

DELIVERING REAL CHANGE

Yorkshire and Humber Assembly

Recommendations to Government
on Investment Priorities for
Housing 2008-11



Foreword - Kris Hopkins, Chair of the Regional Housing Board

This document contains the Assembly's advice to Government on future priorities for housing investment in our region. Its title is 'Delivering Real Change', reflecting our view that the people of Yorkshire and Humber deserve decent housing in safe and attractive communities.

Our region faces a complex set of housing challenges. There are areas of very high demand where housing is out of the reach of many. We also have areas where markets are frail and the vital work that has already begun to restructure those markets must continue. The homes that we have in the region need to be of the highest standard, whether they are owned or rented. Balancing the very different demands faced in different parts of our region is a real challenge, but one which the Board is well able to meet.

The Yorkshire and Humber Regional Housing Board has always been recognised as being strong and effective. Now, within the Assembly's structures, it is building upon its acknowledged strengths, and joining up more effectively with planning, transport and economic development activity to deliver a wider set of regional outcomes.

As Chair, I would like to emphasise that it has been difficult to prepare the advice ahead of the Comprehensive Spending Review without clarity on how much resource the region will be receiving, both within the Single Housing Pot, and through Housing Market Renewal programmes. HMR activity remains a key regional priority, and any major changes to the shape or scale of funding received to support this work would mean that the priorities set out in this document have to be revisited.

Despite this, I believe that the Board has put together a mature and thoughtful package of investment, which delivers the needs of Government and of the region. The Board has shown itself capable of making difficult decisions on priorities, has engaged with a wide-range of stakeholders in developing this advice. With the right level of support from Government, I am certain it will deliver the real change that we are all committed to.

CLlr Kris Hopkins
Chair



Regional Investment Strategy for Yorkshire and Humber - Delivering Real Change



'This diverse region has an equally diverse set of housing needs'

Regional Overview

Yorkshire and Humber is home to five million people. It has huge variety. It contains more big towns and cities than most English regions but also has more land in National Parks than any other region. This diverse region has an equally diverse set of housing needs. Meeting these needs in a balanced and sustainable way, within a broader strategic framework, is a key function of the Assembly.

The long-term vision for the region is set out in Advancing Together, Yorkshire and Humber's strategic framework. This is currently being revised to be replaced with a new Integrated Regional Framework later in the year. Advancing Together sets the overall vision for a strong cohesive region and provides a consistent framework which links national policy with the key regional strategies, notably the Regional Economic Strategy (RES), the Yorkshire and Humber Plan (RSS) including the Regional Transport Strategy (RTS), and the Regional Housing Strategy (RHS). All of these strategies have been subject to rigorous sustainability appraisal and support the overall aim of sustainable development.

Housing needs to be seen within this broader strategic context. The links to planning, transport and the economy are absolutely vital if we are to deliver a housing offer to meet the future needs of the region. In particular, the Yorkshire and Humber Plan and the Regional Housing Strategy are entirely complementary.

The Yorkshire and Humber Plan aims to transform urban areas in the older industrialised parts of our region so creating attractive towns and cities where people want to live and remain. The investment flowing from the Regional Housing Strategy complements this strategic approach, by continuing to deliver significant regeneration in our urban areas. This, in turn, is consistent with our ambition for sustainable economic growth set out in the Regional Economic Strategy.

In rural areas the Yorkshire and Humber Plan focuses on supporting towns as hubs and service centres for the rural economy. Our housing investment within rural communities will deliver affordable homes in line with this priority.



KEY HOUSING ISSUES: CHANGING HOUSING FOR A CHANGING REGION

A Market Led Approach

To be a successful and sustainable region, we need attractive housing that provides a wide choice of affordable, decent homes in good quality places where people want to live. Yorkshire and the Humber has a range of thriving housing markets that provide excellent quality homes and environments, but there continues to be an imbalance between the housing markets in different parts of the region.

Popular, high value areas - especially in North Yorkshire, the western parts of Bradford and South Yorkshire, North Leeds, Harrogate and York, and parts of the East Riding - are 'overheating' and becoming increasingly inaccessible to local people and key workers. By contrast, the decline of traditional industries has led to great changes in many inner urban areas, and to uncertainty about the need for, and function of, some historic settlements. This, coupled with increased household mobility and shifting aspirations, has created a complex picture of demand.

Our understanding of this situation is good. We know that, in order to be effective, our strategies and investment must be based upon accurate, current information about our housing markets and how they operate. Assembly work to identify and map the nature and extent of the region's housing markets has recently been tested through

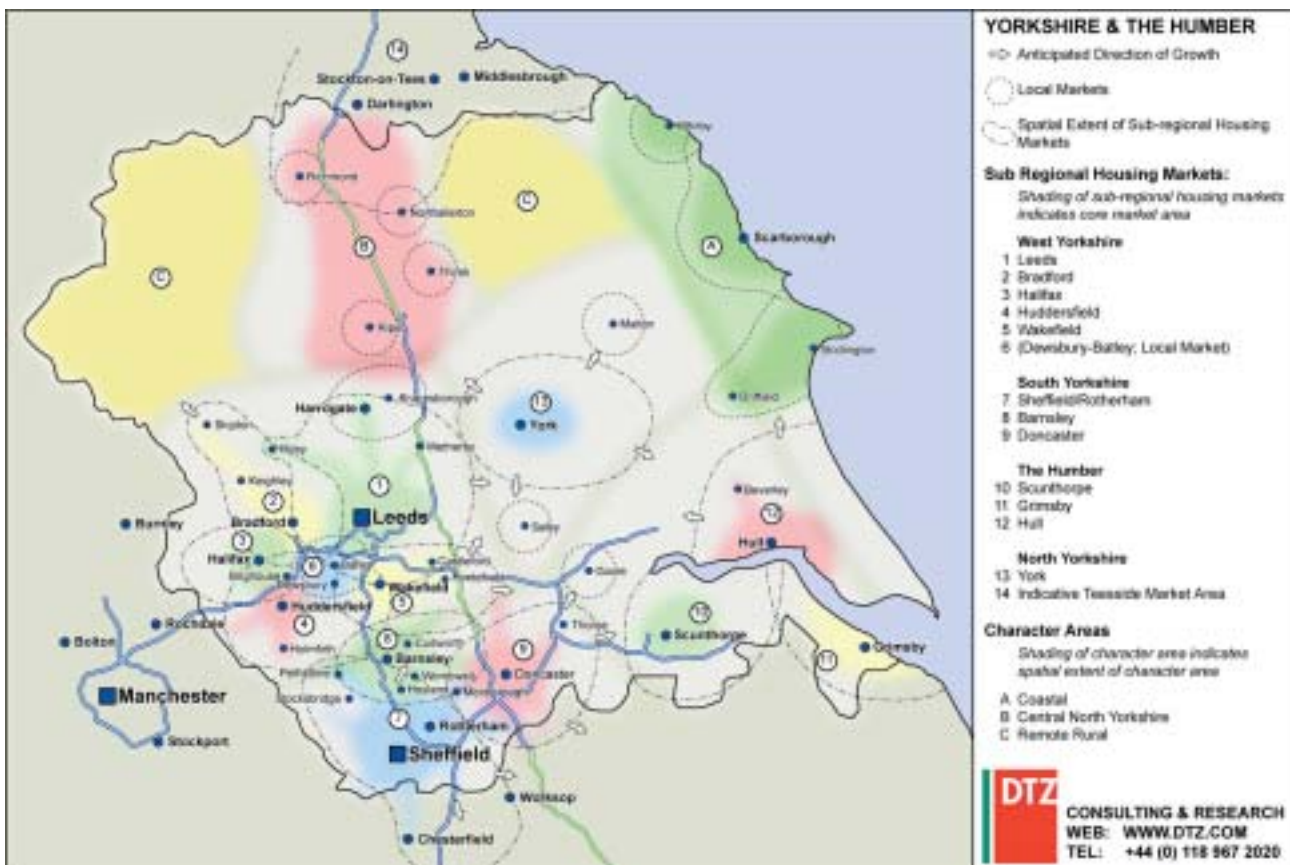
the public examination of the Yorkshire and Humber Plan. It identified 14 housing market areas in the region which are shown on the map below.

