



West
Yorkshire
Combined
Authority

Tracy
Brabin
Mayor of
West Yorkshire

West Yorkshire Housing Strategy 2040

High Level Consultation Draft
Place, Regeneration and Housing Committee

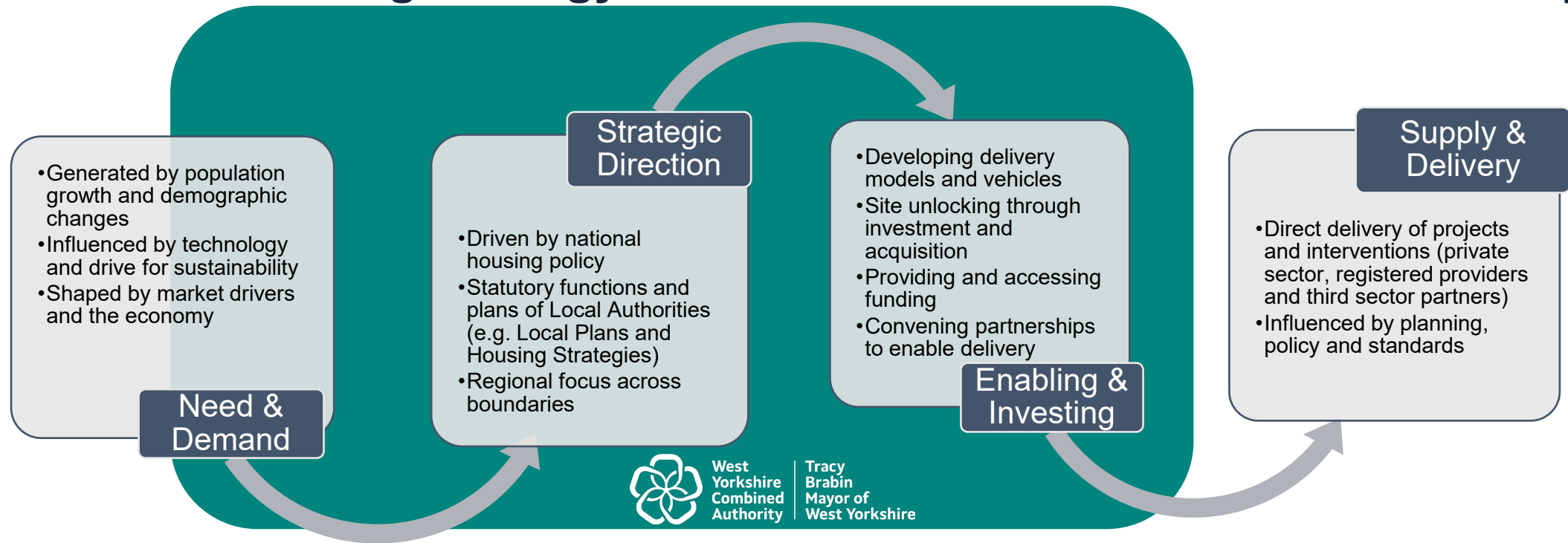
West Yorkshire Housing Strategy 2040

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



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

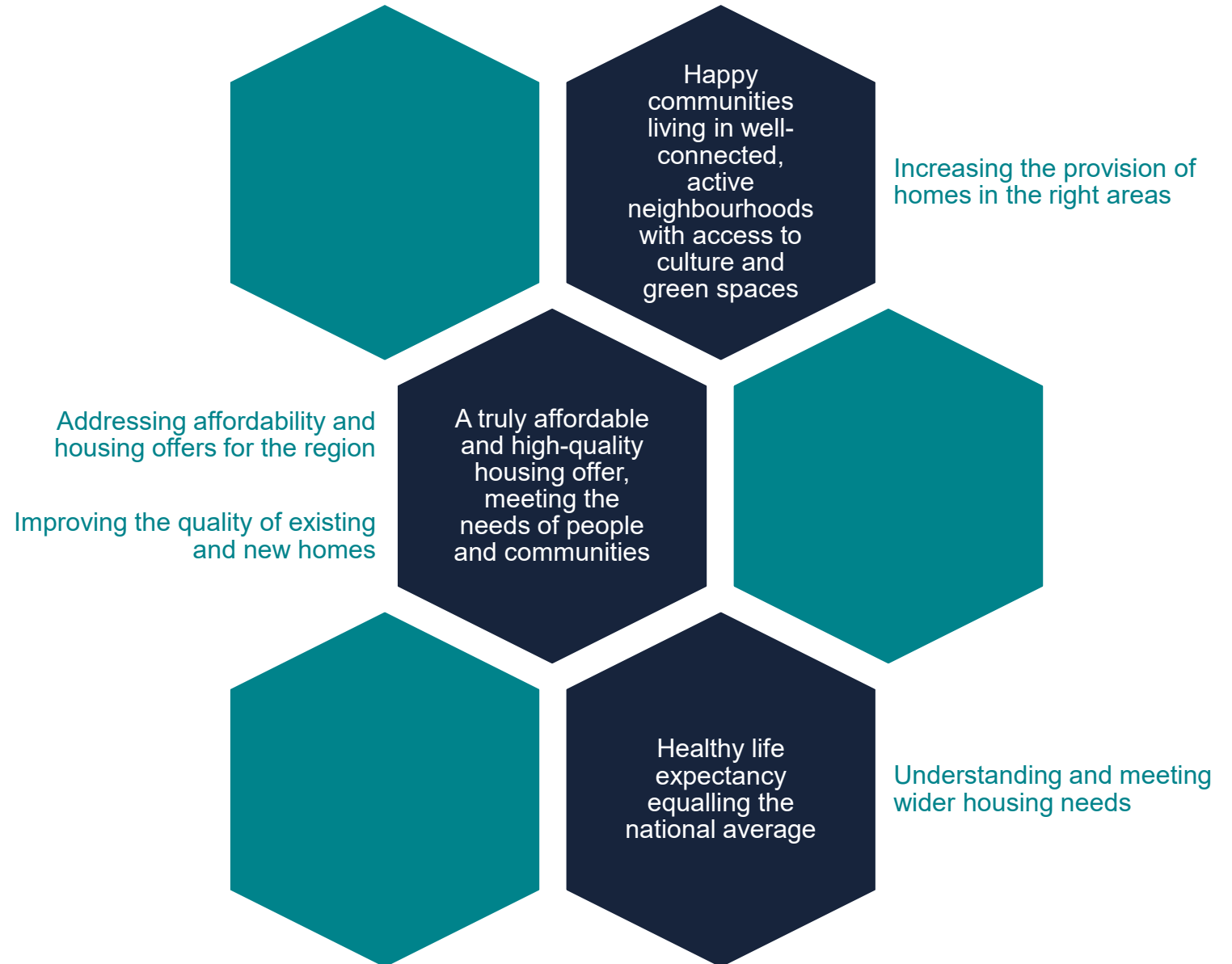


West Yorkshire Housing Strategy 2040 – West Yorkshire Plan Mission Two

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.

