

Adel

Housing Market Assessment

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Executive Summary

The data and information assembled in this Housing Market Assessment suggests the following housing market conditions are prevailing in Adel and the area surrounding.

Supply

Supply of new housing has dwindled and currently across the city new build rates are not keeping pace with housing needs as measured in the SHMA and reviewed in the current LDF Core Strategy.

The lending restrictions and the requirement from lenders for larger deposits to secure mortgages have continued to constrain demand although there are signs of increased activity from first time buyers, but further strengthened lending criteria may further hold demand back..

Access to home ownership and affordability

With a joint income of between £33,200 and £57,500 needed to afford entry level housing (one and two bedroom flats or 2 bedroom houses) in the area surrounding Adel, around 70% of households in the area unable to afford entry level house prices. Additionally, a deposit of £19,260 for a one bed flat, and £33,290 for a two bedroom house, would be required to secure an 80% mortgage at current Loan to Value Ratios (LVRs) which would take potential first time buyers a substantial time period to accumulate.

There is likely to be a growing demand for rented housing for those unable to quickly provide the required deposit to secure a mortgage.

Affordability of rental levels

There is a rental market in Adel comprising a mix of council housing in Holt Park and market rented properties.

Market rents in Adel are unaffordable to those on below average incomes. Local Housing Allowance rates for benefit purposes do not cover either market rents, or Affordable Rents.

Affordable Rents (80% market rents) would take a high proportion of income for those in very low paid jobs, leading to concerns that this could lead to difficulties in maintaining tenancies, especially when other financial commitments (fuel, food/clothing and transport) are taken into account. However, 80% market rents are largely unaffordable to all except those to those on average incomes. There is an opportunity to generate higher rental incomes from new housing at affordable (80% market) if targeted at households on average incomes.

Availability of Affordable Housing

Home ownership will be almost impossible for low paid households while market rents are also out of reach. Average earners are also facing difficulties in accessing home ownership especially in accumulating deposits and would be unlikely to have sufficient priority need to access social housing. Households with only a general housing need are having acute difficulties in securing affordable rented housing.

There is a stock of social rented housing in the area surrounding Adel but this stock is under pressure and there are insufficient stock becoming available to enable applicants to the Leeds Housing Register to be rehoused. In order to clear the 'backlog' of need in Adel and the area surrounding, an additional supply of

affordable rented housing of around 76 homes per year over a 10 year period could be required. This could be at social rents levels or at between social and market rents.

Adel has an increasing rental market which would appear to be catering for households on average incomes or over, mainly those relocating, professional households, households leaving marital breakdowns, and those living temporarily in rented housing pending home purchase.

Potential Demand

The high proportion of people in areas surrounding Adel who are in full time or self-employment, and in professional, managerial or intermediate occupations, indicate a potential demand for higher or mid-market housing to trade up into.

The relatively high proportion of older people or people who may have a need for assistance with housing to meet their needs over the next 20 year, including opportunities to 'trade down' and to access specialist housing and care, suggests a potential demand for housing.

Development of sub market rented options could provide a route to housing options for households in general need on the Leeds Housing Register; young people or couples in their first jobs or seeking to accumulate the deposit needed for home purchase; incoming households moving to Leeds for work, and older people seeking to 'downsize'.

Potential Market Interventions

Adel is located between the high value markets in Bramhope, Otley, Horsforth and West Park/Headingley. It is primarily a 'trading up' market, but has potential to attract 'second step' market for those seeking a move from their first home, and has potential for a 'first time buyer' and a market rental market.

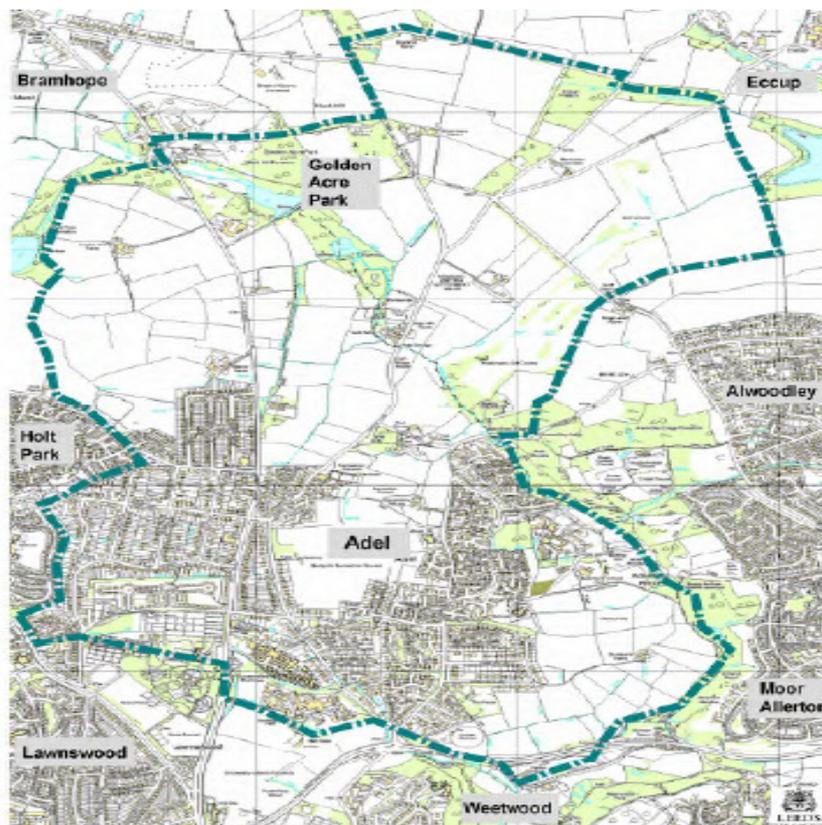
- A mix of housing is required aimed at higher income groups, first time buyers and households with moderate incomes seeking to trade up, and from older people (either to rent or buy).
- It is likely that a wide mix of 2,3 and 4 bed housing will be required to cater for aspirational demand from incoming households, local families seeking to trade up, and young 'family builders', as highlighted in the Leeds SHMA.
- There is an existing and potential need for 2 bed properties for sale or rent to meet the needs of demand from young couples or young couples with small children, and 3 or 4 bed properties to meet demand from 'second stepper' households i.e. those existing first time buyers seeking to move to the 'next step' on the housing ladder.
- Given the evidence above, between 50% of housing should be 3 or 4 bedroom and 50% of homes provided should be 2 bedroom, to capture demand from first time buyers (possibly with assistance through Help to Buy or comparable mechanisms) and older households seeking to 'downsize'.
- Given the relatively high proportion of older people in the surrounding area, some provision for older people could be given - smaller housing units for sale aimed at older households seeking to downsize, or rented options.
- It is likely that demand for rented housing will increase to provide housing options for young working households, especially those saving for the deposit needed to secure a mortgage for home ownership. These will be the 'family builders' who may preserve the sustainability of amenities in the area.
- Given the shortage of available affordable rented housing (and especially social rented housing) to meet the demand from existing and potential households, there may be a need for an additional supply of new affordable rented housing in the region of xx homes per year for 10 years.

A Neighbourhood Plan is currently in the process of being prepared through Neighbourhood Forum with support from Leeds City Council and this Local Housing Market Assessment (LHMA) is being compiled to assist that process.

The aim of this HMA is to establish current housing market conditions in the area. It seeks to identify housing market changes and the prospects for housing development, meeting identified requirements and managing the housing market changes taking place. It will also identify the issues that need to be addressed if the area is to become be a high quality place to live: looking at what interventions may be needed to achieve this. This report has been informed by use of the Hometrack Housing Market Intelligence database, the www.home.co.uk and www.rightmove.co.uk websites Leeds City Council Local Statistics and Leeds Neighbourhood Index statistics and searches of key housing market websites.

