

Housing in Headingley

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- Issues in Inner NW Leeds
 - Balance of population
 - Mismatch of supply and demand
 - Restricted access to affordable housing
 - Insufficient social rented housing or affordable private rented housing
- Options and limitations
- Prospects



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- Increasing student numbers 1995 – 2005
- 'Family flight'
- Increasing under 30 population - young workers and professionals sharing
- Changing balance between single and multiple occupied dwellings
- Variations across the area



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Balance

Area

Univerity Campus's	94.30%
North Hyde Park	76.70%
Central Headingley	52.50%
Little Woodhouse	52.30%
South Headingley	52.00%
Kirkstall	50.90%
Hyde Park	50.00%
Woodhouse	37.30%
Cardigan Triangle	37.00%
Burley Lodge (inc. Harold's)	36.36%
Far Headingley (inc. Becketts Park)	34.30%
Burley	21.70%
Headingley Hill	19.10%
Meanwood	6.70%
Kirkstall	6.30%
Moor Grange	5.80%
West Park/Weetwood	4.40%
Inner NW Leeds	35.40%

Students as % of population

94.30%
76.70%
52.50%
52.30%
52.00%
50.90%
50.00%
37.30%
37.00%
36.36%
34.30%
21.70%
19.10%
6.70%
6.30%
5.80%
4.40%
35.40%

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- Student numbers are stabilising
- Approximately 6,000 students have moved out of 'Leeds 6' into purpose built housing
- Families moving back into the area. Manning's figures show 18 of last 20 sales to owner occupiers
- Diversity is building - Influx of BME households
- Young professionals could be the 'family formers' of the future



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Mismatch between supply and demand

- Flats = 14% of new supply in 1995-2000; 74% in 2003-2007
- Houses = 86% of new supply in 1995-2000: 26% in 2003-2007
- 72% of current demand for 2-3 bed but only 57% of new supply
- Restricted new supply of family housing plus competition from Buy to Let/ Student parents forcing up prices
- Demand but supply inaccessible
- Unlet homes not necessarily attractive to residential households



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Increasing affordability and access problems

- In Leeds entry level house price = £130,000.
 - needs single income of £37,000 / joint income of £45,000
- In Area of Housing Mix entry level house price = £166,300
 - needs single income of £47,520 / joint income of £57,350
- In Area of Housing Mix average price of a terraced house is just under £200,000
 - needs single income of £57,100; joint income of £69,000
- In Area of Housing Mix average price of a flat is £136,000
 - needs single income of £39,000; joint income of £47,000



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Increasing affordability and access problems

- Price of entry level (terraced) housing in the area has increased faster than average prices since 1999
 - by 326% in Hyde Park/Woodhouse since 1999 (46% pa)
 - by 225% in Headingley (32% pa)
 - by 166% in Far Headingley/Beckets Park (24% pa.)
 - By 247% in Headingley/Meanwood area (35% pa.)
- Income growth 2 – 3% per year




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Increasing affordability and access problems

Joint income needed to afford entry level price

Bramhope	£98,300
Adel	£82,000
West Park	£63,100
Far Headingley	£61,200
Central Headingley	£61,055
North Hyde Park	£58,900
South Headingley	£56,700
Little Woodhouse	£55,700
Burley	£57,000
Meanwood	£56,500
Hyde Park	£51,200
Woodhouse	£47,900
Kirkstall	£45,700




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Increasing affordability and access problems

Joint income needed to afford entry level price

- Cheapest property on offer (£94,500) = £32,500
- Back to back in Hyde Park = £38,000
- Flat in Central Headingley = £43,000
- Back to back in Meanwood = £45,000
- Back-to-back/Terrace in Burley Park = £60,350
- Back to back in Grimthorpe's = £67,250
- Terrace in Estcourt's/Mayville's = £76,000

- Deposit requires ranged from £5,000 to £10,000
- Not counting conversion costs
- Not counting improvement costs



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Increasing affordability and access problems