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 – Contents

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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

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

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

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

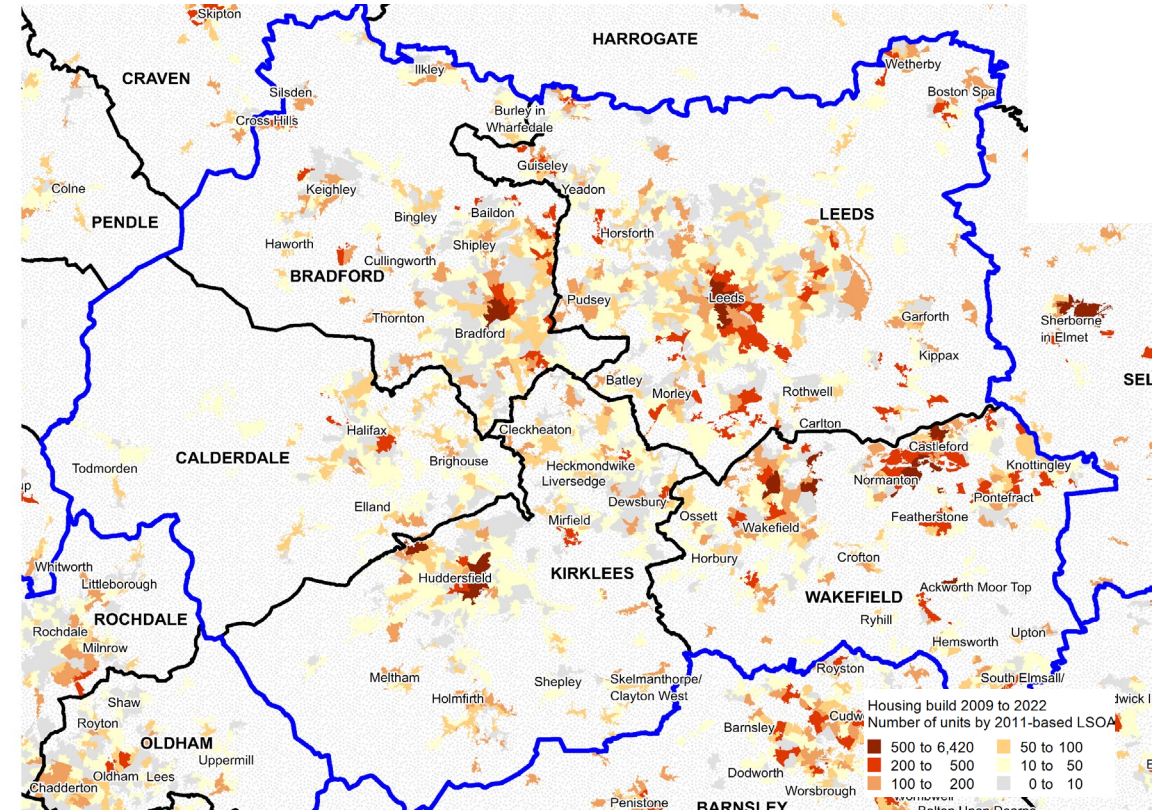
Collectively, West Yorkshire needs to build more than 9000 homes per year to meet the housing requirements of a growing population. In 2018/19, West Yorkshire delivered 9,261 homes – the most homes completed in a single year across the last 10 years.

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

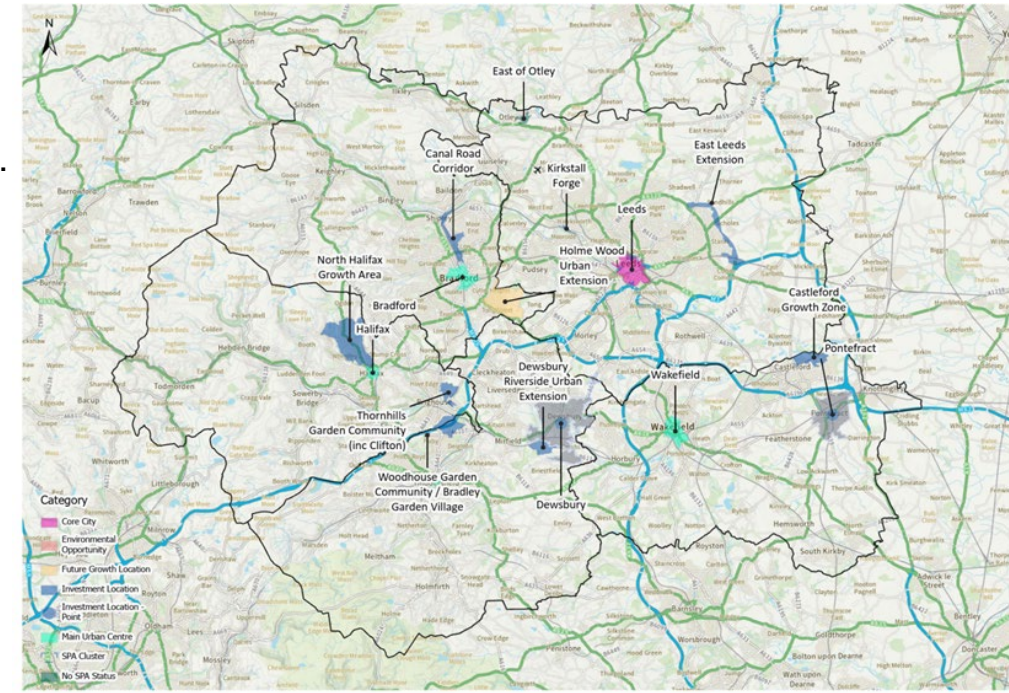
Each of West Yorkshire’s Local Authorities is planning for significant housing growth to meet need with site allocations identified in Local Plans and work ongoing to engage private sector partners in delivery. At a West Yorkshire level, we have identified our most strategic growth opportunities in the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

