

Leeds City Region Housing Vision

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This vision sets out the collective aims, ambitions and principles for creating good places to live in the Leeds City Region.

The West Yorkshire Combined Authority, the Leeds City Region Enterprise Partnership and the City Region's local authorities are committed to working together, 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.

Ambitions

- Building inclusive neighbourhoods for towns and cities of the future
- Connecting communities, spreading prosperity, extending opportunity
- Creating people centered growth through a clean, high quality development approach
- Delivering 65,000 new homes over the next five years to support economic growth
- Putting people first: quality of place is as important as delivery of new homes. New housing has to be a good offer in places where people choose to live



About Leeds City Region

The facts - the City Region has:

- A £66.5 billion economy – the biggest contributor to the Northern Powerhouse
- The UK's largest regional finance centre and more manufacturing jobs than anywhere in the country
- Over 3 million residents and 1.4 million workforce – largest and fastest growing in the North
- Excellent connectivity being at the centre of the UK, within one hour's drive of 7 million people with greater opportunities to come through transformational transport programmes such as HS2 and Northern Powerhouse Rail





Image credit: York Central Partnership



Image credit: Yorkshire Housing



Image credit: Together Housing

Housing

- There are over 1.3 million homes in the City Region
- The Leeds City Region covers two strategic housing market areas which cross local authority boundaries
- The City Region target is to deliver 65,000 new homes over the next five years - almost 11,000 were delivered in 2016/17
- In 2017, the average (median) house price in the City Region was £161,000
- Affordability is an issue, with average house prices across the City Region six times average income - in some of our places affordability is significantly worse than this
- Planning is not a barrier to delivery, with 91% of major planning applications approved in the City Region in 2017

Opportunities and challenges

Opportunities

- Unique town and city centres with strong industrial heritage
- Great culture and countryside with a high quality of life offer
- Planning permissions in place to deliver 70,000 homes across the Leeds City Region
- Maximise investment in transport infrastructure - including national schemes such as HS2 - to accelerate development
- Strong relationships with partners – such as housing associations, developers and Homes England – working together to tackle challenges
- Support and grow small and medium sized developers to bring forward smaller sites in our neighbourhoods faster

Challenges

- Building rates are below what's needed to meet demand – and development is not evenly spread across the region
- Planning permissions for 40,000 homes in place on brownfield sites, which can be expensive to deliver and stalled
- Complex major development sites requiring infrastructure delaying delivery of new homes
- Affordable housing needs are increasing with rising levels of Leeds City Region homelessness and in work poverty
- High proportions of existing homes are poor quality and poorly insulated, making them expensive to repair and keep warm
- A falling number of small and medium sized developers contributing to housing delivery

Business facing

Working with businesses is key to creating positive outcomes for our region. Ensuring communities are linked by transport and digital infrastructure will make it easier to live and work anywhere across the City Region - this will enable both residents and business to maximise opportunities to connect regionally, nationally and internationally.

We will do this by:

- Supporting priority projects in Spatial Priority Areas, urban centres and growth zones through the Leeds City Region Strategic Sites Pipeline
- Growing and supporting our small and medium sized construction businesses and encouraging the sector to become more active in building new homes
- Strengthening strategic relationships with Housing Associations and other developers to maximise private investment for housing and extend choice across tenures



Creativity and innovation

Be open to learning from others and adopting the tools that work for our region, creating innovative and flexible approaches to accelerate the pace of change.

- A creative approach to investment to support a new way of living for all age ranges and types of household through high quality design
- Options which deliver and contribute to creating revitalised urban living, where a full range of services can be found within easy walking distance including a range of independent and high street shops, restaurants and cafes, childcare, healthcare, schools and leisure opportunities
- Investment that delivers connected communities, providing quality homes which allow access to opportunities across the City Region through digital and transport connectivity
- Opportunities for communities to retain and expand a flexible workforce

