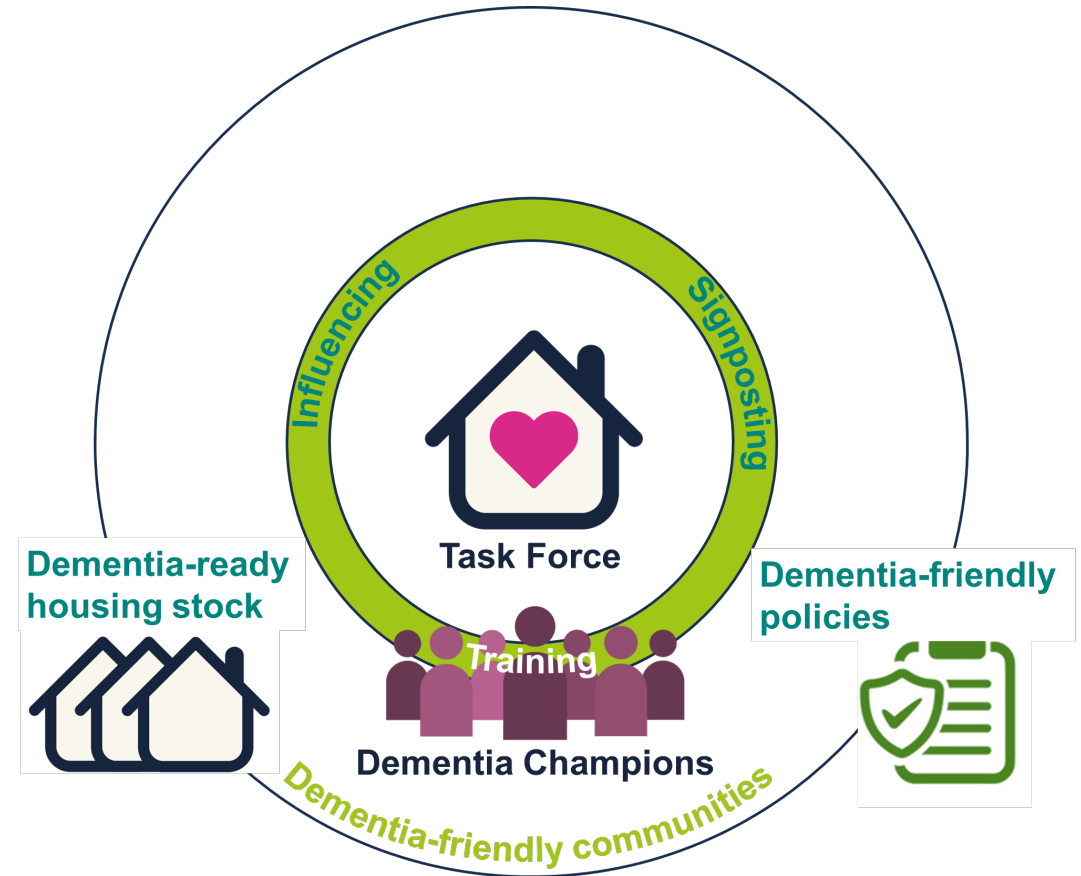
Creating homes that meet the needs of our communities

West Yorkshire has a well-established network of housing and health practitioners already working across the region to support the development of homes that meet the current and future needs of our communities. Specifically, the West Yorkshire Housing and Health Network has worked closely with the West Yorkshire Housing Partnership to train employees across the housing sector and share best practice on supporting people with health requirements, and to plan for the future housing needs of people with poor health and/or disabilities.

The Dementia-ready Housing Task Force was launched by the Mayor in 2022 with a commitment to ensure older people's housing and related services are dementia-friendly. The Task Force has identified physical, technical and social elements that make a home dementia friendly, and champions from the West Yorkshire Housing Partnership are working to implement them, alongside raising awareness of the condition and spreading best practice across their organisations.

More widely, the five West Yorkshire Local Authorities are implementing and driving forward interventions to support homeless people across the region providing a platform for partners to come together to share what works well and what we can do better together as a region, an area the strategy will seek to build on and add value to.

All of this provides a platform for partners across West Yorkshire to work together to create homes and communities that meet the needs of our people now and into the future.



West Yorkshire Housing Strategy 2040 – Outcomes

Creating homes that meet the needs of our communities

Our collaborative efforts are dedicated to creating safe and inclusive places that address the housing needs of all individuals within our diverse communities. We recognize that housing goes beyond just providing shelter – it forms the foundation for personal growth, community interaction, and well-being.