The Assembly, working with Communities and Local Government, has now commissioned a second piece of work to carry out housing market assessments for each of these 14 market areas. This work will provide a clear market led approach for future planning and housing strategy in the region. The full benefits of this work will be seen in the revised Housing Strategy, and the next investment period of 2011-15. However, even at this early stage our work has ensured this advice targets our investment in the most intelligent way.

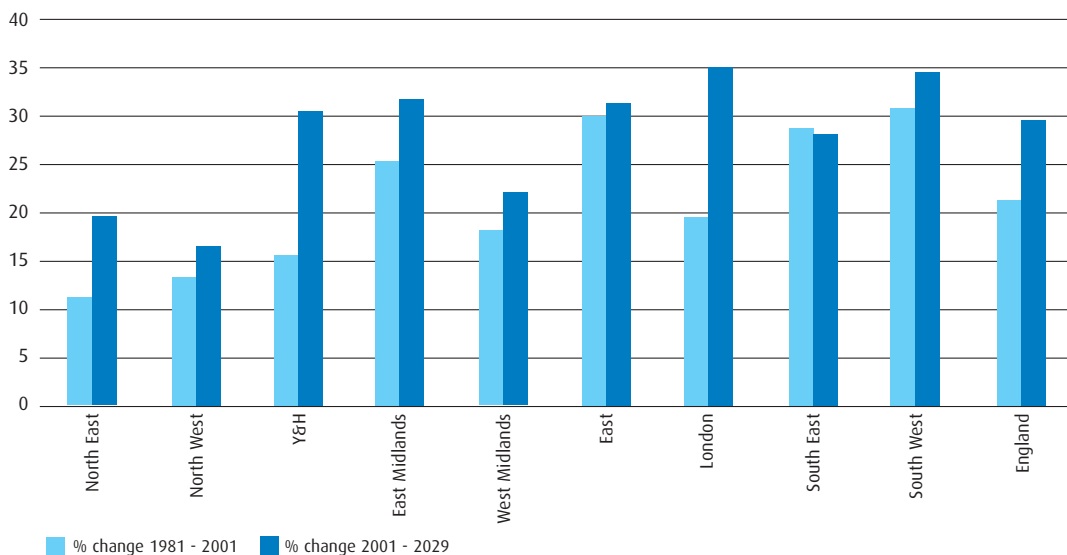
Our Changing Region: Household and Population Growth

A key change that the region faces is the increase in household formation - with a projected 526,000 new households forming by 2026. This increase is dramatic, and will represent a real step change. The difference between historical patterns of household formation, and those that we anticipate for the next 20 years are shown below.

It is not just the number of households that are changing. The make up of our population is changing too, creating significant challenges and opportunities for the region. For instance, we know that our regional population will grow 9% by



Historic and Projected Household Growth by Region



2030, but the growth of those aged 60 or over will be 67% - 530,000 more people in this age group. Population growth will be fastest in our cities and towns, and Black and Minority Ethnic populations will grow fastest - becoming a very significant element of our future workforce. Our housing investment must meet the needs of the different population profile that the region will have in 20 years time.

This increasing population and increasing rate of household growth will result in even greater demand for affordable housing. Over the past two years, affordability has become a key issue for the whole region. This is shown below:

- The average house price in Yorkshire and the Humber in March 2007 was £155,800. Average earnings stood at £22,011.
- The income needed for a mortgage (based on a 95% mortgage at 3.5 x income) was £42,288.
- House prices across Yorkshire and Humber

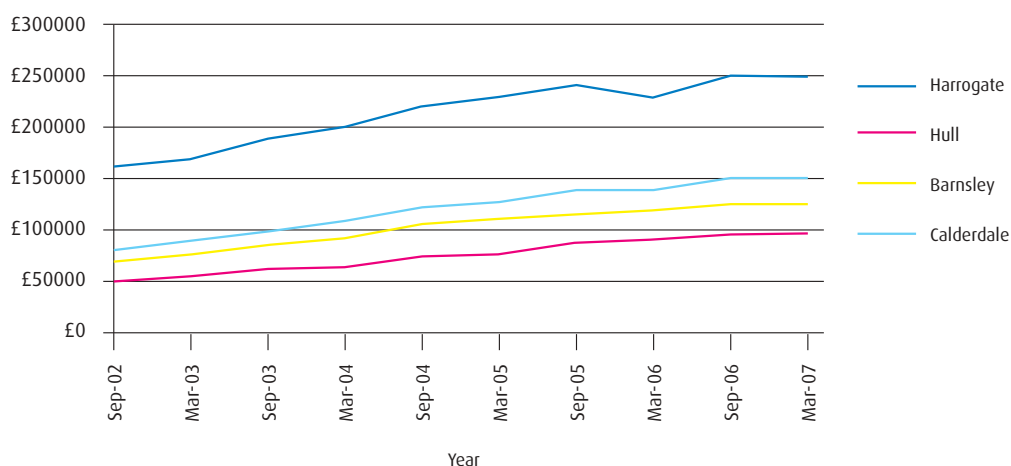
have risen by 68% since 2003 - over the same period incomes also increased, but only by 12%.

- Along with the other two northern regions, house prices in Yorkshire and Humber rose twice as fast (8-9%) in 2005 as prices in the South East and South West (4%).