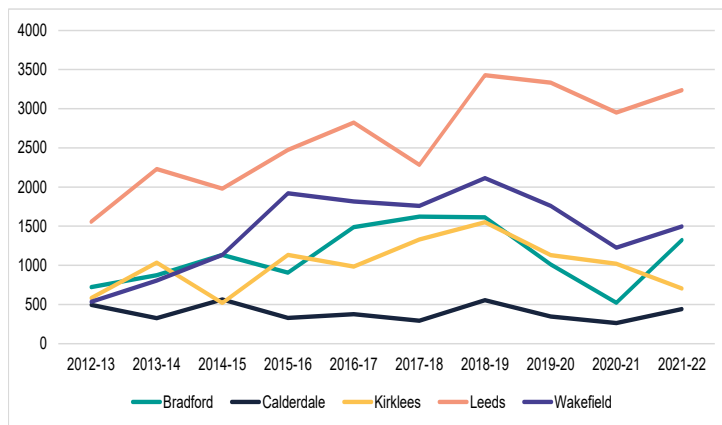
Development of sites identified within the West Yorkshire housing pipeline

Support for Local Authorities

Support for Local Authority partners to delivery on Local Plan ambitions

West Yorkshire Housing Strategy 2040 – Where we are now

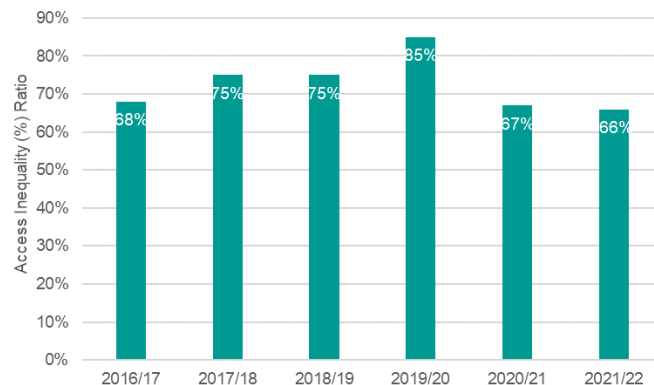
Boosting the supply of the right homes in the right places



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.

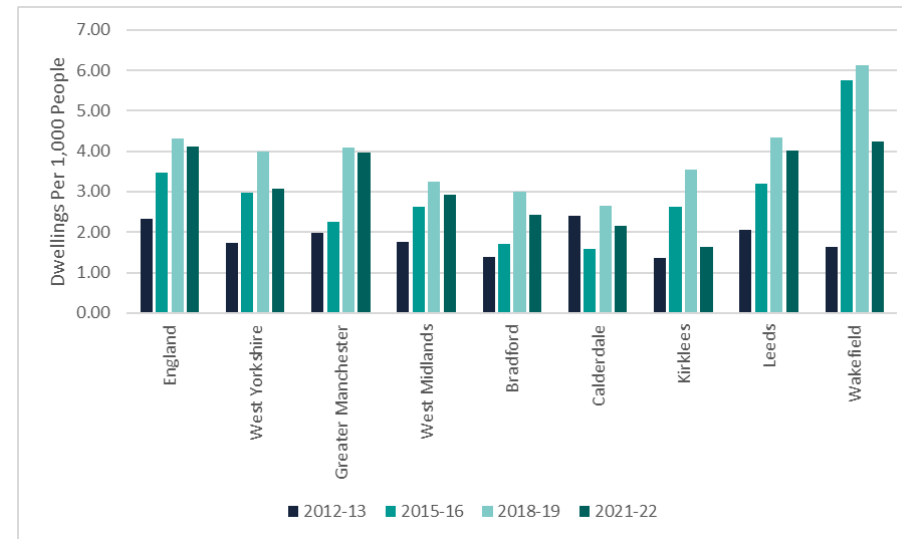
In 2021/22, 7207 net additional dwellings were delivered in West Yorkshire, demonstrating a good post-pandemic recovery but with local differences in delivery.



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.

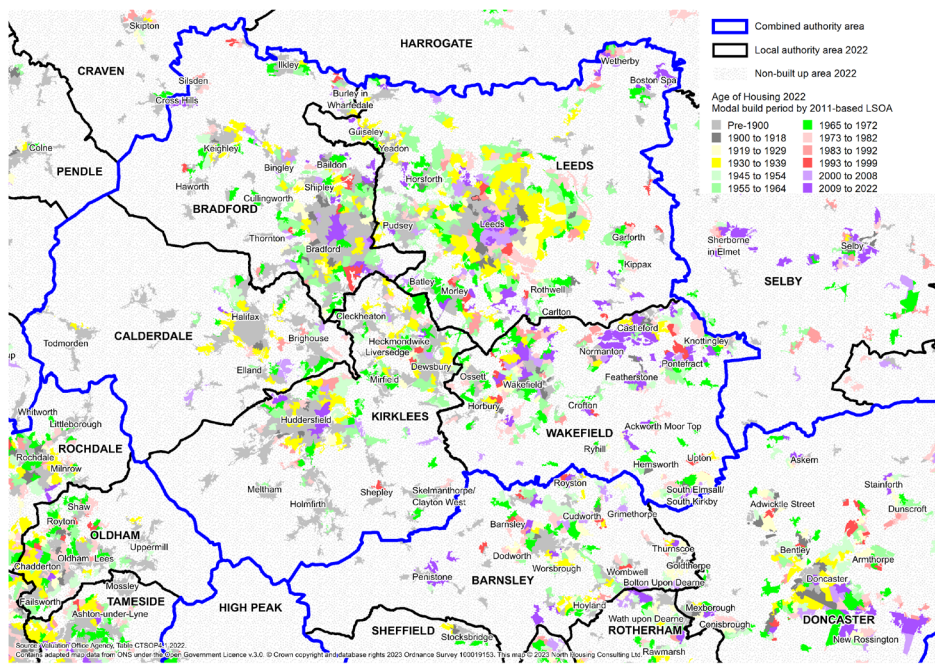


Improving the quality of our homes and neighbourhoods

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%.