Outcomes

Increase the level of accessible, including dementia-ready, housing in the region

Supporting the development of good quality places, with access to amenities, active travel and green spaces that meet community needs

Increasing support for local authorities tackling homelessness

Improved partnerships between housing, health and care bodies

West Yorkshire Housing Strategy 2040 – Measuring our performance

Creating homes that meet the needs of our communities



Increase in accessible homes

Provision of homes for alternate or high needs including dementia ready standards

Support for active travel developments

Greater number of housing developments that facilitate walking and cycling

Increased support to tackle homelessness

Supporting our partners to reduce levels of homelessness and overcrowding within our region

Improved neighbourhood safety

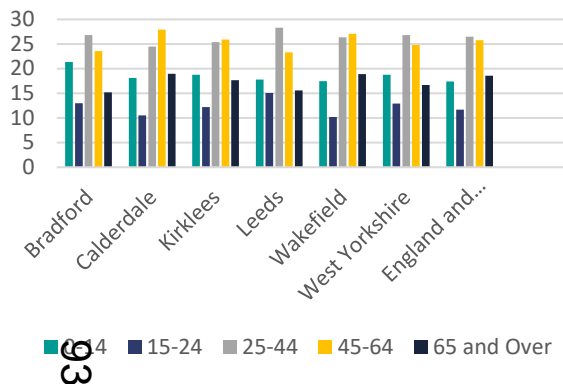
Working with partners to support residents to feel safer in their communities

Improved linkages between housing and health

Better developed partnership working between housing and health bodies

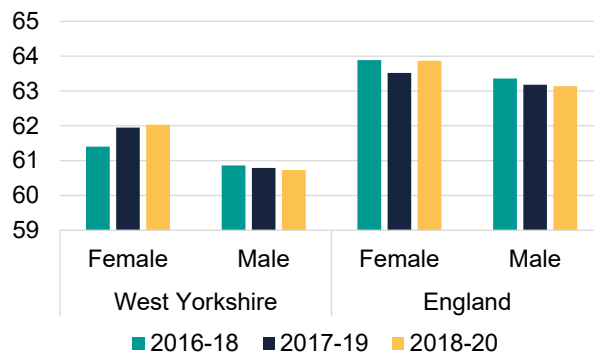
West Yorkshire Housing Strategy 2040 – Where we are now

Creating homes that meet the needs of our communities



Age Demographics Across West Yorkshire

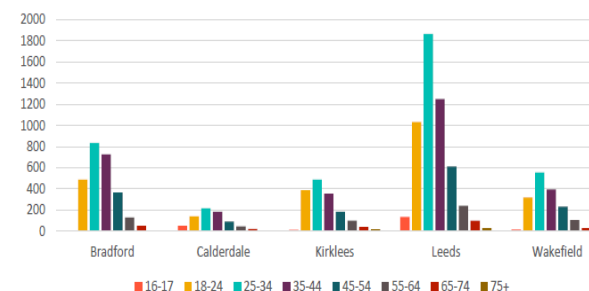
Across the region it is important to understand the age demographics in order to evaluate population needs and be able to reflect this within housing needs and provision.



Healthy Life expectancy

Healthy life expectancy in West Yorkshire is below the national average for both males and females.

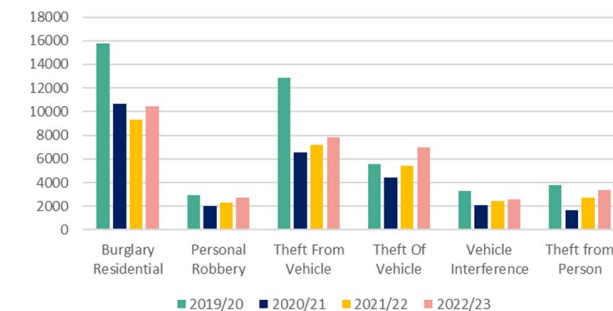
Source: Health state life expectancies, ONS



Age of people owed homelessness duties

Where a person may become homeless the authority has a duty to prevent this (prevention). Where a person is already homeless, the authority has a duty to help them secure accommodation for at least six months (relief).

We see concentrations of people owed homelessness duties under the age of 45, with concentrations in the 25-34 age group.



Neighbourhood Crime

Neighbourhood crime fell during the pandemic and remains below the level recorded in 2019 in all areas apart from Theft of Motor Vehicle, although there have been small increases in 2022/23 for most types of offence.

Source: Annual Data Return from West Yorkshire Police

West Yorkshire Housing Strategy 2040 – Delivering in partnership

Creating homes that meet the needs of our communities

What we are doing

- Driving forward dementia-ready housing through the Mayor's Dementia-Ready Taskforce.
- Working with Local Authority's to identify current approaches to homelessness prevention and intervention.
- Engaging with partners across the West Yorkshire Housing and Health Network to strengthen the links between housing, health and social care professionals (for example through Integrated Care Boards).
- Launching the Right-Sizing campaign to support residents to access properties that meet their needs
- Aligning our approach to place and housing with the Mayor's Police and Crime Plan, focusing on safety and crime levels.