We want to work along side Government to make sure there are sufficient affordable homes in Yorkshire and Humber. In our recent submission as part of the Comprehensive Spending Review process, we asked Government for the flexibilities and resources to address this issue as we move forward. Specifically, the Region asked Government:

- To remain committed to providing the region with the resources to tackle housing market renewal, in order to deliver on the plans that we have made with the communities living in our most problematic areas

Average House Prices



- To give the region the resources, and the flexibility, to focus our attention on the growing affordability problem that the region faces in order to deliver more affordable homes

The impact of the lack of affordable housing is seen in lengthening waiting lists. Around 250,000 people in Yorkshire and the Humber are waiting to get a social rented house - a 42 per cent increase since 1997. There are 18,000 households in Yorkshire and the Humber that are homeless. Helping to address this problem is a key priority for our region's housing investment.

Housing and the Economy

Providing enough affordable homes will be key to our continuing economic success. Our economy continues to evolve from its reliance on large-scale heavy industry and manufacturing to one with new growth sectors including the digital industries, environmental technologies, financial services and other service industries. The housing needed to support this regional economy must also change - too much of our housing stock was developed to serve workers in industries that no longer exist. The work of the Housing Market Renewal Pathfinder in South Yorkshire and Hull, and additional Market Restructuring work in West Yorkshire, is continuing to make a real impact in some of these areas through targeted demolition or improvement of older houses and building of new high quality homes in areas linked to economic growth. Another key area of their work is investment in training and jobs in the construction industry, helping to raise economic standards in these communities.

Housing for Everyone

Good quality housing in safe and attractive communities is a key foundation for creating the cohesive and inclusive region that we aspire to. This housing needs to provide genuine quality and choice for all sections of our communities - in terms of ethnicity, income, age, tenure and background.

The region's investment programme, as set out in this document, contains thematic and spatial interventions that will directly contribute toward delivering these mixed communities. Additional affordable housing will help ensure that there is a range of housing options in some areas where people on lower incomes have difficulties accessing housing. Regeneration schemes will create new stronger communities, with a real choice of housing in terms of type and tenure. Schemes in our larger towns and cities will provide better

housing prospects for the region's growing Black and Minority Ethnic population.

The Assembly is also committed to making sure that the most vulnerable people in our region have their housing needs met. The Board has significant influence in relation to the Supporting People programme and has recently commissioned research to improve its understanding of the way in which this programme is delivering in our region. The Investment Programme also makes significant financial and political commitment to increasing and improving Gypsy and Traveller provision in the region, and identifies a range of interventions that will help Yorkshire and Humber meet the regional target to reduce the number of homelessness acceptances by at least 30% by 2010.

Housing and Sustainable Development

Our understanding of the changing nature of the region, and the way that housing can help us to achieve a wider set of regional outcomes, has informed the way that this submission has been developed. The Assembly is currently working to develop its understanding of how the delivery of housing can contribute towards addressing the 'landmark issues' that are identified in the region's draft Integrated Regional Framework - in particular around the widening gaps and inequalities that we see in our region, climate change, energy and resource use. On climate change in particular, we are working with the Assembly's Sustainable Development Board, and the Regional Planning Board, to identify ways to make sure that the Regional Housing Board addresses climate change and sustainable design opportunities as a core part of its investment strategy.

Our Priorities for Investment

Ours is a region in transition, a region growing and evolving, and a region committed to creating a housing offer that meets the needs and aspirations of our communities.

This investment framework is structured around three themes:

- Places - creating places where people want to live and want to stay, in particular transforming our towns and cities.
- Access - Addressing difficulties/ disadvantages in accessing housing - including providing affordable homes for the region and providing for disadvantaged groups.

- Homes - delivering decent homes in the private and rented sector, and delivering energy efficiency and addressing fuel poverty.

These themes are a continuation of those developed for the investment framework for housing agreed as part of the Regional Funding Allocations (RFA) process in January 2006. Following further consultation, the Board agreed that the framework remained relevant for guiding housing investment for the 2008-11 period. The Board also agreed that available resources should, for planning purposes, be split across the themes as 40% Access, 40% Places and 20% Homes.

Building the Programme

The Board needed to identify a way to translate the thematic split into a sub-regional split and, following consultation, an indicator set for each of these themes was developed. These indicators are set out in Annex 1.

Applying the formula revealed some interesting issues, particularly the growing problem of affordability across our region, most notably in South Yorkshire where the problems are exacerbated by very low wage levels. This information was used to modify the RFA planning assumptions as follows:

	Planning Assumption of £480m	%
Humber	£76m	16%
North Yorkshire	£63m	13%
South Yorkshire	£144m	30%
West Yorkshire	£197m	41%
REGIONAL TOTAL	£480m	100%

The Sub-Regional Planning Process

The region has four sub-regional housing partnerships. When the Regional Housing Board became part of the Assembly in September 2006, one key change made was to give each partnership

a place on the Board for an elected member representative. As a result, the partnerships that are responsible for the delivery of housing in the region are at the heart of the Board's work to develop our strategy and investment plans. It is these partnerships that have developed the four sub-regional programmes that form the building blocks of this investment advice. Guidance for development of the programmes emphasised the need to make sure that the process was as inclusive and consultative as possible. It was aimed at designing programmes that would:

- Address the growing problems of affordability, even in areas historically identified as having 'low demand'.
- Take account of the progress made already in market restructuring.
- Show good alignment with other regional and sub-regional strategies.
- Reflect current regional and national thinking on the importance of the relationship between housing and the economy.
- Address climate change and broader sustainable development issues.
- Continue to meet the real commitments made to deliver Decent Homes and Housing Corporation programme.

The resulting sub-regional programmes are rooted in the issues facing local communities, but also deliver the wider vision and objectives of the region. All four programmes focus clearly on outcomes, are constructed on a partnership basis, have a robust evidence base and specifically set out the sub-region's investment priorities for dealing with key housing issues. The programmes also make clear how each will align with other key strategies, particularly those dealing with economic development, transport and the Yorkshire and Humber Plan.

As part of the investment process the Board has also identified 5 schemes that will be the region's 'flagships'. These are high profile schemes that the region is particularly proud of - and which have the capacity to make a major difference to people living in parts of our region. The Board will carefully monitor progress that the flagships make and use the learning that they generate to inform practice right across the region.



Investment in our region

FLAGSHIP PROJECT

Advance Humber Towns

The Advance Humber Towns programme will take the innovative principles of the Hull and East Riding Housing Market Renewal Pathfinder and use them to transform the housing market in the smaller towns of Crosby, Grimsby and Goole. Joining up with Yorkshire Forward and English Partnerships, this revitalisation will encourage economic growth and civic pride in all three towns.

The three Advance Humber Towns share issues of poor housing, poor standards of health and educational attainment, high crime rates and anti-social behaviour. With the help of Housing Board investment, this programme will transform the prospects of these areas by replacing obsolete housing with sustainable energy efficient homes and improving thermal comfort in the remaining properties.

Crosby is the area of Scunthorpe where the highest concentration of BME and new migrants has made their home, and is a real example of mixed communities.