- Affordability of private rents**

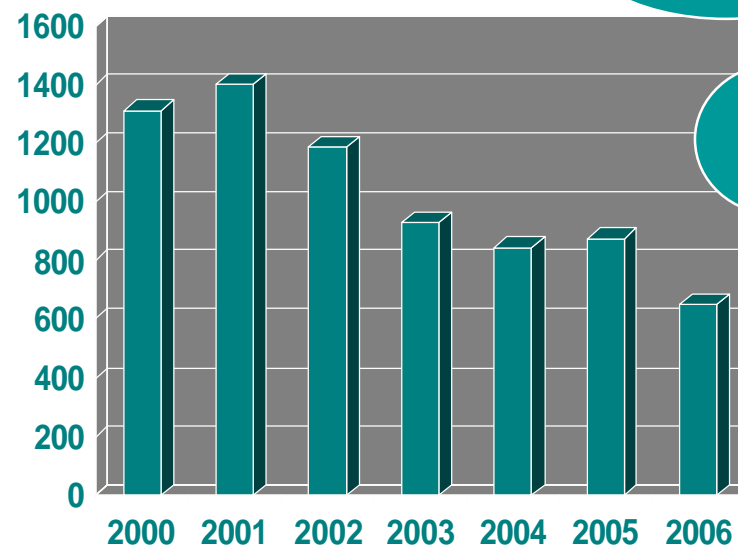
	Average Rent	% of net single income (Average income £23,500)	% of net Single income (Bottom 25% £14,500)	Single income (Bottom 10% £6,000)
Room	£260	27.0%	42.4%	84.4%
Bedsit	£460	31.4%	49.3%	98.2%
1 bed	£475	32.5%	51.1%	101.7%
2 Bed	£650	44.5%	70.0%	139.4%
3 bed	£700	47.8%	75.2%	149.6%
4+ Bed	£1025	70.2%	110.4%	219.8%
All property	£155.15	45.9%	72.2%	143.7%

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Social rented housing stock insufficient to meet demand

- Social housing stock (2,641 properties) only 14% of all properties in Area of Housing Mix (25% across Leeds)
- 800 fewer council houses across NW Leeds than in 2002 but only 86 more housing association homes built
- 564 fewer council homes in AoHM than in 2002 but only 19 more RSL homes
- Lettings of council houses in NW Leeds halved from over 1,400 in 2001 to approx 670 in 2006



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- Few vacancies in social rented housing
 - 2% empty overall
 - 419 vacancies over last year (8 per week)
 - 11,900 households seeking social housing in Area of housing mix
- Empty homes across tenures = 5,300 and 500 in Area of Housing Mix
- Shared housing
 - At December 2007, 312 unlet properties or 1,128 bedspaces
 - Hyde Park 65 (6%)
 - Woodhouse 65 (16%)
 - Headingley 53 (9%)
 - Meanwood 7 (8%)



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Housing Needs in Headingley

- More affordable housing
 - social rent
 - sub-market rent
 - equity stake/share
 - Assisting access to home ownership for 1st time buyers
- Bringing empty or unlet homes back into use
- Better use of existing housing
- Use of planning and Licensing policies to effect change



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Options and Limitations



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Affordable Housing Strategic Partnership

- 77 acres of Housing Revenue Account land – cleared sites of former LA housing or sites to be redeveloped
- 300 new affordable homes 2008/09; 500 in 2009/10 and 1000 in 2010/11
- 'Lever in' Social Housing Grant from NHCA and private finance
- Use sales of sites to gain receipts and seek S106 agreements



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New Homes and Communities Agency

- Local authorities supply land (at less than market value) - Empty sites or created from re-developing existing housing
- NHCA invite bids from housing associations. Allocate Social Housing Grant (subsidy) for Social rented or Low cost home ownership
- Housing Associations develop and manage
- Have to come from redeveloped sites – no available cleared sites



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S106 agreements

- Governed by Local Authority Supplementary Planning Document on Affordable housing
- ✂ % of housing on private developments to be affordable (currently 15 – 25% depending on area) - possible increase to 33%
- ✂ Over 15 units
- ✂ Affordable in perpetuity
- ✂ To cater for local housing needs
- ✂ Commuted sums (payment in lieu of affordable housing) where local policy allows
- ✂ Student housing currently exempt



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Affordable Housing Strategic Partnership

- None at the moment


S106

- Short term
 - Parklane Glassworks
 - Valley House
 - Tetley Hall
 - Boston Exchange
 - Seek off-site provision (street properties)
 - Mix of on site and off site for Tetley Hall)
- Longer term
 - Leeds Girls High
 - 33% affordable housing?
 - Density?
 - New models?
 - WNW Homes sites???




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- Policy H15 and H15A
 - accommodate students while not unacceptably reducing the number of families living in the area
 - avoiding unreasonable impacts on residents **Policy H15**
 - promote student housing developments in other areas.
 - purpose-built housing to improve the total stock, relieve pressure on conventional housing and assist in regenerating areas (supporting text not upper case policy) **Policy H15A**
- Use Classes Order
 - Change classification of properties used for HMO private rented purposes
 - Have to seek planning permission; opportunity to refuse on grounds of H15/H15A
- Limitations
 - Application
 - Appeal and Planning Inspector



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- HMO Licensing
 - Good progress
 - Landlords largely on board
 - Vast majority of licences issued in Leeds 6
 - Raise standards
 - Foster some landlords to sell up
- Additional Licensing
 - Key aim of HMO lobby.
 - License all shared housing
 - LCC pledge to consider
 - LCC resource implications may frustrate
- Limitations
 - Can't actually prevent landlords buying or students letting
 - Licensed properties expensive to return to residential occupation



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Making better use of existing housing

- **Bringing empty homes back into use**
 - Leasing
 - Purchase by HDT/Housing associations
- **Strategy for back to backs**
 - Refurbishment, group repair, 'facelift' to improve appearance and demand
- **Under-occupation?**