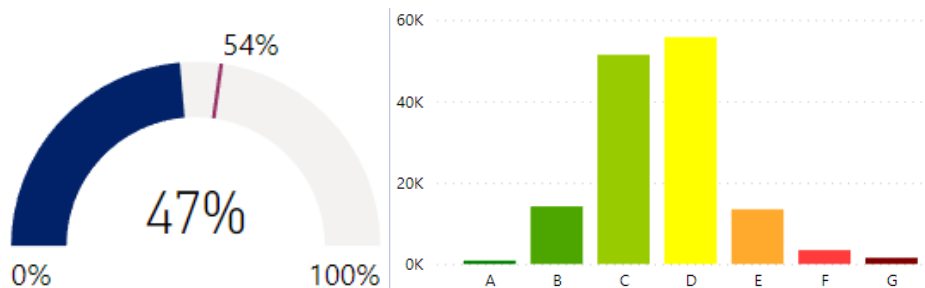
There are almost one million homes in West Yorkshire, and the private rented sector in our region has grown significantly in recent years (from 16.4% in 2011 to 20.3% in 2021). It now houses over one-fifth of households in Bradford and Leeds alone.

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.

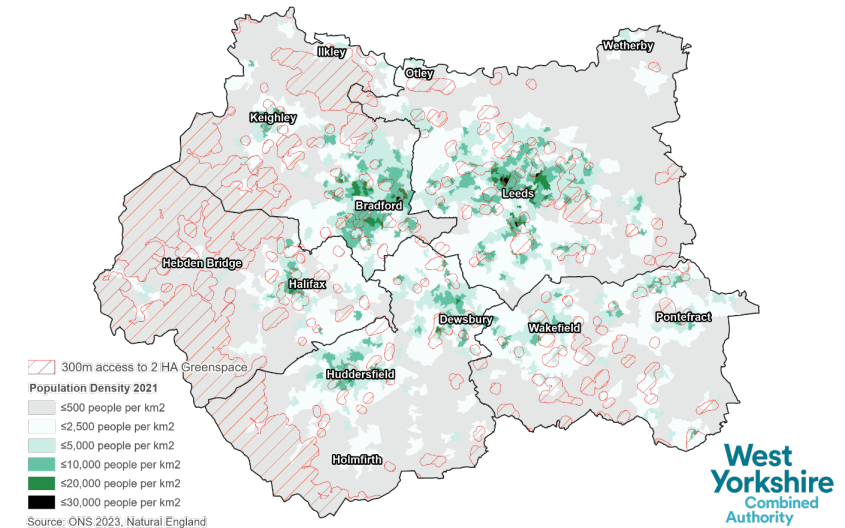
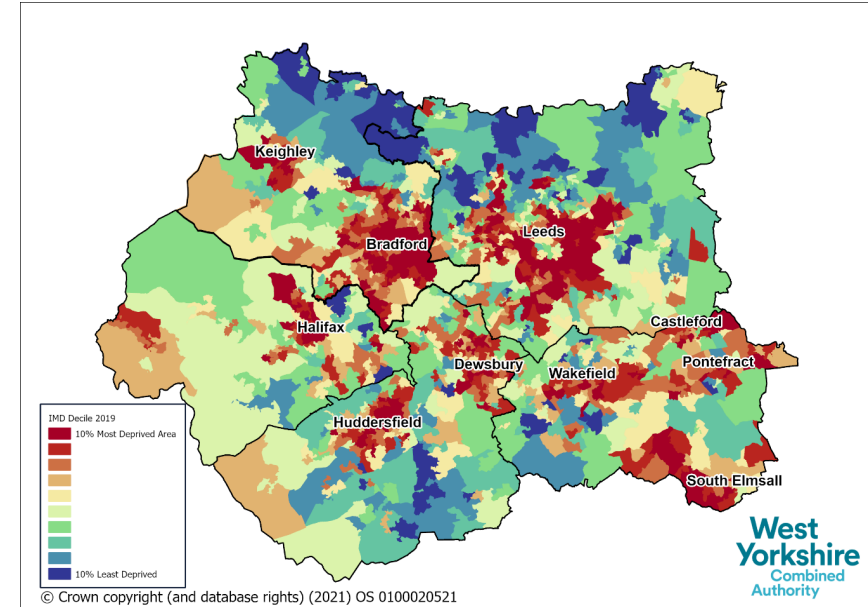
The map at the top right-hand side of this slide illustrates the spatial variation of deprivation across West Yorkshire. The map shows deprivation ranks grouped into deciles; red (most deprived) to blue (least deprived).

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.

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

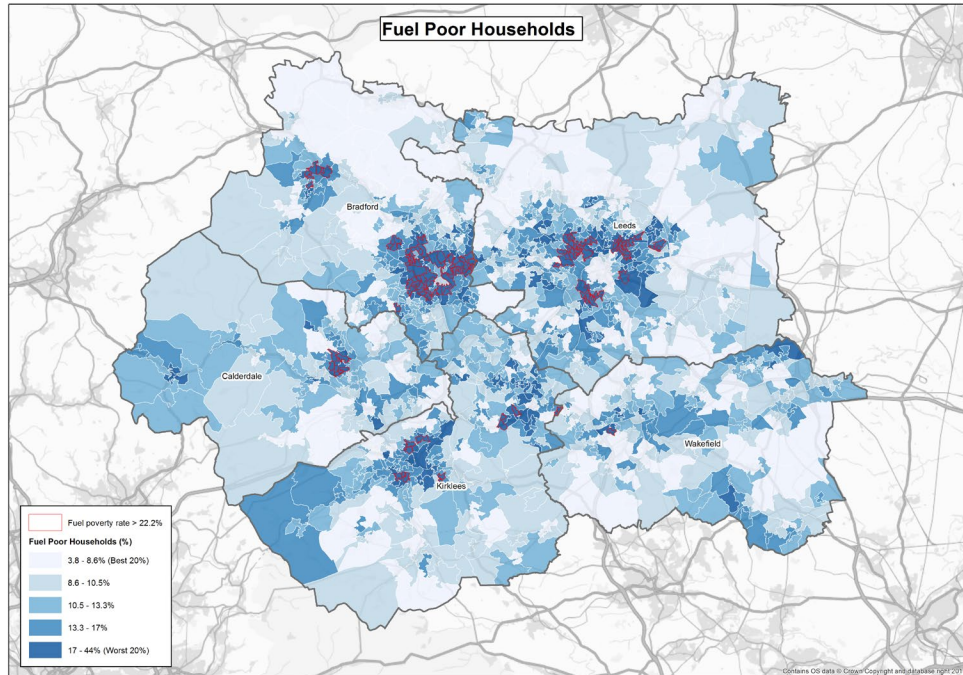
West Yorkshire and the five Local Authorities have collectively committed to become a net-zero carbon region by 2038 with programmes already underway to support collective work to meet the target.