In Grimsby, the area around the fish docks, and the town centre will be regenerated 'stitching' Grimsby together with a new heart of mixed use activities around new and existing traffic-calmed squares whilst taking advantage of waterside frontages for new development for housing and hotels.

The old shipbuilding seaport town of Goole will be revitalised by an integrated regeneration programme affecting 2700 homes. This will improve the quality and standard of housing and the wider environment in a way that complements emerging economic opportunities in the town.



Humber 2008-11 Programme

In Humber, the key priority remains low-demand and housing market weakness, with around 12,500 properties affected, mostly concentrated in a small number of neighbourhoods. There will be focused work, alongside the ongoing work of Gateway, the Housing Market Renewal Pathfinder for Hull and East Riding, to change that housing offer.

The emphasis is on the urban areas, in line with the priorities that the region has set out in both the Regional Spatial Strategy and the Regional Economic Strategy. There will be specific interventions in Hull, Grimsby, Goole, Crosby and Scunthorpe.

The Humber Partnership has also identified key challenges around stock condition in both the private and public sector. In particular, decent standards of thermal comfort in older terraced stock will be addressed to help meet the target of moving all vulnerable households out of fuel poverty.

There are also problems at the other end of the market, with affordability problems driven by out-migration from places such as Leeds and York. There is a large shortfall in the number of affordable homes in the sub-region and in rural villages and market towns these problems are acute.

There are other problems of access in the sub-region, and the programme sets out how the partnership will meet the needs of priority groups with specialist housing and support needs.

All interventions in the Humber sub-region will also deliver two cross-cutting themes of addressing climate change and developing mixed and sustainable communities.

- Issues and Solutions

North Yorkshire 2008-11 Programme

North Yorkshire is a largely rural sub-region and affordability remains by far the greatest issue facing the sub-region across all tenures. In the Ryedale district, house prices are the third least affordable in the UK. Other districts do not fare much better. This puts the sub-region's problems on a par with the situation in the City of London and the southeast. Addressing the problems of accessing the property market remains the top priority of all local authorities.

One of the key barriers to delivery is the limited supply of land for development. In order to overcome this, the sub-region will be looking at working closely with owners of public land, such as the County Council, the MoD and local Primary Care Trusts. There will also be a focus on working with local communities to bring land forward for housing and delivering much more affordable housing through the planning system and non-grant funded routes.

Using the planning system more effectively to drive up the delivery of affordable housing is another key priority. This will build upon the innovative practice that has been seen in some Local Authority districts and making sure it is adopted more widely. The proposed interventions are based on both need and the economic and other strategic aspirations of the sub-region, such as promoting sustainable communities, improving access to services, jobs and transport. One specific strand of this work will look at how North Yorkshire maximises the benefits that the Catterick Garrison expansion can bring to the wider sub-region.

There is an additional focus in the programme on reducing homelessness, in both urban and rural areas. A much more strategic approach to this issue will bring huge benefits in allowing schemes to meet the needs of the most vulnerable.

An expanded area of work maintaining and improving the quality of existing stock - in both the private and the public sector. This will help meet regional and national targets on Decent Homes and address the acute problems of fuel poverty that the sub-region faces. The sub-region is also acutely aware of how, by making better use of existing housing, it can help address many of the issues around affordability, homelessness and climate change.

FLAGSHIP PROJECT

Derwenthorpe

Derwenthorpe will be a new community to the east of York. The proposal, recently approved by the Secretary of State, aspires to set new standards in design, sustainability and affordability that will inspire and encourage others. With the help of Housing Board funding, this project will create a mixed income, mixed tenure community with high quality, eco friendly, energy efficient homes that are flexible and adaptable.

At least 40 per cent of the new homes planned will be well within the reach of households on average incomes, with 135 homes to rent, 81 for part-ownership and homes for sale at varying prices, together creating a truly mixed income community. Set in 18 acres of parkland, with ponds, mature and newly planted trees and shrubs, cycle paths, playgrounds and wildlife conservation areas, the design will be based around Home Zones, giving people priority over cars.

Derwenthorpe will be a high-quality, inclusive and sustainable community that will establish close links with surrounding areas and become a beacon for York and the whole of North Yorkshire.



Investment in our region

FLAGSHIP PROJECT

Park Hill

Park Hill flats are a truly iconic feature of the Sheffield City skyline. Originally built between 1957 and 1960, the complex is the largest listed building in Europe. With the help of Housing Board funding, this project will transform the flats into a visible symbol of the successful regeneration of Sheffield, and the wider region.

This is one of the largest mixed-use regeneration projects in the UK. It will deliver 850 Grade 2* listed apartments for sale and rent that will be cutting edge in design terms. 600 of these will be for sale and the remainder for social rent or shared ownership. All new properties will conform to Eco Homes Very Good and Building for Life Silver standard.

About £30m of public sector investment from the Housing Board, English Partnerships and Transform South Yorkshire is being matched by some £110m from the private sector. Physical works to the building are due to start in early 2008. The project represents one of the largest regeneration projects in the UK and is a flagship for the region.



South Yorkshire 2008-11 Programme

The overarching aim of the South Yorkshire programme is to make sure that the type and quality of housing matches the economic aspirations and predicted growth that the sub-region anticipates.

The key issues that the Partnership has identified are a growing problem of affordability across the sub-region, particularly in rural areas. At the same time, there remain areas of market weakness and low demand, coupled with high levels of deprivation - many of these areas fall within the Housing Market Renewal Pathfinder area.

The partnership is planning interventions that address access issues and the poor quality of housing stock, particularly in the private sector, and a general lack of choice in the housing offer in some parts of the sub-region.

The key interventions that the partnership has planned for 2008-11 will largely be in the urban areas. These will complement key investment by other public sector agencies, particularly Yorkshire Forward's Renaissance programme. Key interventions will be in the 'Green Corridor' (an alliance between Barnsley, Doncaster and Wakefield established to address weak markets in the coalfield area straddling the West Yorkshire and South Yorkshire boundary), work across the former urban and rural coalfield areas of the Dearne Valley and interventions to bring about transformational change on Sheffield-Rotherham axis.

There is also a range of work that is at the cutting edge of climate change, sustainability and energy efficiency, such as the North of England's first 'Bright Green Homes' project at Norfolk Park in Sheffield and Rotherham Eco-Homes.

- Issues and Solutions

West Yorkshire 2008-11 Programme

West Yorkshire is home to 42% of the region's population and contains the contrasts of urban and rural areas, with the Leeds led economic boom occurring alongside declining former mining settlements and areas of obsolete housing. The Programme will improve the sub-region's housing offer and people's access to it, thus contributing to sustainable economic growth and an enhanced quality of life in West Yorkshire.

The key issue that the sub-region faces is a 'two tier' housing market. There is a legacy of thousands of pre-1919 homes, with little or no outside space, located in neighbourhoods that are considered unattractive, which remain a housing choice of last resort. On the other hand housing in more desirable areas, particularly in rural areas close to the cities, attracts a significant premium making homes unaffordable.