1.2 Adel and its surrounding areas

The Adel area is surrounded by a number of neighbourhoods. To the west, are Cookridge and Holt Park; To the north-west are Bramhope, Arthington and Otley; to the north east is Alwoodley and to the south-east is Weetwood and Far Headingley.



1.3 Sub-areas within Adel

There are four main sub areas within Adel overall, although these are further broken down into 12 character areas in the Adel Neighbourhood Design Statement.

1.3.1 Old Adel and the Long Causeway area

Old Adel comprises a series of small enclaves or individual houses. The Adel Mill Complex is a collection of mill, farm and farm buildings renovated into a small community of houses and apartments.

The Waylands estate comprises a mix of 1980s Barratt built private housing including five 2- storey flats (which look like detached houses), detached bungalows and family houses and council built homes on Wayland Approach & Croft (which includes some sheltered housing) and there is evidence of private purchase in both estates.

On either side of Sir George Martin Drive are private developments built in the 1970s & 1980s consisting mainly of detached houses. At the top of Long Causeway is the Eastmoor Secure Unit for which planning permission was granted in March 2013 for a new replacement secure unit on land adjacent to the existing unit. At the lower end of Long Causeway is the 1990s Glendower Park development a 2-storeyed apartment development and Oaklea Hall and Oaklea Hall Close, a small development of houses built in the former grounds of the Hall. Also included are the old Home Farm and converted barn at the junction of Adel Lane and Long Causeway. The Dunstarn estate was built from the late 1950s until the present day and consists individually designed houses and bungalows with large gardens and garages..

1.3.2 Adel Lane and St Helens lane area

The Adel Lane area comprises large semi and detached homes. On the east side of Otley Road and in Holt Close are semi-detached houses, built in the 1950s (in Arts & Craft style),

The St Helen's Lane area contains detached and semi-detached homes built in the 1970s and 1980s. The Adel Lane area comprises solid large semi and detached homes.

Church Lane has a section of 1960's detached houses and also large 1930's semis and detached homes, and some older buildings converted to private housing.

The Oaklands Estate was built in the 1990s on the site of The Oaklands (now demolished - see old house & grounds marked on 1930s map, Appendix B)). It creates its own enclave of large modern detached houses adjacent to Long Causeway.

1.3.3 New Adel Lane Cookridge Gardens

New Adel Lane comprises stone cottages, a small terrace of six stone Victorian houses, and two "modern" stone detached houses. The Redesdales is an estate of maisonettes, four to a 2-storey block, each with a separate entrance.

The covenanted Cookridge Gardens estate was developed between 1919 and 1970, and consists of houses and bungalows with substantial, well-wooded gardens, particularly to the rear. The continuity of the covenant is monitored by the Cookridge Gardens Estate (1919) Covenant Protection Association.

The Kingsleys estate contains a mix of 1950s semi-detached, cottage-style 3-bedroomed houses, with occasional bungalows,

1.3.4 Government Buildings/Bodington Hall

The Government Buildings at Lawnswood have been important as places of work for Adel t residents. However, the site is to close and has been identified as a potential site for new housing in the draft Site Allocations Plan. A planning application for new housing on the site was submitted in August 2013.

The Bodington Hall site and adjoining land fronting onto Otley Road has planning permission for new houses and construction has started.

1.4 Leeds Housing Market Context

1.4.1 The most recent data from CLG shows the number of households in Leeds increased by 6% in the last decade, compared to by 3% in the previous decade. While below national and sub-regional levels, this is likely to represent a significant increase in demand for housing.

There are now approximately 320,000 households in Leeds, up from 302,000 a decade earlier. The number of households is projected to increase by a further 13% in the next decade, outstripping wider West Yorkshire and national levels of growth. The number of households is projected to rise to 361,000 by 2021.

1.4.2 The Leeds SHMA used an employment-led household growth scenario to inform long term planning decisions. This shows an annual household growth rate of approximately 4,500 per annum which was translated into a net dwelling requirement of approximately 4,680 per annum and a gross requirement, taking account of potential demolitions, of 4,930 per annum.

1.4.3 The Leeds SHMA also indicates that affordability of housing is a key issue to address. In line with national trends, house prices in Leeds have seen a significant increase over the past 20 years. The most recent average annual price in the city is now £175,000. This increase has seen house prices outstrip incomes in this period, making housing increasingly unaffordable, especially to first time buyers. The most recent strategic housing market assessment (SHMA) undertaken for the city suggests that approximately 1,158 affordable dwellings per annum are needed, in order to both clear the existing waiting list backlog and meet future arising household need. It identified a “sustained demand for ‘affordable’ properties across the city.”

1.4.4 The waiting list for social housing in Leeds has been above 20,000 since the late 1990s. Positively, it has reduced since its peak of over 30,000 in 2005, but still represents a consistently large amount of unmet need. Levels of homelessness have reduced since the early part of the last decade, in line with national trends although there is evidence of a modest increase since 2009/10.

1.4.5 The Leeds SHMA also found that in line with national trends the city is projected to experience an increase in the number and proportion of households where the head of household is over 65. The projections indicate that over half of these households will be couple households, and just under half will be single person households. Significantly, the projections continue to show an increase in households in the higher age brackets e.g. over 85 years old.

1.4.6 Currently the Leeds housing market is being influenced by policies and practices relating to mortgage lending. Following the credit crunch of 2009 onwards mortgage lending, has become more restrictive, in contrast to the ‘benign’ nature of mortgage lending policy from the late 1990s up to 2008, which was accompanied by a long increasing trend in property values and continuing Governmental encouragement to home ownership. The volume of mortgage lending appears to be increasing with more loans offered to first time buyers. Analysis of statistics from the Council of Mortgage Lenders for the UK in June 2013 shows that there was a 30% increase in loans advanced in comparison to June 2012 and quarterly lending to first-time buyers was at its highest since 2007. First-time buyers continued to increase the amount they borrowed – with an average loan size of

£117,000 in June compared to £112,500 in May. Following a small increase in the average Loan to Value Ratio for loans advanced to first-time buyers (to 81%), this has now dropped back to 80%.

Lending to home movers continued to grow, albeit at a slower rate than for first-time buyers. There was a 6% increase in loans compared to June 2012. Mortgage rates continued to show a downward movement in June with fixed rates falling to 3.40% on average - well below the 4.25% recent peak in August 2012. Increases in lending generally and to first time buyers has partly been driven by Government schemes such as Help to Buy and the Funding for Lending scheme. Concerns have been expressed that these could serve as much to drive up prices as to help first time buyers access home ownership, and that the danger exists of a renewed 'housing market bubble' that preceded the credit crunch in 2008.

From April 2014, new criteria were brought in by mortgage lenders following guidance from the FSA. These moved away from a focus on 'multiples of income' as the basis for lending, and instead focused on the ability of applicants to repay the mortgage, especially within a context of potentially increasing interest rates. This new and restrictive approach could have impacts on the ability of first time buyers to secure mortgages to 'get on the housing ladder', and upon the ability of people seeking to trade up from their existing housing.

1.5 Policy Context

1.5.1 Leeds LDF Core Strategy

The Core Strategy is the main document setting out the strategic level Policies and Vision to guide the delivery of development and investment decisions and the overall future for the Leeds district. It plans for the longer term regeneration and growth of the district over a 15 year period.