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

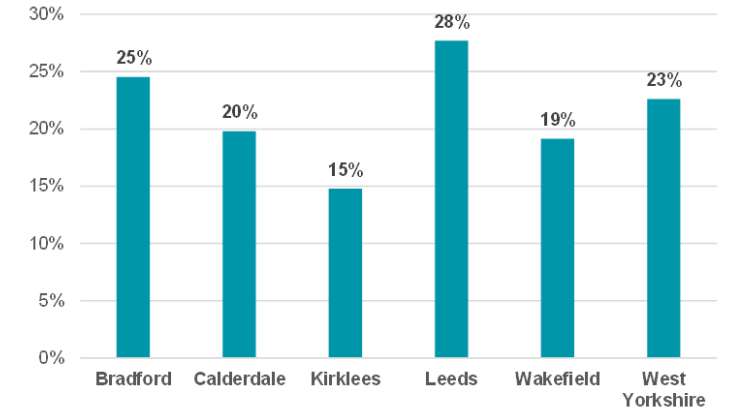
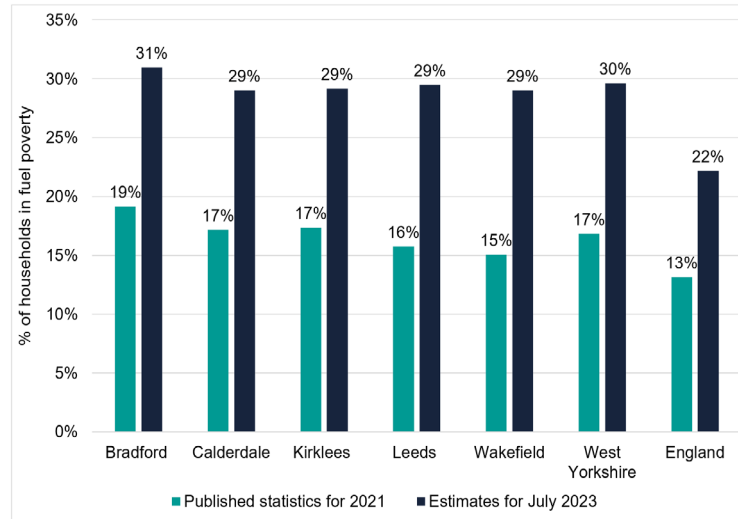
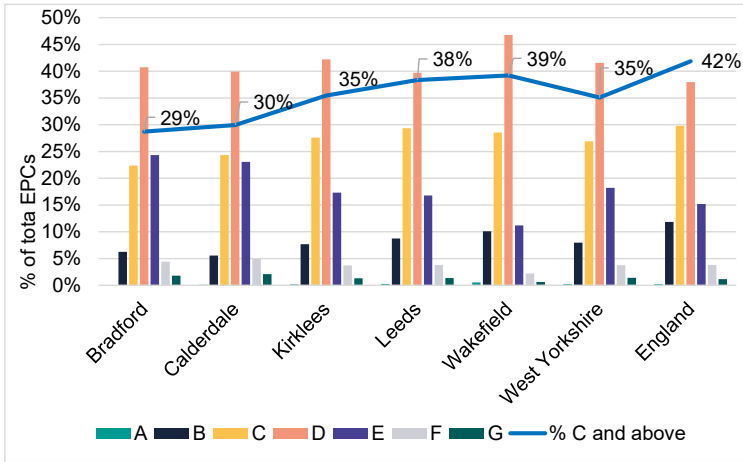
Addressing inequality integrating communities with high variations in housing wealth and equity

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.

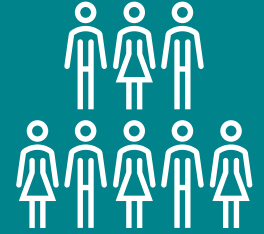
However, this fails to take into account wider cost-of-living factors such as utility costs, transport costs and other affordability factors facing particular groups. As the information to the right shows, many residents in West Yorkshire cannot afford housing costs that are actually lower than the West 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.

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.

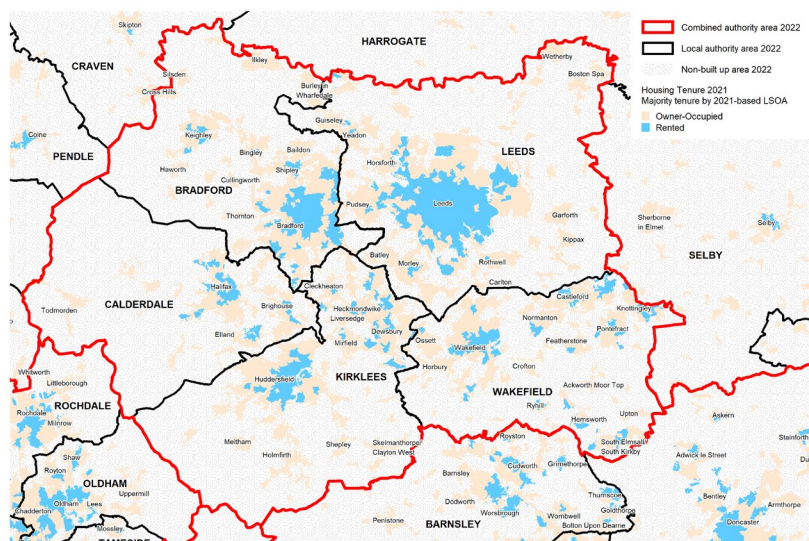


55% of people needing support from the prevention duty were in the process of losing their privately rented home