Our future aims

- Understand where Combined Authority activity can add value to local approaches to homelessness, and whether models adopted elsewhere (such as Housing First) could benefit the region.
- Identify the shortfall of new purpose-built housing for older people, such as extra care housing, to inform programme development
- Improve the level of dementia-awareness across housing stakeholders in the region
- Support local authorities and other bodies in delivering strategies and policies and that create safe neighbourhoods.

West Yorkshire Housing Strategy 2040 – Summary

The Mayor and five West Yorkshire Local Authority leaders launched the West Yorkshire Plan 2040 in June 2023. The West Yorkshire Plan sets out the collective ambitions of the Combined Authority and Local Authorities across 5 missions that collectively aim to achieve the vision for ‘a brighter West Yorkshire – a place that works for all. An engine room of ideas and creativity, where anyone can make a home’.

In this context, the West Yorkshire Housing Strategy 2040 represents an opportunity to present a regional strategy which links to and mirrors our wider strategic focus on inclusive growth, productivity, skills and training, connectivity, transport, digital, climate change and health which are all aligned to the West Yorkshire Plan.

95

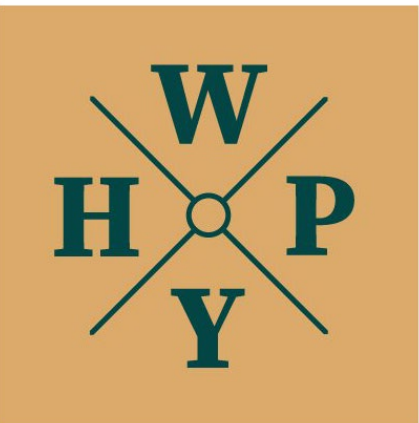
The West Yorkshire Combined Authority is committed to working together with its partners using their respective powers and resources, to create well-connected neighbourhoods which support inclusive growth. All recognise they have a part to play in turning our collective vision into reality.

People need homes that meet their needs, that they can afford, and that are in the right places, ensuring connectivity to improve access to wider opportunities including employment, developing neighbourhoods that are sustainable and resilient places to live for the long-term.

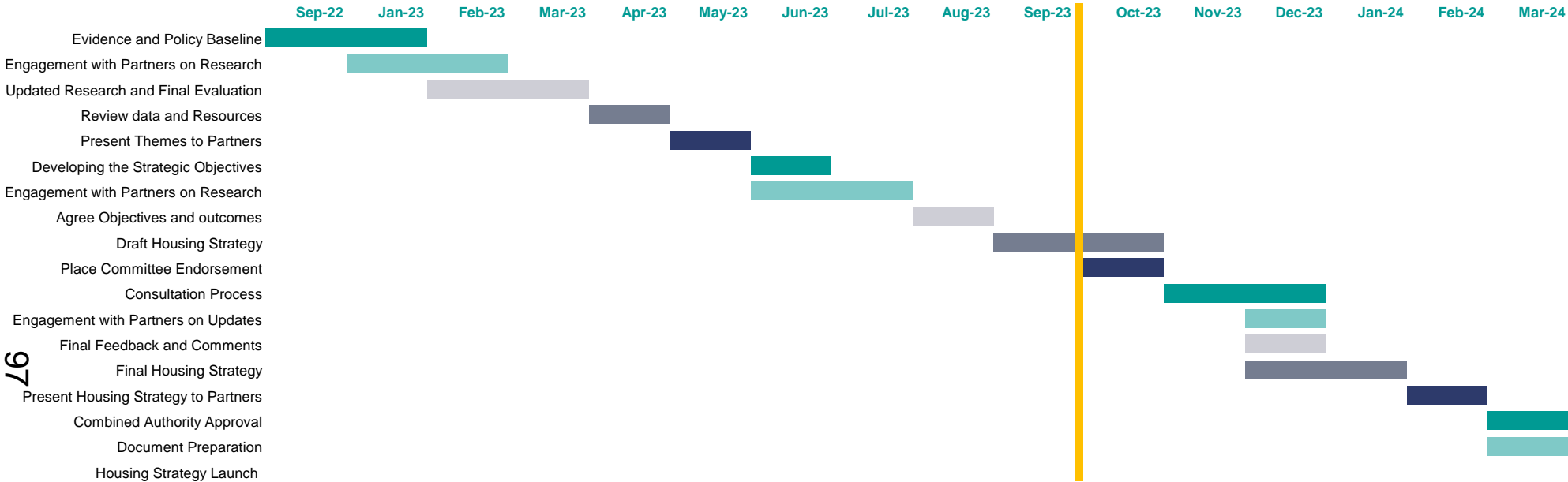
The commitment and efforts of the Local Authorities, investors and developers, and Affordable Housing Providers across the region needs to continue, but this work needs to be supplemented by bold and innovative approaches to housing delivery and programming to enable the provision of strategic infrastructure to unlock development.



⁹⁶
Acknowledgments



West Yorkshire Housing Strategy Programme



97

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