The Core Strategy refers to planning for housing growth in a sustainable way in suitable locations, whilst meeting a range of housing needs, It aims to deliver housing growth in sustainable locations prioritising previously developed land in urban areas and through the phased release of greenfield sites to ensure sufficiency of supply and provision of supporting infrastructure. It also aims to plan for a sufficient mix, tenure and type of housing to meet a range of community needs including affordable and specialist housing. The draft LDF Core Strategy sets out a housing requirement of 70,000 (net) new homes between 2012 and 2028, which rises to 74,000 (gross) units when accounting for demolitions. 3,660 units per year are needed between from 2012/13 to the end of 2016/17 and 4,700 units per year are needed from 2017/18. The Core Strategy sets targets for new development of 75% houses and 25% flats and size of dwellings to be set at 10% for 1 bed, 50% for 2 bed, 30% for 3 bed and 10% for dwellings of 4 bedrooms or more. Density of new housing schemes in smaller settlements such as Adel is set at 30 dwellings per hectare.

The Core Strategy sets a threshold between 10 and 15 dwellings above which affordable housing will be sought, and variable targets for affordable housing from 5 to 50%. The Core Strategy also seeks 40% of affordable housing for households on lower quartile earnings and 60% for households on lower decile earnings. The Core Strategy also proposes that affordable units should be a pro-rata mix in terms of sizes and types of the total housing provision. Adel is defined in the Core Strategy as smaller settlements where it is felt it is important that new development is sustainable, and

contributes to the delivery of a wider mix of housing (including affordable housing). It notes that it may be possible to achieve additional development, which can be supported by current levels of services and infrastructure, but where settlements are lacking in key services, development proposals will need to address such deficiencies.

1.5.2 Neighbourhood planning

Neighbourhood Planning gives communities the right to shape development in their areas through the production of Neighbourhood Development Plans. Neighbourhood Planning is not led by the local authority. Introduced as part of the Localism Act 2011, Neighbourhood Development Plans once made will be used when deciding planning applications. Four Neighbourhood Planning pilots areas were identified and 25 neighbourhoods have been designated to date (23 parished areas, 2 non-parished areas). The Council has also received two applications for designation of neighbourhood forums from Holbeck and Adel.

1.5.3 Leeds Local Investment Plan 2011-15

The Leeds Housing Investment Plan sets out the city's housing investment requirements and has been developed in conjunction with the Homes and Communities Agency (HCA). The plan is used by the HCA for scoring funding bids through the Affordable Homes Programme Framework and the Home Buy Programme. The plan recognises the local authority in its role as an enabler. The Investment Plan includes thematic and spatial priorities for investment incorporating new housing provision with mixed tenure and affordable housing, whereby a number of specific investment requirements are discussed in more detail with the spatial priorities. The Spatial Priority Programme includes East Leeds where the Investment Plan reports that there is over 60 hectares of Council-owned land available for investment. The Investment Plan sits alongside the emerging City Priority Plan (CPP) for Housing and Regeneration, which is overseen by Leeds Initiative and reflects the shared housing priorities for Leeds.

1.5.4 Leeds Housing Strategy

The Leeds Housing Strategy 2005-2010 outlines the city's priorities in relation to housing growth and improved housing quality. It recognises the need for housing growth across the city including housing provision to meet the housing needs evident in outer areas of the city in particular for affordable housing.

1.5.5 Leeds Council Housing Growth Initiative

The Council's Executive Board at its meeting in July 2013 authorised the authority to assemble an investment programme of £42.638m, through use of capital receipts, an injection of HRA funds and a successful bid to the Homes and Communities Agency to deliver around 400 new affordable homes. Phase one will deliver approximately 100 units over 3 years and is underway following Executive Board approvals in September 2012 and February 2013, and an additional circa 80 units will result from bids to the HCA if successful. The approach for phase two is a four year investment programme delivering around 300 new units. In determining the balance of the programme, a mixture of the following may be considered including continuing the programme of developing new council housing built to good space and energy efficiency standards, delivered with the benefit of local employment and training opportunities.; repurchase of Right To Buy properties and acquiring empty properties

2.0 Housing market, demographic and economic characteristics of Adel and its surrounding area.

2.1 Housing Tenure

Table 1: Housing tenure in Adel and surrounding area

Tenure	Adel and Wharfedale		Leeds	
All Households	8501		320596	
Owner Occupation	6816	80.2%	186467	58.2%
Shared Ownership	19	0.2%	1442	0.4%
Private Rented	661	7.8%	57456	17.9%
Social Rented	921	10.8%	70377	22.0%
<i>Rented from Council</i>	<i>685</i>	<i>8.1%</i>	<i>54122</i>	<i>16.9%</i>
<i>Rented from Housing Association</i>	<i>236</i>	<i>2.8%</i>	<i>16255</i>	<i>5.1%</i>
Living rent free	84	1.0%	4834	1.5%

(Source: 2011 Census from ONS Neighbourhood Statistics 2014)

Table 1 shows that housing tenure in the area surrounding Adel is dominated by owner occupation with the % of homeowners almost 50% higher than for Leeds as whole. There is a rental market but levels of private and social renting are half of those for Leeds as a whole. This suggests there may be a potential shortage of affordable rented housing options in the area.

2.2 Home ownership - House prices



Table 2: Price ranges

Year	Average Prices		'Entry Level ' Prices	
	Adel area	Leeds MD	Adel area	Leeds MD
May 2009	£266,661	£169,818	£124,247	£115,563
May 2010	£243,389	£164,045	£119,850	£108,818
May 2011	£261,181	£170,284	£128,497	£105,000
May 2012	£244,816	£166,750	£115,077	£104,166
May 2013	£258,798	£167,862	£116,099	£99,500
May 2014	£307,080	£169,103	£125,445	£106,235

(Source: www.home.co.uk; Hometrack 2014)

Table 2 shows that average prices and prices for entry level housing in the Adel area are significantly higher than the city average, and that following some downward movement since 2009 prices are returning to levels before the 'credit crunch'. This places the Adel area as being at the top end of the Leeds housing market.

Table 3: Gap between prices in Adel and the city average

Date	Adel Area	Leeds (MD) Average	Adel area prices as a % of Leeds MD prices
May 2007	£317,823	£196,502	161.4%
May 2009	£225,000	£169,898	132.4%
May 2011	£261,181	£169,835	153.5%
May 2013	£264,928	£168,103	157.7%
May 2014	£307,080	£175,180	175.4%

(Source: www.home.co.uk 2014)

Table 4 shows that house prices in the area are significantly higher than the Leeds average. The difference in house prices between Adel and the Leeds Metropolitan District is significant with prices currently 175% of the city average, and that difference has widened over the last 7 years. Analysis has also shown that over the last 12 months prices increased substantially.

Table 4a: Movement in prices for property types in the Adel area: 2007 - 2014

Date	Adel Area	Leeds (MD) Average
Detached	+10%	+ 16%
Semi Detached	+ 23%	- 11%
Terraced	+ 4%	- 17%
Flat	- 23%	- 26%
ALL	+11 %	- 11%

(Source: www.home.co.uk 2014)

Table 4b: Movement in prices for property sizes in the Adel area: 2007 - 2014

Date	Adel Area	Leeds (MD) Average
1 Bed	- 13%	- 26%
2 Bed	- 7%	- 23%
3 Bed	- 2%	- 14%
4 Bed	+ 3%	- 8%
ALL	+ 11%	- 11%

(Source: www.home.co.uk 2014)

The data relating to price movements is confused when property type and size are considered. Tables 4a and 4b show that the movement in prices for different property types and sizes in the Adel area compared to the Leeds average over the period from 2007 (the height of the previous 'boom') and the current year. It shows.

- An overall increase in prices of 11% compared to a reduction across Leeds of 11%.