West Yorkshire Housing Strategy 2040 – The Challenges

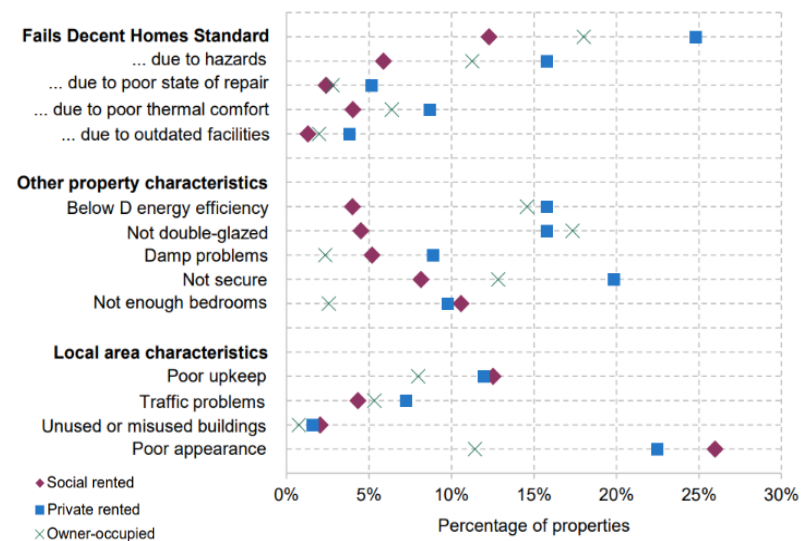
Increasing the provision of truly affordable homes



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

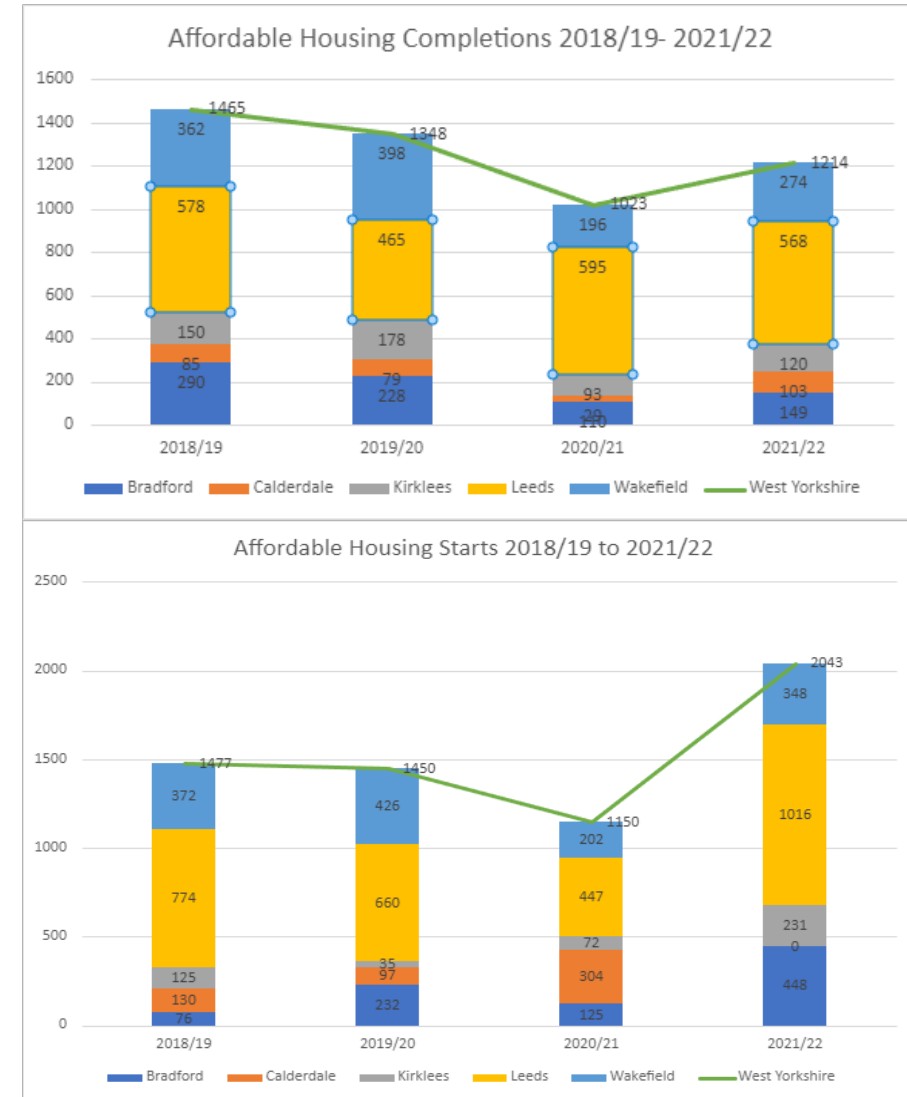
Increasing the provision of truly affordable homes

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

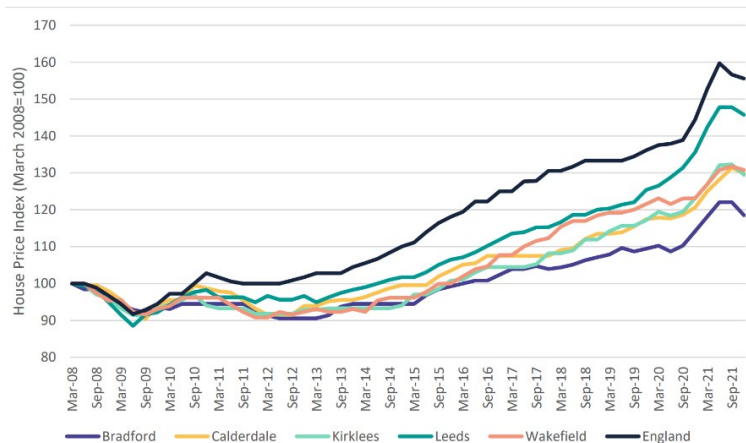
Improving choice in the housing market for people on lower incomes

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

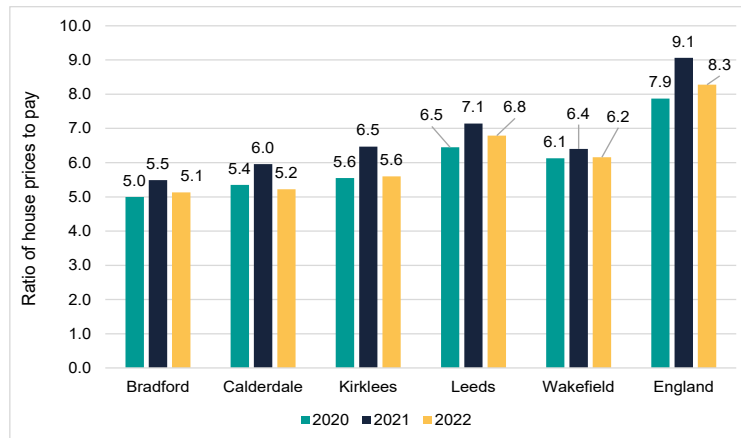
Increasing the provision of truly affordable homes



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.