There are also significant challenges arising from changing demography. There is considerable inward international migration into the sub-region, particularly from EU accession states. West Yorkshire is also home to a diverse and substantial Black and Minority Ethnic population, which is disproportionately represented in areas of urban deprivation. Population and household growth in the sub-region over the next 20 years will be largely amongst these communities.

The interventions planned in the sub-region will help address these issues. Ambitious work on housing market and neighbourhood renewal is planned in a number of urban areas, and market towns, aligned with wider renaissance investment. At the other extreme of the market there is a commitment to increase the supply of affordable homes - not just through grants but by using the planning system more effectively, building on the innovative work that has been seen in the 'Golden Triangle' area to the north of Leeds.

There is also a sub-regional intervention to address empty properties and improve stock condition in the private sector, as well as an expansion of cross-boundary energy efficiency work, both of which will help meet regional and national targets on private sector decency.

FLAGSHIP PROJECT

Leeds/Bradford Corridor

The Leeds/Bradford Corridor project is an exciting new partnership between these two major cities. It will revitalise the neighbourhoods, employment opportunities, environment and transport links in the corridor, connecting people living there to the growing economies in the two cities. The project will build on the growing linkages between the two cities and the objectives of the Northern Way strategy to boost the economies in the north of England.

Successful regeneration and new affordable homes will be delivered in the context of a wider, developing plan. There will be a number of complementary strands co-ordinated to deliver ambitious housing, economic and transport outcomes in the longer term. There will be RHB investment of £5m 2008-11 in Laisterdyke, Bradford plus potential Northern Housing Challenge investment in 605 affordable homes for rent and sale in the Corridor area.

The overall package includes three other interventions under the Northern Housing Challenge theme, which will also capture investment by local authorities, the RHB, Yorkshire Forward, English Partnerships and the private sector. These agencies will work in partnership to deliver affordable homes connected to economic opportunities and growth in Leeds, Batley and Pontefract.



FLAGSHIP PROJECT

Green Corridor

The Green Corridor project will transform the former coalfield areas of southeast Wakefield, northeast Barnsley and northwest Doncaster. These areas have an industrial legacy in common within a green and rural context. With the help of Housing Board investment, these areas, which were devastated by industrial change, will become a place of opportunity where low demand and poor quality housing, neighbourhood decline and poor environment are a thing of the past.

The area has become known as the Green Corridor in recognition of its unique appeal and distinctive features - a green and rural environment within easy reach of two major cities. These towns have a proud industrial heritage and a bright future ahead of them.

There will be a focus on new high quality development in the most sustainable locations, regeneration of fragile housing markets, and improved connectivity of all settlements to link residents to the growing economies of Leeds and Sheffield City-Regions.

With each element of the strategy focussing strongly on sustainability, the overall impact will be a very positive contribution to the region's aspirations for addressing climate change.



Supporting Delivery

Delivering the ambitious vision for housing that we have for this region demands more than direct investment. There are some areas where we need to be working with partners to make sure that they have the skills and capacity to deliver the ambitious vision for housing that this region has. This will enable us to deliver more for the region, within the same resources - driving better efficiencies, better delivery and better leverage of private sector funding.

The Board has put in place a detailed workplan for the region that will help us drive delivery forward. Key activities include:

- Improving the way that we involve the private sector in delivering regional objectives - for instance affordable housing or regeneration. We are working with English Partnerships and other partners to establish and support a high level group of private developers, housing associations and others.
- Working with local authorities, housing associations and the wider housing sector to make better use of the planning system to drive up affordable housing delivery.
- Continuing to carry out a regional research programme to improve our understanding of housing issues facing the region in time for the planned update of the Regional Housing Strategy in 2009, which will guide investment from 2011.
- Supporting the work of sub-regions to develop the capacity to properly commission, deliver and monitor the delivery of their parts of the Regional Housing Strategy.

Activities aimed at improving delivery are an important part of the overall delivery of the Regional Housing Strategy. There is a small resource identified to ensure that there is the capacity to support delivery at regional and sub-regional levels.

Housing Investment

The Assembly recognises that there are only limited resources to deliver the change we wish to see in our region, so our focus is on delivering in partnership. This approach ensures that we join up public and private sector investment to maximise outputs across our three strategic themes of places, access and homes. In total, we estimate there will be £1.8 billion invested in housing in the period 2008-11. This is an additional £1.3 billion of resources (private and public) over and above our £480m.

This leverage includes investment by English Partnerships, Yorkshire Forward, private sector house builders, and energy companies. In total it will provide a mixture of new private sector homes, improved private and public sector

homes as well as investment in jobs, training and economic growth.

Leverage 2008-11

The way that we will use the Regional Housing Board element of this investment is detailed below.

The way in which this funding will be used across the region is shown on the map on page 18.

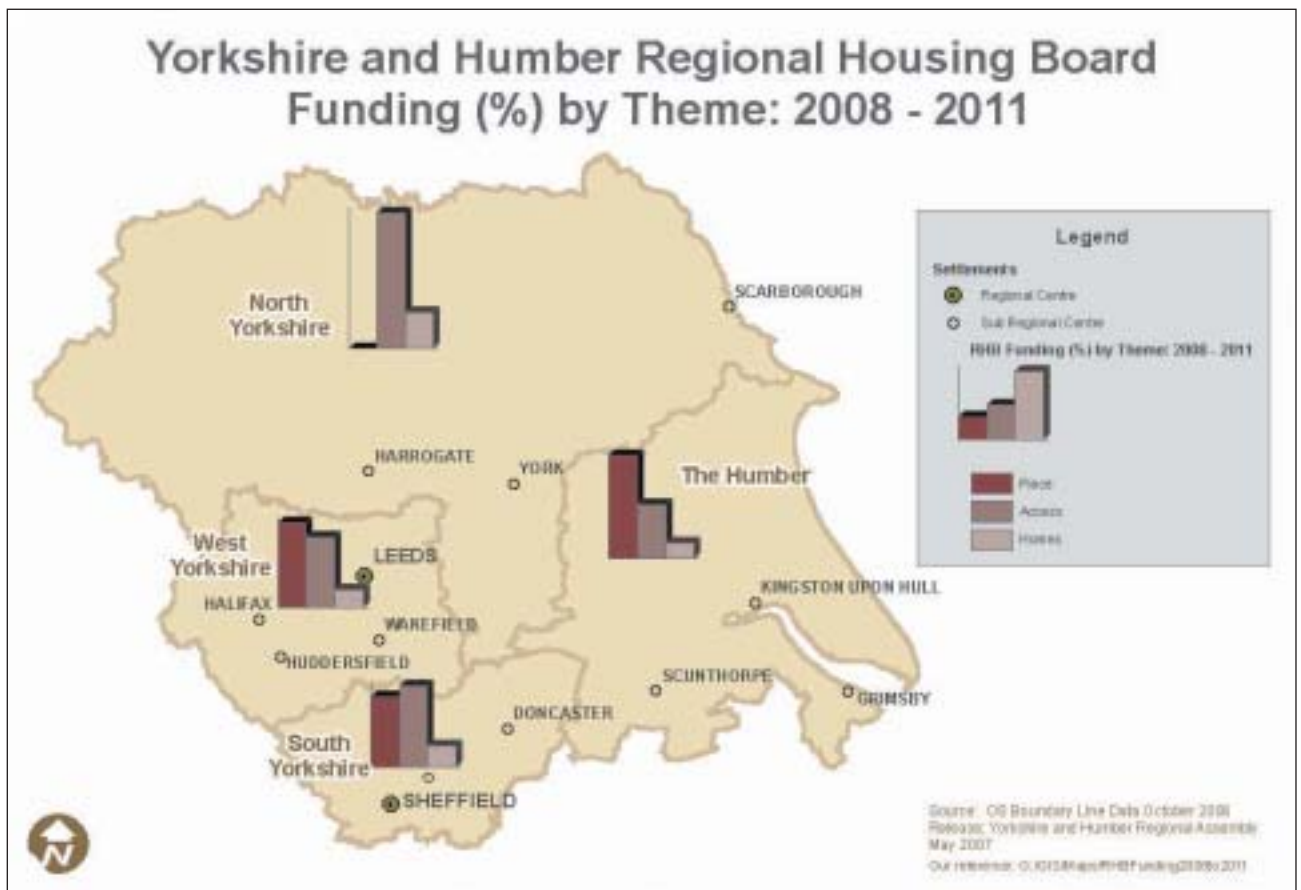
The region is proud of the way in which we are able to align different funding streams within a broad strategic framework that the region has agreed. The way in which specific interventions will work together in each sub-region is shown in the maps in Annex 2.