Increases in the price of all property types in the Adel area of between 4% and 23% except flats where prices fell by 23%

- Reductions in the prices of all sizes of property of between 3% and 29% (1 bed) in the Adel area except properties with 5 bedrooms or more which rose by 4%
- Higher price reductions in the prices of 1 and 2 bed properties than properties with 3 beds or more

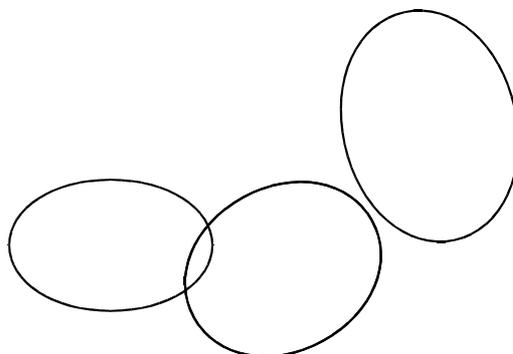
Table 5: Localised house prices – Comparison of Adel to other adjoining areas

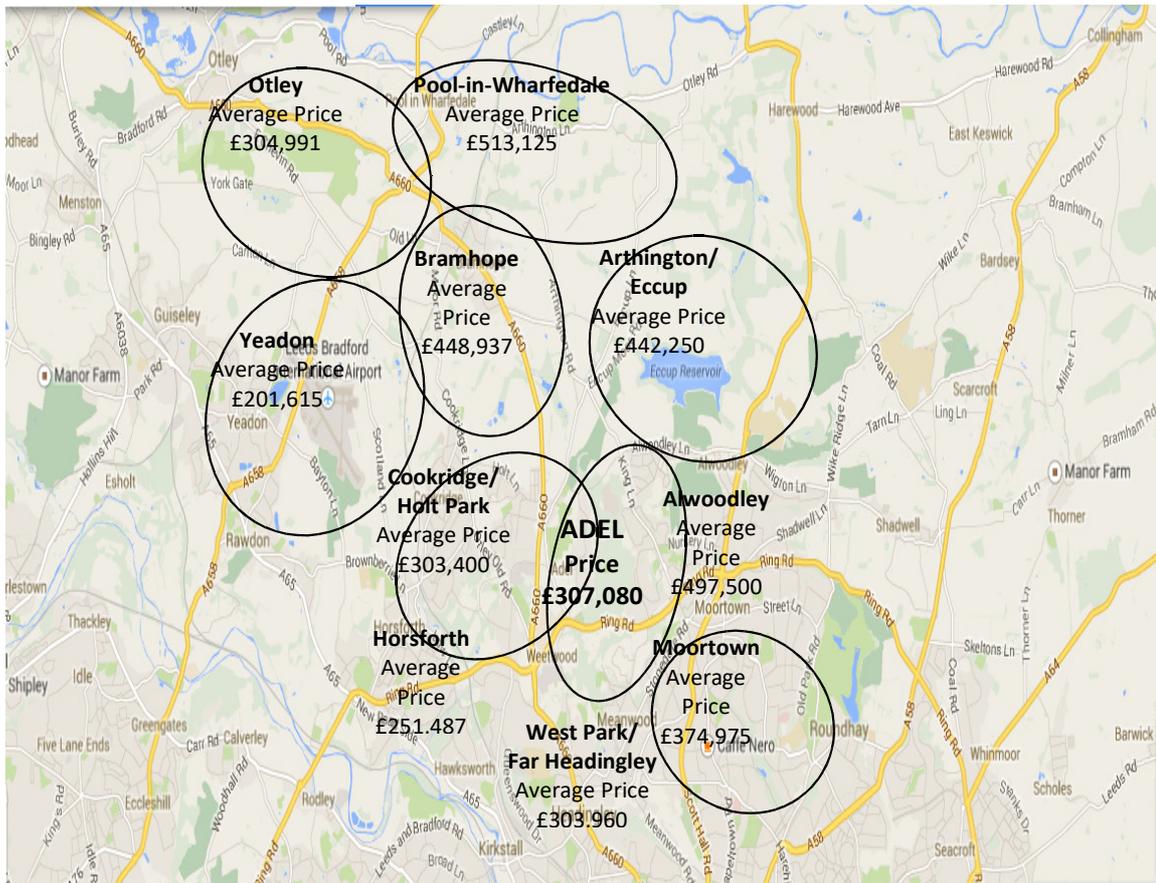
Surrounding communities	1 bed flat	2 bed house or flat	3 bed house	4+ bed house	All
Alwoodley	£97,474	£189,975	£247,475	£527,500	£497,500
Bramhope	£199,000	£225,817	£338,150	£503,711	£448,937
Adel	£96,350	£166,450	£261,175	£377,475	£307,080
West Park, Far Headingley	£90,787	£159,603	£246,252	£370,604	£303,960
Cookridge	£87,475	£155,975	£218,500	£304,975	£287,325
Otley	£114,983	£178,837	£224,924	£374,802	£277,718
Horsforth	£123,097	£147,274	£232,868	£416,722	£251,487
Yeadon	£110,886	£150,286	£197,508	£315,712	£201,615
LEEDS AVERAGE	£91,871	£121,075	£153,911	£303,233	£177,111

(Sources: Rightmove.co.uk; local estate agents, 2014)

Table 5 shows a comparison of house prices in Adel with adjoining areas. It shows that house prices in Adel are significantly higher than the average for Leeds and most of the surrounding areas except for Bramhope and Alwoodley.

Figure 2: Average house prices in Adel and surrounding areas





2.3 Affordability

Table 6: Income distribution in the Adel are, and income needed to afford entry level housing

Income range	No of households	% of households	Cumulative %
Upto £5,000	339	3.8%	
£ 5,000 to £9,999	596	6.7%	10.5%
£10,000 to £14,999	832	9.3%	19.8%
£15,000 to £19,999	789	8.9%	28.7%
£20,000 to £24,999	402	4.5%	33.2%
£25,000 to £29,999	587	6.6%	39.8%
£30,000 to £34,999	628	7.0%	46.8%
£35,000 to £39,999	1369	15.4%	62.2%
£40,000 to £44,999	685	7.7%	69.9%
£45,000 to £49,999	570	6.4%	76.3%
£50,000 to £74,999	1217	13.7%	89.9%
£75,000+	897	10.1%	100.0%
Households	8911	100.0%	
Average Household Income	£42,406		
Household income needed to afford entry level housing	£45,313		
% households unable to afford entry level prices	71%		

(Source: Axiom 2012)

Table 6 shows that around 6,300 households in Adel or its surrounding area (71% of all households) would be unable to afford entry level housing in the area. It also shows that 33% of households

earn below average incomes (£24,000) and 10.5% of people are on very low pay (under £10,000) but almost 40% earn over £40,000. This may have implications for new housebuilding and the prices, or rental levels, at which they are sold, or let.

Table 7: Income needed to afford various property types in Adel

Average Price	1 bed flat	2 bed house	Entry Level	3 bed house	4+ bed house	All
Single income needed to afford	£27,529	£47,557	£37,543	£74,621	£107,850	£87,737
Joint income needed to afford	£33,224	£57,397	£45,311	£90,060	£130,164	£105,890

(Source: www.rightmove.co.uk 2014; Leeds Economy Handbook 2013)

Table 7 shows that overall, a single income of £87,737 or a joint income of £105,890 is needed to afford housing in the area, although this level reduced once available equity is taken into account.

- For entry level prices (1 or 2 bed houses or flats) a single income of £37,543, or a joint income of £45,310 (approximately two average incomes) would be needed.
- For three-bed houses, a single income of £74,621 or a joint income of £90,060 is needed, and for houses with four or more bedrooms, a single income of £107,850 or a joint income of £130,164 is needed. Although this level reduced once available equity is taken into account

The ability of first time buyers to enter the market is now becoming dependent on their ability to find a sizeable deposit following tightening of lending criteria. Table 8 shows the level of deposit needed by first time buyers to secure a mortgage for an entry level home (1 or 2 bedroom flat or terraced house) in the Adel area.