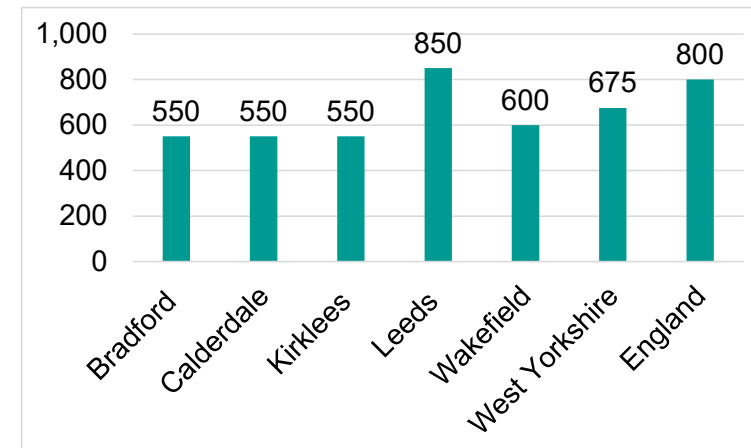


House price affordability

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.



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

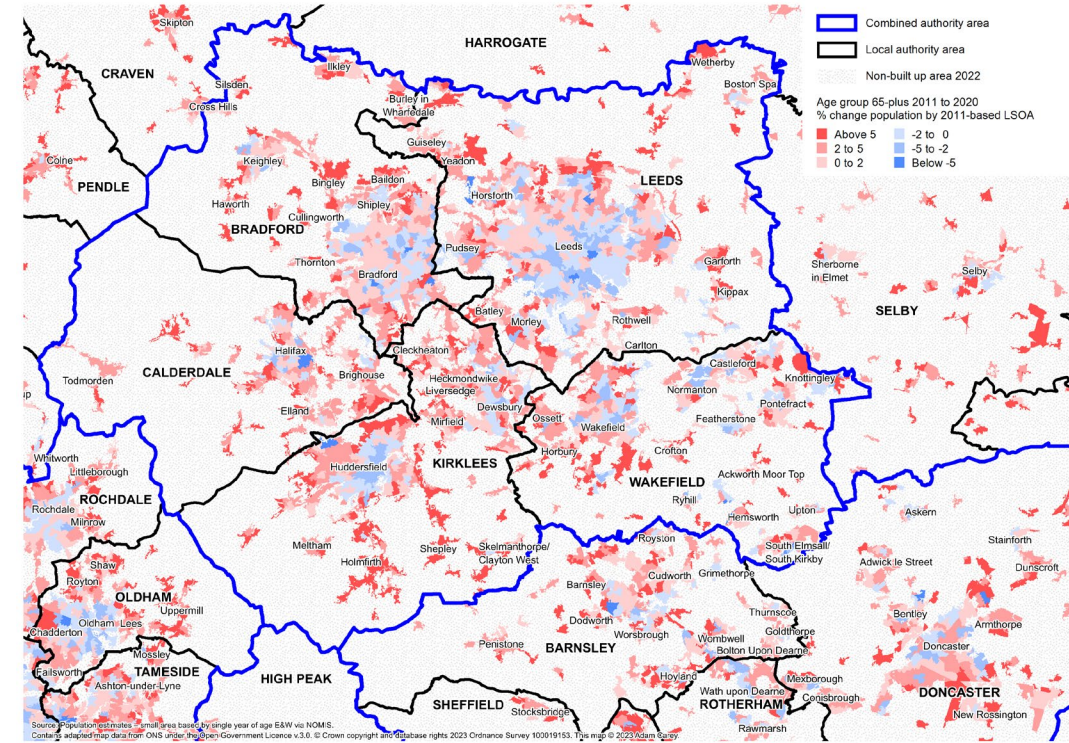
Housing is an important contributor to both economic activity and quality of life. A sufficient supply for the region of appropriate, affordable housing is essential to support people in accessing employment opportunities and other services as well as providing a safe, comfortable and secure place to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



Heat Map showing large field increases in over 65 age group

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

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

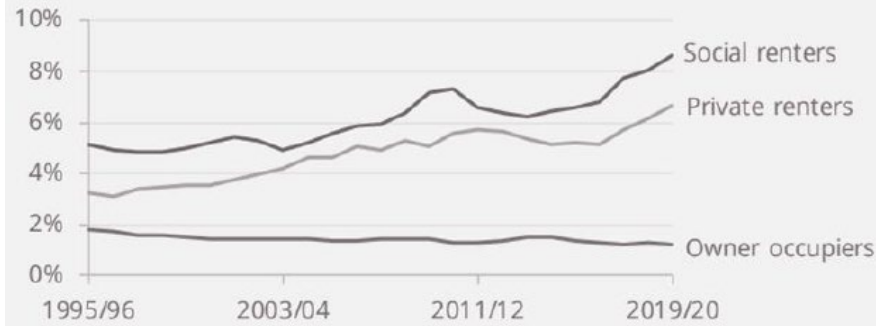
Predictions from International Longevity Centre UK