Funding and Leverage

		LEVERAGE 2008-11				
RHB		PUBLIC HOUSING			PRIVATE	PUBLIC
2008-11		OTHER LA	HMRF	ALMO	HSG	NON-HSG
£M		£M	£M	£M	£M	£M
TOTAL NEW	318.543	155.384	215.078	5.477	796.402	111.027
LA COMMITMENTS	80.850					
HC COMMITMENTS	80.607					
TOTAL RHB	480					
		Total Leverage 1,288.845				
		Total Investment 1,768.845				

RHB Funding: By Theme for 2008-11

	PLACE £M	NEW ACCESS £M	HOMES Pr £M	COMMITTED LA Stock DH £M	RHB TOTAL £M
North Yorkshire	0	46.935	9.375	6.690	63
% Split (-Decent Homes)	0	83.5%	16.5%		
Humber	34.772	17.816	4.893	18.519	76
% Split (-Decent Homes)	60.4%	31.1%	8.5%		
South Yorkshire	45.433	52.433	13.293	32.841	144
% Split (-Decent Homes)	41%	47%	12%		
West Yorkshire	84.981	72.343	16.876	22.800	197
% Split (-Decent Homes)	49%	41%	10%		
TOTAL RHB	165.186	189.527	44.437	80.850	480
Percentage split (- Decent Homes)	41.4%	47.5%	11.1%		



Housing Corporation/Local Authority Split

The resource available to the region will be divided between Housing Corporation Programme and Local Authority schemes. In developing this advice, we have assumed that the region will receive the RFA allocation figure of £480m. Once the figure of £80.85m that is committed to Decent Homes activity is removed, the 'split' of the remainder is:

- LA Programmes - 41%
- Housing Corporation - 59%

More details on this 'split' are given in Annex 3.

It would be easy to assume that in making this split, we are proposing that the Local Authority element will support regeneration initiatives and the Housing Corporation element affordable housing. However, we would stress that the programme should be considered as a whole.

For example, there are a range of initiatives within the Programmes that will help the region deliver improved affordability. This includes work in the Golden Triangle Partnership with Homebuy schemes, work on improving the number of new affordable homes through an

expanded Rural Housing Enabler scheme and work to deliver more effectively with the planning system across the region through improved use of S106 agreements. Similarly, in some areas, the Housing Corporation programme is being used to underpin regeneration work - for example, replacing demolished stock in places such as Hull and Sheffield with mixed tenure, higher quality energy efficient houses.

The other significant area of work identified as part of the Local Authority programme, which will deliver affordable accommodation, is the region's plans to increase and improve provision for Gypsy and Travellers. The region has identified investment of £1.95m to meet the needs of this group. This represents 1.2% of the local authority programme.

What will the investment deliver?

The Assembly is proud of the record the region has in delivery. Across the public, private and housing association sector there is a range of bodies working in innovative ways to provide the housing the region needs. Over the 2006-08 period our strategies have really started to deliver - with key activity on delivery of affordable housing, regeneration and decent homes, with 228 housing demolished and over

6,000 properties benefiting from improvements under PSA 7 - Decent Homes in the private sector and 2473 affordable homes provided.

For the 2008-11 period we are more ambitious about the outcomes that the Board's investment will secure. If the region receives £480m over this period, key outcomes would be:

- Providing around 6,500 new homes including around 5,000 additional affordable homes. This would include 679 homes in rural communities and 1,500 low cost home ownership homes.
- Improving almost 11,000 private homes to Decent Homes standard, moving the region well towards the Government target on vulnerable households living in decent homes.
- Good progress towards the Government's Decent Homes targets with 7,572 refurbished properties in the public sector.
- Substantial progress towards ensuring all vulnerable households are helped out of fuel poverty. Almost 7,000 homes would benefit from energy efficiency measures over this period. This would also help deliver against a much broader sustainability agenda, helping the region meet its climate change targets.

- A strengthening of housing markets in our urban areas, focused on transforming our poorest communities in the region's towns and cities, with RHB plans to invest over £165m over the period.

Conclusion

This is the first time that the Regional Housing Board has submitted advice to Government since responsibility was transferred to the Assembly. In its new home, the Board has built on its excellent reputation for effective working to develop this set of robust, evidence based, and focussed recommendations.

We know that there will be real challenges ahead to deliver the outcomes we have described. But the Regional Housing Board and the Assembly are made up of the bodies and agencies responsible for delivery, so this plan is both realistic and achievable.

We are committed to delivering our vision for housing - creating sustainable mixed communities, ensuring there are sufficient affordable homes and supporting the renaissance and regeneration of our towns and cities. We look forward to receiving Government support for our work.