Table 8 Deposits needed to afford entry level housing in Adel

	1 bed flat			2 bed house or flat		
	5%	15%	20%	5%	15%	20%
Adel area	£4,818	£14,453	£19,270	£8,323	£24,968	£33,290
LEEDS	£4,594	£13,781	£18,374	£6,054	£18,161	£24,215

(Source: www.rightmove.com 2014 and Leeds Economy Handbook 2013)

Table 8 shows that:

- for a one-bed flat a deposit of between £4,818 (for a 95% mortgage) and £19,370 (for a 80% mortgage) would be needed, depending on location;
- for a two-bed house or flat a deposit of between £8,323 (for a 95% mortgage) and £33,290 (for a 80% mortgage) would be needed, depending on location.

Table 9 No. of years needed for first time buyers to accumulate deposits

Price	No of years to save a 20% deposit for a 1 bed flat			No of years to save a 20% deposit for a 2 bed house		
	Bottom 10% income	Bottom 25% income	Average income	Bottom 10% income	Bottom 25% income	Average income
	Adel area	19.2	11.0	4.9	33.0	19.1
LEEDS	18.2	10.5	4.6	24.0	13.9	6.1

(Source: www.rightmove.com 2014; Leeds Economy Handbook 2012 & CML 2013)

Table 9 shows the number of years it would take households on bottom 10%, bottom 25% and average incomes to accumulate a 20% deposit to secure a mortgage on different property types across Adel. It shows that even for average earners, accumulating the necessary deposit would take a substantial time period, even in the less expensive parts of the area.

This suggests that not only will lower paid intermediate and routine occupations be unable to afford entry level housing in Adel, but also a number of occupations on average incomes or above including insurance brokers, estate agents, lecturers, experienced teachers, graphic designers, loans underwriters, local government middle managers, main grade class teachers, police officers, paramedics, junior hospital doctors, legal secretaries, nurses and midwives.

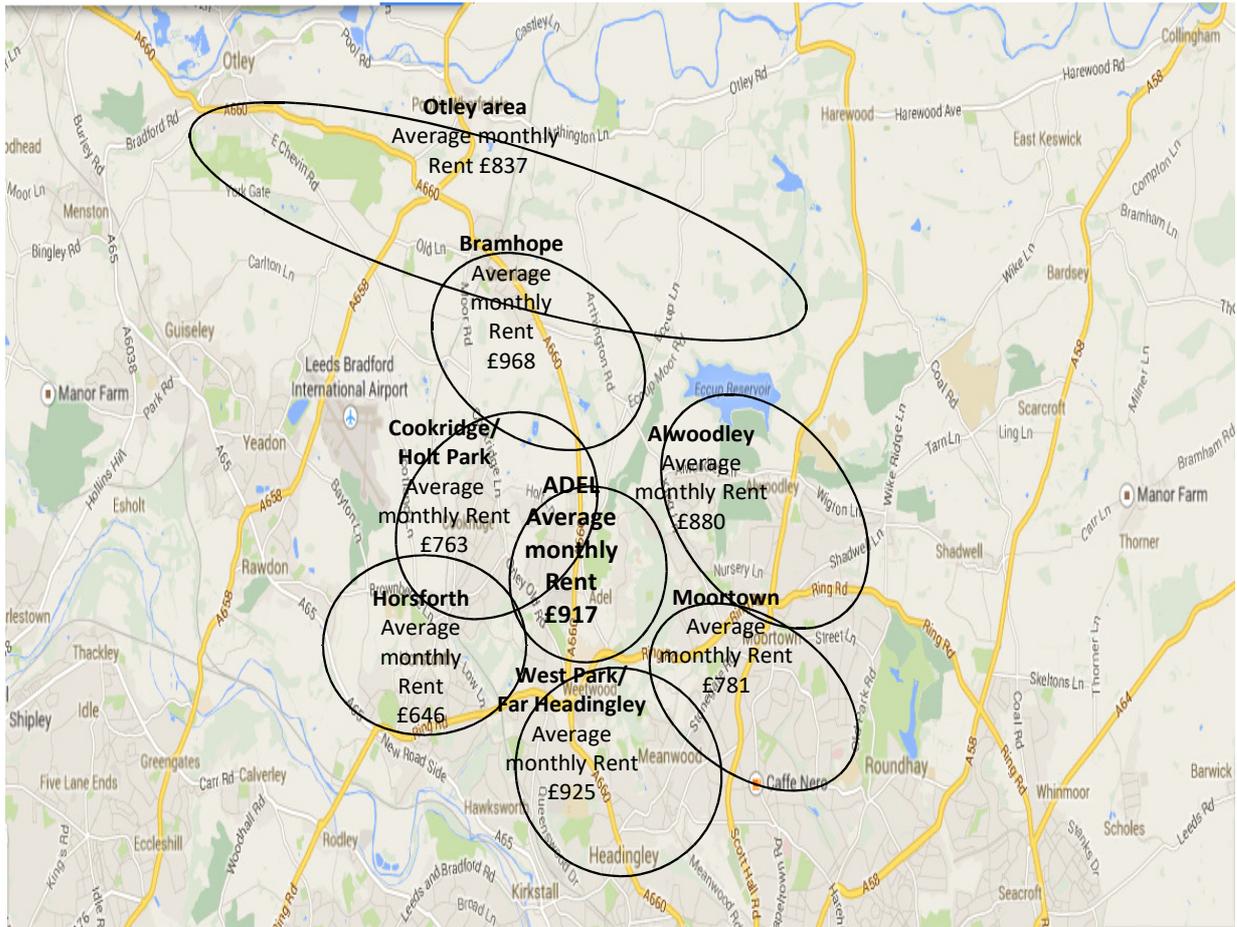
This suggests that there will be a growing demand for rented housing for those unable to quickly provide the required deposit to secure a mortgage to buy a home.

2.4 Private rented market and affordable rents

Research and analysis in Leeds has shown a growing demand for rented housing across the city brought about changing economic and housing market conditions and demographic changes. The lending restrictions and the requirement from lenders for larger deposits to secure mortgages have increased demand for rented housing while households accumulate the deposits needed, while there is a continuing growth in the number of single person and couple households seeking housing for rent.

Around 8% of properties in the Adel area are privately rented, predominantly purpose built or converted flats, but also in ex council houses and flats, and family houses let to professional and relocating households. The graphic below shows the average rent for Adel in comparison to surrounding areas.

Figure 2: Average market rents in Adel and surrounding areas



Analysis of properties advertised for rent in the Adel area on www.rightmove.com is contained in Table 10a which shows that market rents in the Adel area are significantly higher than the average for Leeds as a whole and higher than most of the areas surrounding. This establishes Adel as a high value rental market catering more for households average incomes or above. Table 10 b shows the level of Affordable Rents, set at 80% of market levels.

Table 10a Monthly market rents in the Adel area compared to surrounding areas

Surrounding communities	1 bed	2 bed	3 bed	4+ bed	All
Bramhope	£470	£677	£760	£1,466	£968
West Park	£512	£675	£837	£1,250	£925
Adel	£491	£745	£810	£1,148	£917
Alwoodley	£635	£712	£775	£1,400	£880
Headingley	£507	£606	£816	£1,189	£848
Cookridge	£501	£550	£800	£1,025	£763
Horsforth	£467	£614	£681	£960	£646
LEEDS AVERAGE	£365	£485	£585	£864	£604

(Source: www.rightmove.com May 2014)

Table 10b Monthly intermediate (80% market) rents in the Adel area compared to surrounding areas

Surrounding communities	1 bed	2 bed	3 bed	4+ bed	All
Bramhope	£376	£542	£608	£1,173	£774
West Park	£410	£540	£670	£1,000	£740
Adel	£393	£596	£648	£918	£734
Alwoodley	£508	£570	£620	£1,120	£704
Headingley	£406	£485	£653	£951	£678
Cookridge	£401	£440	£640	£820	£610
Horsforth	£374	£491	£545	£768	£517
LEEDS AVERAGE	£292	£388	£468	£691	£483

(Source: www.rightmove.com May 2014)

Table 11 Income needed to afford market and affordable rents

Adel area	1 Bed	2 Bed	3 Bed	4+ Bed	ALL
Market Rents					
Joint Income	£20,622	£31,290	£34,020	£48,216	£38,514
Single Income	£23,568	£35,760	£38,880	£55,104	£44,016
Affordable Rents					
Joint Income	£16,498	£25,032	£27,216	£38,573	£30,811
Single Income	£18,854	£28,608	£31,104	£44,083	£35,213

(Source: www.rightmove.com May 2014; CLG Guidance on SHMAs 2013)

Table 11 shows that a single income of around the average for Leeds or more would be needed to afford market rents in the Adel area. Households with a joint bottom quartile income or more would be able to afford market rents for homes with 1 or 2 bedrooms, but not larger homes. For single people, an income of around the Leeds average would be needed to afford even 1 bed properties.