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Population balance

- 6,000 students have moved out of the area
- Enough new purpose built planned to cope with any additional numbers (estimated at 1% per year - 460)
- Private sector will be marketing aggressively at returning students especially final year students
- Families are coming back to purchase in areas that were only temporarily caught up in expanded student market
- Increasing number of Black and Minority Ethnic households, especially families
- Potential demand from migrant households, at first single.
- Numbers of young working people in the area is growing. Housing market conditions and impact of 'credit crunch' driving increased sharing



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Attracting Residential households

- Attracting back 'families' to fill the empties will be dependent on where they are located
- Little chance of 'traditional' families being attracted to areas very strongly dominated by students
- Deconversion costs of family homes converted to HMOs
- Demand from new migrants in areas less popular with students. Some of these people may eventually be in a position to purchase property
- Prospect of attracting young professional/working couples...future family builders




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Attracting first time buyers

- Very high house prices will restrict entry
 - Back to backs in Hyde Park over £100,000
 - Back to backs in Meanwood over £120,000
- Impact of the credit crunch,
 - requirement for deposits = between £17,000 (10%) and £42,000 (25%)
- Deconversion costs

New affordable housing

- Definite opportunities
- Role of Headingley Homes
- Lack of land
- Competing wishes for available sites




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Empty homes

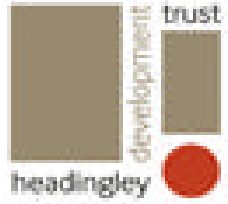
- Local authority empties reaching point of unsustainability
- Landlords approaching HDT
- Landlords selling up
- Government allocated £200 million for housing associations to buy unwanted new build housing
- Options for purchasing empties?

Planning and Licensing

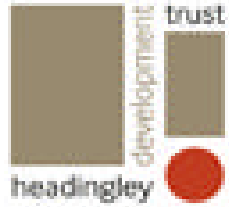
- How to effectively implement H15/H15a
- Difficulty of securing student housing outside of Area of Housing Mix
- Need for flexibility in Affordable Housing policy
- Use Classes Order will still depend on LCC Plans Panel decisions
- Planning Inspector



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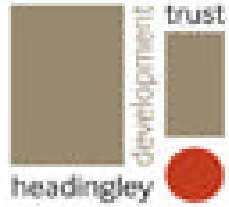
What is happening?



Country Developments 1: Private Rented Sector (PRS)

- **House of Commons, Select Committee for Communities & Local Government: *Inquiry into the Supply of Rented Housing***
- Evidence submitted by National HMO Lobby (NHL), October 2006
- Report *The Supply of Rented Housing*, 21 May 2008: NB mixed communities, recognition of studentification, streamlined additional HMO licensing
- **Communities & Local Government (CLG): *PRS Review (Rugg & Rhodes)***
- Rugg et al, *Student Demand* (2000): recommends HEI housing strategies
- Round Table *Student Housing*, 4 March 2008: submission by NHL
- Report, later 2008

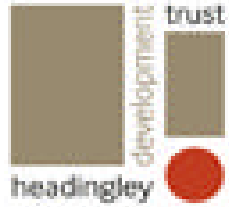
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Country Developments 2: Use Classes Order (UCO)

- **CLG: *UCO Review***, mooted 2007, announced 15 January 2008
- Research by ECOTEC
- CLG, *HMOs Seminar*, 9 April 2008: *Hymn Sheet* submitted by NHL
- Formal consultation on UCO, later 2008

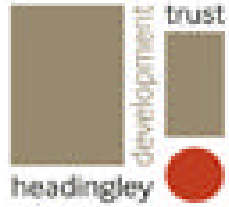
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City Development: Shared Housing Action Plan (SHAP)

- **LCC, Shared Housing Group: *SHAP*, revised 2008**
- Housing: Student Housing Strategy, Strategy for AHM [see next]
- Planning: UDP (H15, H15A), LDF (Area Action Plan)
- Other measures: community, social, environmental, economic

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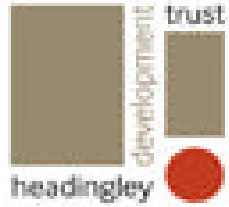


Community Developments 1: Housing Strategy

- **Inner NW Area Committee/HDT:**
Housing Strategy for Area of Housing Mix (AHM)
- Demand: new markets, deconversion, housing improvement
- Supply: affordable housing, CLT, empty homes
- Market: licensing, planning, management

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Community Developments 2: Headingley Homes

- **Headingley Development Trust (HDT): *Headingley Homes***
- Research & Development:
 - (a) seminars, 18 June 2007 (professional), 19 May 2008 (public);
 - (b) consultation: SPD, AHM Strategy
- Support (open market): with Manning Stainton, *HeadingleyHomes*
- Intervention (affordable housing): Community Land Trust
 - a) leasing,
 - b) purchase (S106)

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