ANNEX 1

Summary of Key Changes to Indicators Suggested by Technical Group

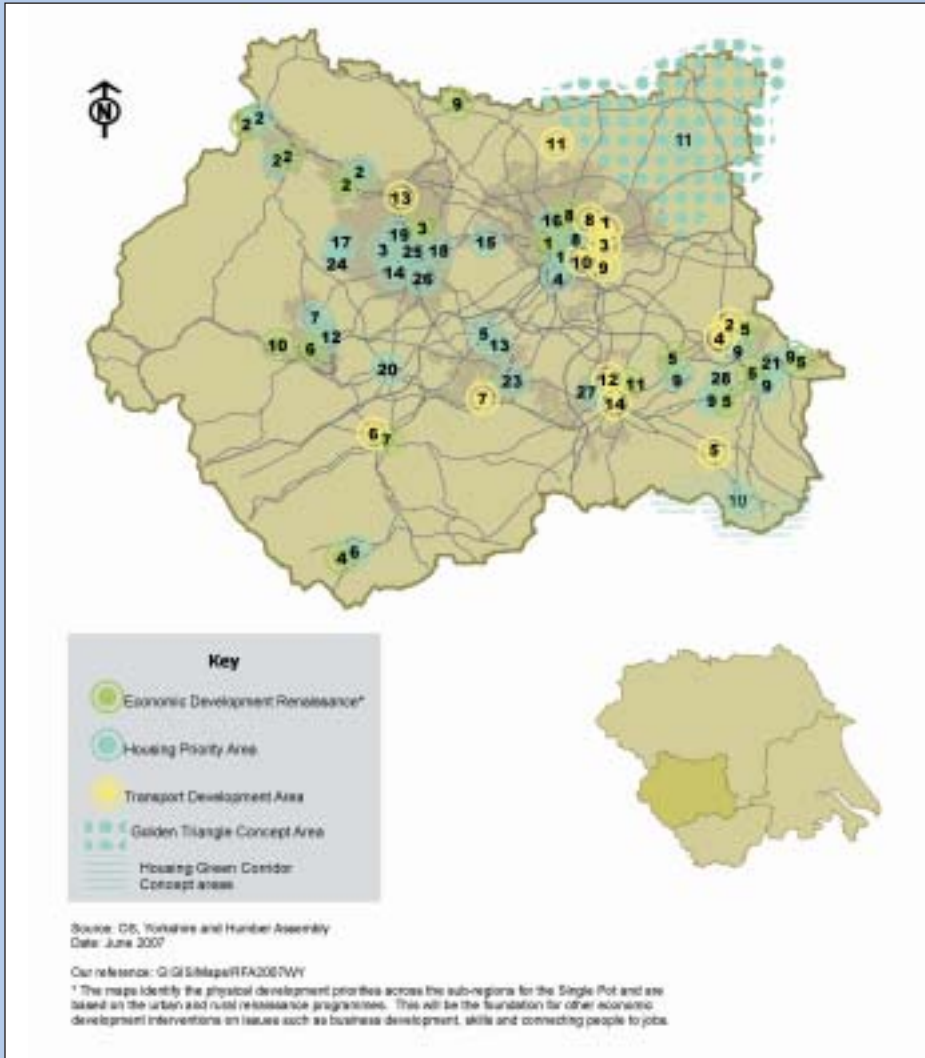
RHS Theme	2006/08 RIS	2008/11 RIS
Places/Low Demand	CURS data on % of properties at risk of low demand modified by the Housing Corporation's forecast 2006-08 balance for its regeneration programme.	CURS data on % of properties at risk of low demand, all tenure low demand data from HSSA 2006, private sector properties vacant more than 6 months, HSSA 2006 (weighted).
Affordability Fair Access	% Share of the number of households in temporary accommodation from LA homelessness returns (Quarter 3, 2004) combined with the Housing Corporation's proposed programme balance based on past experience, adjusted to reflect the new strategic direction.	% Share of households in LAs with 2006 lower quartile house price/lower quartile earnings ratio above regional median, % share of Gypsy and traveller pitch provision identified in RHB research (weighted), % share of reduction of use of temporary accommodation needed to reach 2010 target (weighted).
Homes/Private Sector Renewal	HIP 2004 data on private sector unfitness combined with ODPM data on the share of vulnerable households in the private sector in non-decent homes.	HSSA 2006 data on private sector unfitness combined with ODPM data on the share of vulnerable households in the private sector in non-decent homes.

ANNEX 2

Sub-Regional Maps Showing Housing Investment in Relation to Transport and Economic Development

West Yorkshire

Transport, Housing and Economic Development* Priorities



Housing

Aire Valley	1
Airedale Corridor	2
BCHT Sites	3
Beeston Hill & Holbeck (also HMR)	4
Birstall	5
Colne Valley Rural Housing (RMT)	6
Dudleys, Ovenden	7
EASEL (East & South East Leeds) - Cross Green & Harehills	8
Five Towns	9
Green Corridor	10
Golden Triangle	11
Halifax Housing Renewal	12
Pacemaker (West Central Halifax)	
Healey Estate (Batley)	13
Hillside Road	14
Laisterdyke (Leeds Bradford Corridor)	15
Leeds SPV	16
Lockwood Renaissance	17
Manningham/Girlington	18
Munby Street	19
Pennine Housing 2000 sites	20
Prince Wales 21	
Promoting Mixed Communities - Airedale and Ferry Foston	22
South Dewsbury	23
Thornton Lodge (Kirklees)	24
Tong	25
Transforming Market Towns (Upper Calder Valley) (RMT)	26
Wakefield City Renaissance	27
WDH	28

Economic

Aire Valley	1
Airedale	2
Bradford City Centre	3
Colne Valley Economic	4
Five Towns	5
Halifax Town	6
Huddersfield Town	7
Leeds City Centre, Holbeck Village and Waterfront	8
Otley	9
Upper Calder Valley	10
Wakefield City	11

Transport

Leeds A65 Kirkstall Road	1
Castleford Integrated Transport Plan	2
Leeds Link Road East	3
Glasshoughton Coalfields Link Road	4
Hemsworth A1 Link Road	5
Kirklees Highway Strengthening & Bridge Maintenance Scheme	6
Kirklees Leeds Road A62 scheme	7
Leeds Bus Rapid Transit	8
Leeds Outer Ring Road	9
Leeds Station Southern Access	10
MyBus	11
North Wakefield A61 Gyratory scheme	12
Shipley Integrated Transport scheme	13
Wakefield Westgate	14

Housing

- Ampleforth 1
- Duggleby 2
- Gate Helmsley 3
- Golden Triangle concept Area 4
- Nawton/Beadlam 5
- Staxton 6
- Weaverthorpe 7
- West Lutton 8

Economic

- Bedale 1
- Boroughbridge 2
- Catterick Garrison 3
- Helmsley, Kirbymoorside and Pickering 4
- Knaresborough 5
- Leeming Bar food cluster premises 6
- Malton/Norton 7
- Melmerby food cluster premises 8
- Northallerton 9
- Pateley Bridge 10
- Richmond/Catterick Garrison 3
- Scarborough 11
- Selby 12
- Skipton 13
- Thirsk 14
- Whitby 15
- York Central 16