A single person on bottom quartile income may be able to afford 1 bed properties at Affordable Rents but a single average income or above would be needed to afford properties of 2 beds or more at Affordable Rents. A couple with a joint income could afford all 4 bed properties at Affordable Rents.

Table 12: Differences between market, 'affordable' and social rents in Adel

	Market Rent per week	Affordable Rent per week	Social Rent per week	Difference per week: Affordable Rents and Social Rents	Local Housing Allowance (LHA) Rent levels	Difference per week: LHA and Market Rents	Difference per week: LHA and Affordable Rents	Difference per week: LHA and Social Rents
1 bed	£113	£91	£70	£21	£98	£15	£7	£28
2 Bed	£172	£138	£79	£59	£126	£46	£12	£47
3 Bed	£187	£150	£88	£62	£150	£37	£0	£62
4+ Bed	£265	£212	£94	£118	£196	£67	£16	£102
ALL	£212	£169	£79	£90				

(Source www.rightmove.com May 2014; Leeds City Council 2013; RSR Data 2013)

Table 12 shows the differences between market rents, affordable (80% market) rents and social rents. It shows that

- Local Housing Allowance rates for benefit purposes cover social rent levels, but do not cover wholly affordable (80% market) rent and, and are significantly below market rent levels.
- The difference between Social and Affordable (80% market) rents in the area is on average £90 per week. This offers an opportunity to generate higher rental incomes from new housing at affordable (80% market) rent levels, however there are significant affordability issues involved in terms of who that housing should be targeted at.
- Letting at affordable (80% market) rents to benefit recipients or households with very low incomes, could result in their either being unable to maintain rent payments or being trapped on benefit in order to afford rent payments. Targeting housing at affordable (80% market) rents towards households with average incomes may be more sustainable, which would not offer anything to lower earners.

Table 13: Proportion of incomes taken by market, affordable and social rents

Adel area	% of bottom 10% income levels (£194 per week)	% of bottom 25% income levels (£388 per week)	% of average income levels (£762 per week)
Market rents (£212 per week)			
1 Bed (£113 per week)	58.20%	33.4%	14.8%
2 Bed (£172 per week)	88.60%	50.9%	22.6%
3 bed (£187 per week)	96.40%	55.3%	24.5%
Affordable rents (£169 per week)			
1 Bed (£91 per week)	46.90%	26.9%	11.9%
2 Bed (£138 per week)	71.10%	40.8%	18.1%
3 Bed (£150 per week)	77.30%	44.4%	19.7%
Social rents (£79 per week)			
1 Bed (£70 per week)	36.00%	20.7%	9.2%
2 Bed (£79 per week)	40.70%	23.4%	10.4%
3 Bed (£88 per week)	45.30%	26.0%	11.5%

(Source: www.rightmove.com December 2012; TSA RSR Data 2011Leeds Economy Handbook 2012)

Table 13 shows the proportion of household income at bottom 10%, bottom 25% and average levels taken by rent. It shows that

- Social rents take a relatively low proportion of bottom quartile income, but for those on the lowest levels of pay they are approaching the limits of affordability, especially properties with 3 beds or more.
- Affordable Rents (80% market rents) would take over 50% of income for those in very low paid jobs, leading to concerns that this could lead to difficulties in maintaining tenancies, especially when other financial commitments (fuel, food/clothing and transport) are taken into account. However, they are largely affordable to those on average incomes, and on bottom 25% incomes (although larger properties are at the limits of affordability). Affordable Rents may be unaffordable to occupations on slightly lower than average earnings such as newly qualified teachers, pharmacists, nurses and midwives, dental nurses, bank cashiers, typists, advice workers; intermediate occupations such as teaching assistants, waiting & bar staff, ambulance drivers, retail supervisors and administration officers, and low paid occupations such as home care and health care assistants, kitchen porters, sales assistants, warehouse operatives and catering assistants.
- Market rents are unaffordable to those on very low incomes, and only rents for 1 bed properties are affordable to those on bottom 25% incomes, but are generally affordable to those on average incomes. Market rents may not be affordable to occupations with slightly below average incomes

such as probationary police officers, paramedics, junior hospital doctors, legal secretaries and newly qualified teachers, midwives, nurses and pharmacists; to intermediate occupations like advice workers, teaching assistants, ambulance drivers and retail supervisors, and to very low paid routine and manual occupations.

2.5 Social housing stock and demand

Tables 14 and 15 show details of social housing stock in Adel, or in areas adjoining. There are currently 91 homes owned and managed by Leeds City Council in Adel itself, split between general needs flats, and houses and Category 2 Sheltered flats and bedsits. There are no housing association properties in Adel.

Table 14: Council housing stock in the area surrounding Adel

	Adel		Adjacent areas		Holt Park	Bramhope	Cookridge	West Park/ Far Headingley
Bedsit			5	0.4%	5			
1 Bed Flat	26	28.6%	440	38.2%	263		34	143
1 Bed House			8	0.7%				8
1- 2 Bed Flat			13	1.1%				13
2 Bed Flat			52	4.5%		1	26	25
2 Bed House	10	11.0%	193	16.7%	16		66	111
2 Bed Maisonette			18	1.6%				18
3 Bed Bungalow			3	0.3%	3			
3 Bed House	28	30.8%	367	31.8%	160	5	106	96
3 Bed Maisonette			3	0.3%			3	
4 Bed House	4	4.4%	16	1.4%	13		1	2
Cat 2 Bedsit			21	1.8%	13	8		
Cat 2 1 Bed Flat	23	25.3%	14	1.2%	10	4		
ALL	91	100%	1153	100%	483	18	236	416

(Source: Leeds City Council 2013)

Table 15: Housing Association stock

	Sanctuary	Leeds & Yorkshire	Chevin	Connect	ALL
Holt Park	211				211
Cookridge	9	8			17
West Park/Far Headingley		2	9	14	25
ALL	220	10	9	14	253

(Source: re'new 2014)

Tables 14 and 15 also show that there are a further 1,153 council properties and 253 housing association properties in the adjoining areas of Holt Park, Bramhope, Cookridge, West Park and Far Headingley. These are mainly general needs 1 bed flats and 2 and 3 bed houses.

There are currently no empty council properties in Adel or the surrounding areas. Only 1 in 15 council properties in Adel itself, and only 1 in 9 properties in surrounding areas, were relet during the

previous year. 46% of council tenants in Adel and 43% of tenants in surrounding areas, had been resident for over 10 years. The limited supply of social housing in the area indicates potential difficulties in meeting demand for social housing through existing council housing stock in the area.