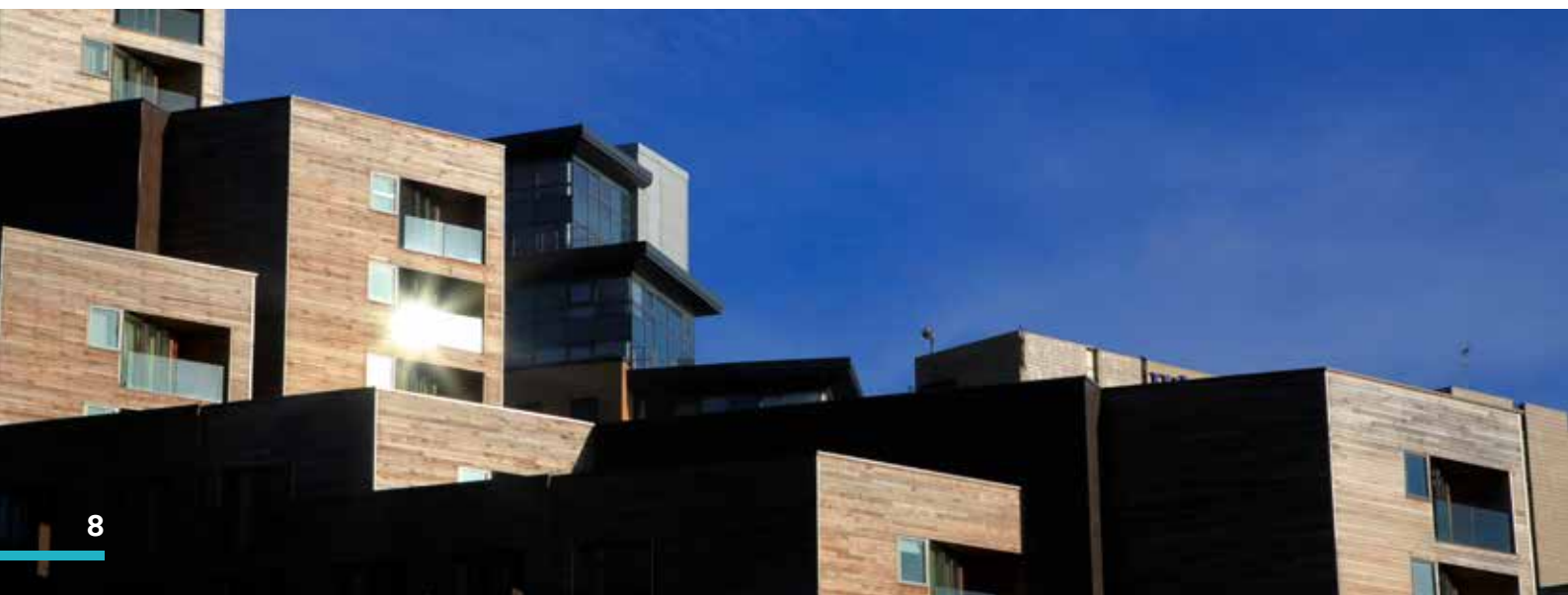


Denholme, Bradford. Image credit: Yorkshire Housing.

Strong partnerships

Working together with both public and private sector partners is key to driving forward development on sites which are strategically important, strengthening public sector-public sector and public sector-private sector partnerships to accelerate delivery in more challenging areas:

- Closer working relationships with public sector partners such as Homes England and other government departments which own land and assets in the City Region
- Developing stronger strategic relationships with Housing Associations, both regional and national
- Working with public sector partners to bring publicly owned land forward quicker
- Working across local authorities to unlock the potential of privately owned stalled sites through leveraging public sector investment in infrastructure. Infrastructure funding supports public sector investment in roads, bridges and improved public space to incentivise private sector to bring forward development faster



Delivery

- The current target set out in the Leeds City Region Strategic Economic Plan is to support delivery of 13,000 homes per year in the City Region. Our partners have already achieved almost 11,000 in 2016/17
- The ambition is to deliver more homes by wrapping a new high quality housing offer around key transport hubs to support the re-invention of town and city centres as good places to live

To help achieve this, in 2017/18 the Combined Authority prioritised £149 million for infrastructure:

- £41 million in business and skills infrastructure
- £3 million in energy resilience
- £5 million in housing infrastructure
- £6 million in flooding resilience
- £94 million in transport infrastructure

There is also a commitment to ensure all Combined Authority capital programmes actively encourage use of local suppliers, employ local people and provide apprenticeships, working positively with further education institutions to help achieve this.

Find out more



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Working in partnership
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