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

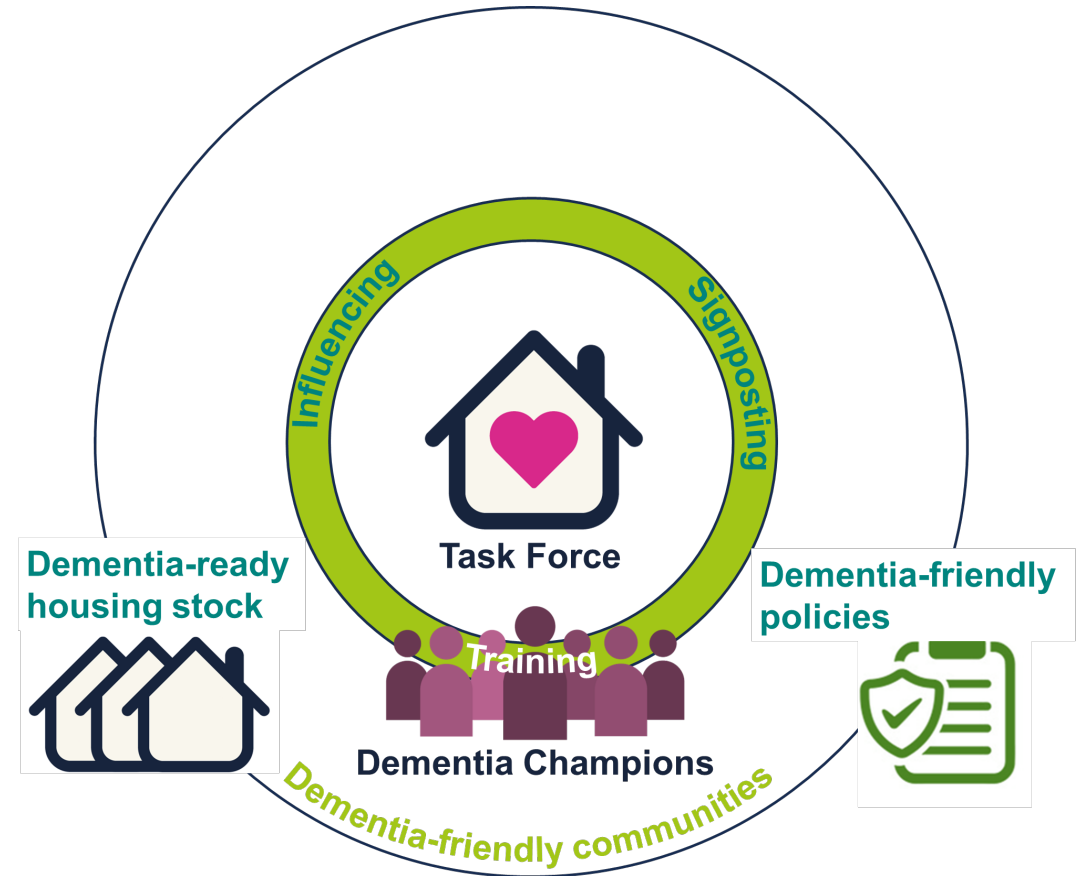
Creating homes that meet the needs of our communities

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

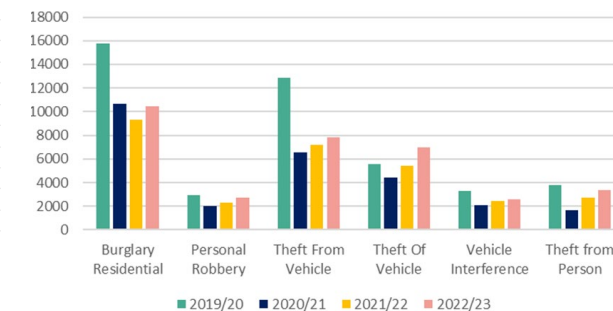
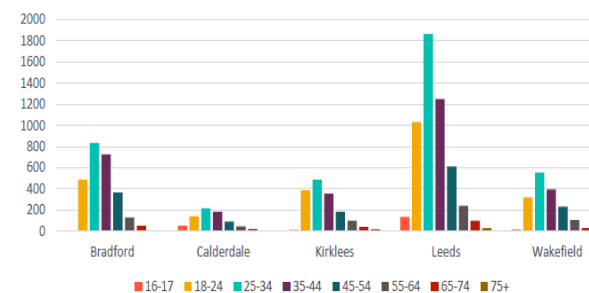
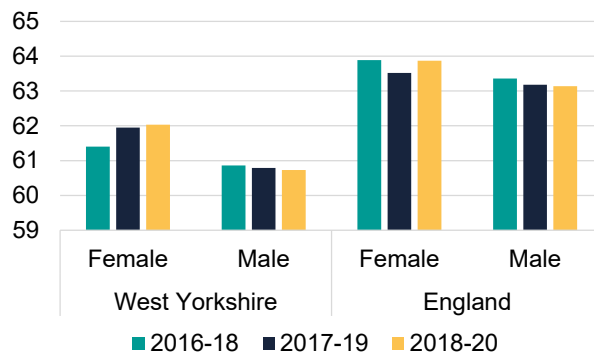
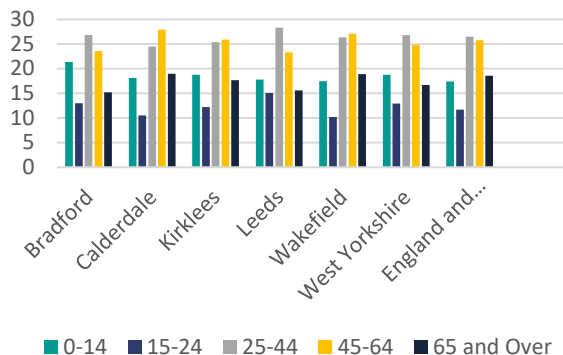
Working with partners to support residents to feel safer in their communities

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.

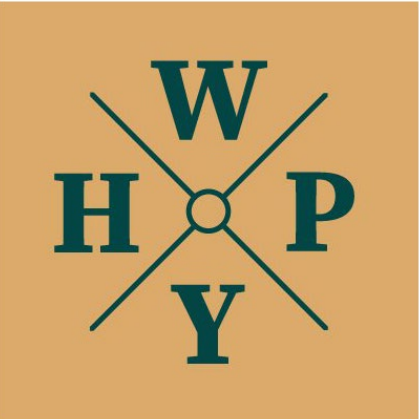
The West Yorkshire Combined Authority is committed to working together with its partners using their respective powers and resources, to create well-connected neighbourhoods which support inclusive growth. All recognise they have a part to play in turning our collective vision into reality.

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.



Acknowledgments



Homes England



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

Calderdale
Council



Kirklees
COUNCIL



Leeds
CITY COUNCIL

wakefield
council