Table 16 shows the levels of housing need for applications for housing held on the Leeds Housing register as at the April 2012, and lettings of council housing in the areas immediately surrounding Ade over the period from April 2012 to March 2013. It shows that

- 75.4% of applicants registered with a high priority need were rehoused.
- 13.3% of applicants registered as having a moderate priority need were rehoused
- Only 2.1% of applicants with a general housing need (without a pressing social or specific housing need, but unable to afford, or access, market housing) were rehoused.

Table 16: Applications and Lettings of Social housing by priority need of applicants

Needs Group	Applications at April 2012		Lettings 2012/13		Lettings as % of applications	Unhoused applicants
	No	%	No	%		
Priority Need - Group A+/A	207	7.93%	156	68.12%	75.36%	51
Priority Need - Group B	203	7.78%	27	11.79%	13.30%	176
General Housing Need -Group C	2199	84.29%	46	20.09%	2.09%	2153
ALL	2609	100%	229	100%	8.78%	2380

(Source: Leeds Housing Register Annual Report 2012/13)

Table 17 shows that there were 2,609 applications for housing held for housing in Adel, or the area surrounding it at April 2013. It shows:

- The majority (61.6%) were registered as needing a 1 bed property, although this may include young couples who may want or need to move in the future to start a family. Only 10.7% required properties of 3 beds or more.
- 2.4% of applications for homes with 4 bedrooms or more; 8.6% of applications for 1 bed homes and 8.1% of applications for 2 bed homes were rehoused, compared to almost 15.5% of applications for 3 bed homes were rehoused.

Table 17: Applications and Lettings of Social housing by beds required

Beds Required	Applications held at April 2012		Lettings 2012/13		Lettings as % of Applications	Unhoused applicants
	No	%	No	%		
1 Bed	1606	61.56%	138	58.72%	8.59%	1468
2 Bed	723	27.71%	59	25.11%	8.16%	664
3 Bed	239	9.16%	37	15.74%	15.48%	202
4+ Bed	41	1.57%	1	0.43%	2.44%	40
ALL	2609	100.00%	235	100.00%	9.01%	2374

(Source: Leeds Housing Register Annual Report 2012/13)

This suggests both that there is insufficient supply of lettings both to enable all applicants with a moderate priority need to be rehoused and applicants who may have a need for 'affordable housing' but who are unable to afford market housing.

Table 18: Weeks to rehouse Leeds Housing Register Applicants 2012/13

	Adel area (Weeks to rehouse)	Leeds Average (Weeks to rehouse)
Priority Group A	42	33
1 Bed	42	34
2 Bed	46	33
3+ Bed	58	41
Sheltered	26	24
1 Bed	40	39
2 Bed	46	38
3+ Bed	52	42
Sheltered	39	44
Priority Group C	184	122
1 Bed	204	159
2 Bed	183	114
3+ Bed	247	98
Sheltered	135	98
OVERALL AVERAGE	70	62

(source: Leeds City Council Annual report 2012/13)

Table 18 shows the average time to rehouse applicants for housing in the area surrounding Adel. It indicates that:

- It takes longer to rehouse applicants seeking housing in the area than the average for Leeds, but also that the time taken to rehouse the various applicants varies according to property required.
- Applicants with the highest priority need generally get rehoused quicker than average except for those needing 2 bed properties
- Applicants with moderate priority need generally get rehoused quicker than average except for those needing sheltered housing.
- Applicants with a general housing need generally get rehoused more slowly than average except for those needing 1 bed properties.

2.6 Local demographic and economic context

Tables 19a and 19b show demographic and socio-economic data for the area surrounding Adel in comparison to the Leeds average for each indicator.

Table 19a: Socio-economic and demographic indicators

2011 Census Indicator	Adel & Wharfedale	Leeds Average
Age		
Under 16	17.6%	17.1%
% aged 16 - 25	8.2%	16.5%
% aged 25 - 44	22.2%	29.5%
% aged 45 - 65	30.4%	23.0%
% aged 65 - 85	19.0%	12.6%
Over 85	2.8%	2.0%

Average Age	45	35
Household Type		
Families with children	21.8%	18.7%
Lone Parents	7.0%	11.9%
Couples under 65 without children	17.8%	20.4%
Single people under 65	15.0%	21.3%
Couples over 65 without children	22.1%	10.7%
Single People over 65	14.9%	12.0%
Ethnicity		
White British	87.5%	81.1%
Irish	0.9%	0.9%
European	2.0%	2.9%
Black and Minority Ethnic	9.5%	15.0%
<i>African Caribbean</i>	0.7%	2.6%
<i>Indian, Pakistani, Bangladeshi, Arab</i>	4.9%	6.2%
<i>Chinese, other Asian</i>	1.4%	2.0%
Mixed ethnicity	1.7%	2.7%

(Source: 2011 Census data in ONS Neighbourhood Statistics 2013)

The population in Adel and the area surrounding, is older than for the city as a whole; it contains more people in professional and managerial occupations and is predominantly white but with a significant BME population. Table 19a shows that

- The number of young people (16 to 25) in the population is half that for the city as a whole. The proportion of households that are single people under 65 single person households aged under 65 is almost 50% lower than for the city as a whole;
- The proportion of people aged over 65 is almost twice that for the city as a whole, and the proportion of people who will grow old over the next 20 years is almost 50% higher than the average for the city as a whole, indicating a growing future demand for housing services for older people, while the proportion of people aged over 85 is almost 50% higher than the city average indicating a potential need for housing with extra care specifically designed for older people
- The proportion of households that are couples without children aged over 65 is almost double that for possible under-occupation of properties, or a potential demand to 'downsize' to smaller homes now, or in the future;
- There is a higher than average proportion of families with children, but the proportion of people of 'family building age' (25 – 44) is significantly lower than for the city as a whole, indicating that while demand from families is currently buoyant, future demand for family sized housing may reduce.
- The population is predominantly white British of origin, but there is a sizeable BME population.

Table 19b: Socio-economic indicators

2011 Census Indicator	Adel & Wharfedale	Leeds Average
Employment		
Full time employed	69.1%	68.4%
Part time employed	25.5%	23.1%

Unemployed	5.4%	8.4%
Occupation		
Professional/Managerial occupations	56.8%	41.1%
Intermediate occupations	33.6%	40.7%
Process, Plant, machine, routine occupations	9.6%	18.2%
Education/Qualifications		
No qualifications	15.5%	23.2%

(Source: ONS Neighbourhood Statistics 2013)

Table 19b shows

- There is a slightly higher proportion of people in full time and part time work than the Leeds average and a much smaller proportion of people unemployed.
- The proportion of people in professional or managerial occupations is significantly higher than for the city as a whole
- The proportion of people in intermediate occupations is lower than the city average and the proportion in routine or manual occupations is half that for the city as a whole.
- The proportion of people without any qualifications is significantly lower than for the city as a whole.

3.0 Assessment of housing market conditions

Drawing upon the data and information assembled above suggests the following assessment could be made of the prevailing housing market conditions in the area surrounding Adel, and the potential demand for housing in the area.

3.1 Supply

Supply of new housing has dwindled and currently across the city new build rates are not keeping pace with housing needs as measured in the SHMA and reviewed in the current LDF Core Strategy. There is new housebuilding taking place in Adel; there is other housing provision under consideration by the City Council, and potential housing provision identified through the Leeds SHLAA.

Local residents are nervous about the prospect of substantial new housebuilding with concerns that this could, in conjunction with potential new housebuilding in the Bramhope area, remove the differences between the two communities and could reduce the 'green' nature of the area which, it is felt, is one of the main reasons for people wanting to live in Adel

Currently, primary schools in Adel and in neighbouring Weetwood/Headingle are at full capacity, and while there may be scope in other schools in adjacent areas, there are also new housing developments proposed in those areas as well. Accordingly, local residents are concerned that there will be insufficient school places and other infrastructure such as public transport, provided to support any substantial new development.