Transportation

- A165 Reighton Bypass 1
- A66 Carkin Moor to Scotch Corner 2
- A66 Greta Bridge to Stephen Bank 2
- Haxby Station 3
- Scarborough Integrated Transport Scheme 4

North Yorkshire

Transport, Housing and Economic Development* Priorities



The Humber

Transport, Housing and Economic Development* Priorities



Housing

Scunthorpe, Crosby area Regeneration	1
Goole Town Renaissance	2
Grimsby Regeneration	3
Hull Pathfinder	4

Economic

Bridlington Integrated Transport Plan	1
Brigg	2
Cleethorpes	3
Europarc/A180 Food Corridor	4
Grimsby Town Centre	5
Hornsea	6
Howdenshire	7
Hull City Centre (URC)	8
Isle of Axholme	9
Market Weighton	10
Port expansion/access and related development (East Riding)	11
Port expansion/access and related development (Hull)	12
Port expansion/access and related development (North East Lincolnshire)	13
Port expansion/access and related development (Wharves)(North Lincolnshire)	14
Scunthorpe, Crosby area Regeneration	15
South Humber Bank Port Related development	16

Transportation

A160/A180 Improvements	1
A63 Castle Street	2
A63 Melton Grade Separated Junction	3
Beverly Integrated Transport Plan	4
Bridlington Integrated Transport Plan	5

Housing

- Dinnington 1
- Green Corridor (South Yorks) 2
- Kendray, Barnsley 3
- Maltby 4
- Six Streets, Doncaster 5
- South Yorkshire Pathfinder 6

Economic

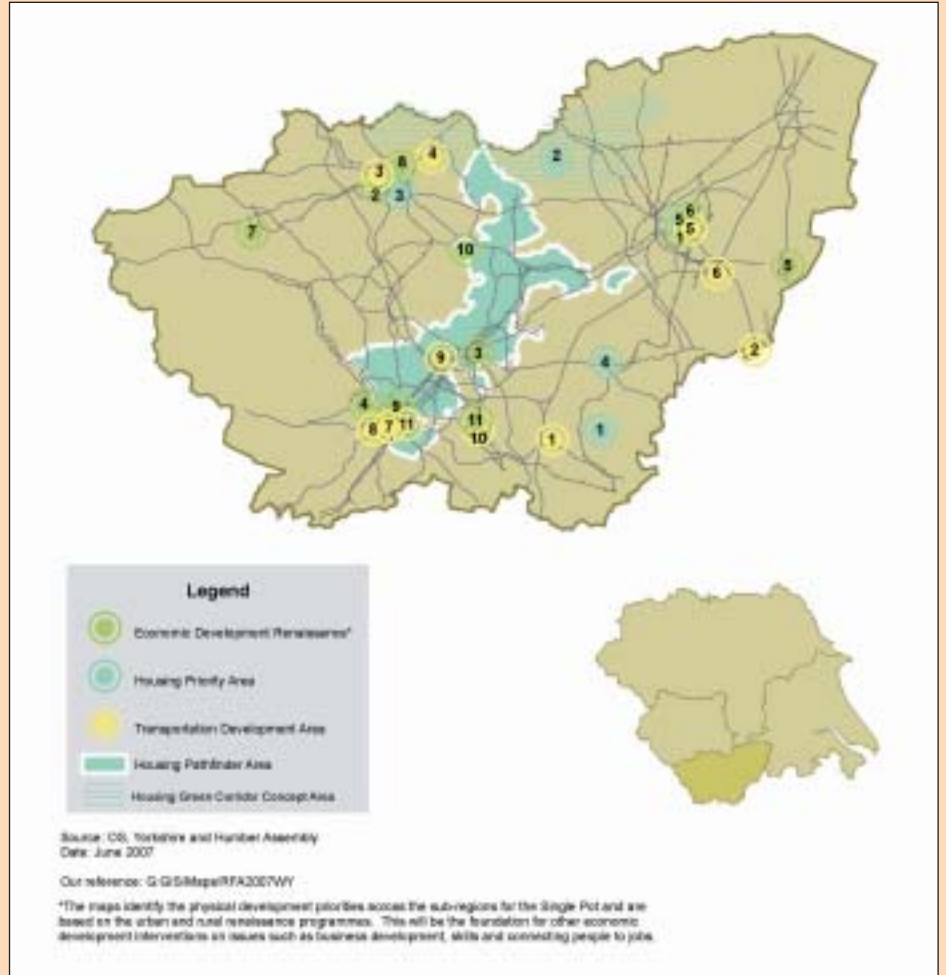
- Doncaster 1
- Remaking Barnsley 2
- Rotherham Centre 3
- Sheffield City Centre and Riverside 4
- Robin Hood Doncaster Sheffield Airport 5
- Digital Knowledge Exchange (Doncaster) 6
- Penistone 7
- Digital Media Centre 8
- Upper and Lower Don Valley 9
- Dearne Valley Renaissance (towns to be determined) 10
- Advanced Manufacturing Park at Waverly 11

Transportation

- A57 Improvement M1 J31 1
- Todwick Crossroads 2
- A631 West Bawtry Road Improvement 3
- Barnsley Interchange 4
- Cudworth and West Green Bypass 5
- Doncaster A638 QBC 6
- Finningley and Rossington Regeneration Route Scheme 7
- Sheaf Square, Sheffield 8
- South Yorkshire Supertram Extensions 9
- Waverly Link Road 10
- Yorcard Pilot Scheme 11

South Yorkshire

Transport, Housing and Economic Development* Priorities



ANNEX 3

The 'Split' between affordable housing through the Housing Corporation Programme and Local Authority Regeneration Programmes is as follows:

RHB Funding: LA/HC Split, New & Committed for 2008-11

Sub Region		LA	Housing Corp	Total
		£M	£M	£M
West Yorkshire	New	89.968	65.032	155.000
	Committed	22.800	19.200	42.000
	Total	112.768	84.232	197.000
	% Split	57%	43%	
	% Split (-DH coms)	52%	48%	
South Yorkshire	New	37.954	33.512	71.466
	Committed	32.841	39.693	72.534
	Total	70.795	73.205	144.000
	% Split	49%	51%	
	% Split (-DH coms)	34%	66%	
North Yorkshire	New	10.455	33.641	44.096
	Committed	6.690	12.214	18.904
	Total	17.145	45.855	63.000
	% Split	27%	73%	
	% Split (-DH coms)	19%	81%	
Humber	New	24.984	22.977	47.891
	Committed	18.519	9.500	28.019
	Total	43.503	32.497	76.000
	% Split	57%	43%	
	% Split (-DH coms)	43%	57%	
Y&H	New	163.361	109.350	272.711
	Committed	80.850	126.439	207.289
	Total	244.211	235.789	480.000
	% Split	51%	49%	100%
	% Split (-DH coms)	41%	59%	100%



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