Local residents are supportive however, of new development of housing on a smaller scale to meet local needs especially from older individuals and couples seeking to downsize and for young households of 'family builder' age, and to a point of new affordable housing.

3.2 Availability of Affordable Housing

- 3.2.1 Adel has a high value rental market which would appear to be catering for households on average incomes or over, mainly those relocating, professional households, households leaving marital breakdowns, and those living temporarily in rented housing pending home purchase.
- 3.2.2 Home ownership and market rents in Adel are currently almost impossible for low paid households. Average earners are also facing some difficulties in accessing home ownership especially in accumulating deposits and would be unlikely to have sufficient priority need to access social housing.
- 3.2.3 There is a stock of social rented housing in the area surrounding Adel but this stock is occupied by long term residents and there are few vacancies to enable applicants to the Leeds Housing Register to be rehoused. Households with only a general housing need are having acute difficulties in securing affordable rented housing in the area. In order to clear the 'backlog' of need, an additional supply of affordable rented housing of around 76 homes per year over a 10 year period could be required. This could be at social rents levels or at between social and market rents.

3.3 Access to home ownership and affordability

- 3.3.1 The first time buyer market is continuing to be affected by restrictive lending conditions and the requirement for substantial deposits is affecting the ability of first time buyers to access new properties, while increasing house prices may make home purchase continually difficult for potential first time buyers. There is evidence of a substantial potential demand from first time buyers for affordable housing for sale in the area including a combination of mid-market properties for sale, use of the Help to Buy scheme, and shared equity properties
- 3.3.2 The problems with accessing mortgage finance, plus the increase in younger households and the continuing constrained economic circumstances facing those at the beginning of their working lives is likely to mean that demand for rented housing will increase. There is a small but growing rental market in Adel which could grow further to offer housing options for young working households, especially those saving for the deposit needed to secure a mortgage for home ownership.
- 3.3.3 With a joint income of between £33,200 and £57,500 needed to afford entry level housing (one and two bedroom flats or 2 bedroom houses) in the area surrounding Adel, around 70% of households in the area unable to afford entry level. Additionally, a deposit of £19,260 for a one bed flat, and £33,290 for a two bedroom house, would be required to secure an 80% mortgage at current Loan to Value Ratios (LVRs which would take potential first time buyers a substantial time period to accumulate.
- 3.3.4 Accordingly, there is likely to be a growing demand for rented housing for those unable to quickly provide the required deposit to secure a mortgage.

3.4 Affordability of rental levels

- 3.4.1 There is a rental market in Adel comprising a mix of council housing in Holt Park and market rented properties, in a range of purpose built and converted flats and some houses bought as investments and targeted at professional or relocating households.

- 3.4.2 However, rental levels are high. A joint income of £20,622 is needed to afford market rent for a 1 bed property and of £31,290 to afford a 2 bed property, and the market appears to be geared towards those on average incomes or above and at older households.
- 3.4.3 With market rents in Adel only really affordable to those on average incomes, then there are issues in terms of meeting the needs of households wanting or needing to live in the area on low incomes in work.
- 3.4.4 Affordable Rents (80% market rents) as supported by the Homes and Communities Agency, would take a high proportion of income for those in very low paid jobs. A joint income of between £16,500 and £25,000 is needed to afford rents for 1 or 2 bed properties, which potentially excludes many on bottom quartile incomes, and, raises concerns that this could lead to difficulties for low paid households in maintaining tenancies, especially when other financial commitments (fuel, food/clothing and transport) are taken into account.
- 3.4.5 For benefit claimants, Local Housing Allowance rates for benefit purposes do not cover market rent levels, or Affordable Rents.
- 3.4.6 Demand for social rented properties in the area is strong and vacancies are limited.

3.5 Potential Demand

- 3.5.1 The high proportion of people in areas surrounding Adel who are in full time or self-employment, and in professional, managerial or intermediate occupations, indicate a potential demand for higher or mid-market housing to trade up into. There may also be demand for housing in the area from households moving to Leeds with work.
- 3.5.2 There is likely to be demand for housing both from first time buyers, including households seeking to move from social housing and private rented housing in the area, and from existing owners seeking to trade up from their first home.
- 3.5.3 There is a relatively high proportion of older people living in the area a proportion of whom may need assistance with housing to meet their needs over the next 20 years suggesting a potential demand for housing. Some of this demand may be from older individuals and couples living in large family houses who may want to release equity from their home through 'downsizing' to smaller more manageable housing,

4.0 Potential Interventions

- 4.1 Adel is located between the high value markets in Bramhope, Otley, Alwoodley and Moortown, Horsforth, Cookridge and West Park/Headingley. It has been primarily a 'trading up' market, but has potential to attract 'second step' market for those seeking a move from their first home, and has potential for a 'first time buyer' and as a market rental market. The assessment indicates that a mix of housing is required aimed at higher income groups, households with moderate incomes seeking to trade up, first time buyers and from older people seeking to downsize from family homes to smaller properties (either to rent or buy).

4.2 New housing development

- 4.2.1 Analysis of the Leeds City Council Planning Portal shows there to be four (4) planning applications with planning permission pertaining to Adel, offering potentially 171 new homes and a replacement 24 bed secure children's home.

- a) **University Of Leeds, Bodington Hall, Otley Road, Adel** (Ref. No: 13/01100/ RM) - 106 homes comprising 6 x 2 bed, 8 x 3 bed homes, 24 x 4 bed and 68 x 5 bed homes, of which 16 will be affordable 2 and 3 bed homes.
- b) **University Of Leeds, Bodington Hall, Otley Road, Adel**(Ref. No: 13/04269/RM) - 20 dwellings (3 x 3 bedroom, 7 x 4 bedroom and 10 x 5 bedroom) including 3 x 3 bedroom affordable dwellings providing a mix of tenure across the site, and a public open space area within the development boundary .
- c) **Land North Of Holt Avenue, Otley Road, Adel**(Ref. No: 13/9/00063/MOD) - 45 houses with garages and landscaping plus the laying out of an access road, and off site highway works
- d) **Eastmoor Secure Children’s Home, East Moor Lane, Adel** (Ref. No: 12/04556/FU) - Demolition of the existing buildings and erection of 24 bed Secure Children's Home with reception, admissions and administration area and associated secure perimeter wall/fence, landscaping, car parking and access.

These developments would appear to be focused more on delivering larger 4 and 5 bed properties, than the smaller properties more in line with identified local needs.

4.2.2 There are also three (3) planning applications currently under consideration by Leeds City Council offering the potential for a further 269 new homes

- a) **Land Off Church Lane, Adel** (Ref. No: 14/01874/OT) - up to 60 x 1.5, 2 and 2.5 storey detached, semi-detached and terraced dwellings properties, in a mix of 2, 3 and 4 bedroom properties.
- b) **Land East Of Otley Road, Adel**(Ref. No: 14/01660/OT) - 88 x Single, 1.5, 2 and 2.5 storey detached, semi-detached and terraced dwellings in a mix of 2, 3 and 4 bedroom properties.
- c) **Department For Work And Pensions Government Buildings, Otley Road** (Ref No: 13/04008/OT) - 121 residential units with a combination of terraced semi-detached and detached properties, and a selection of affordable 1, 2 and 3 bedroom properties. Local residents would support this development providing housing for older people.

4.2.3 There are eight (8) other sites for housing identified through the SHLAA which have the capacity for a further 996 new homes. This would significantly alter the nature of the area and there are local concerns that existing infrastructure is inadequate to support such an increased supply.

However, should these sites be developed, It is likely that a wide mix of 2,3 and 4 bed housing will be required in order to meet the needs and requirements of

- People either aged over 65 now or over the coming 20 years, who may want to downsize from family homes to smaller properties, or who may need specialist housing and care
- Young ‘family builders’ (young couples or young couples with small children buying their first home (possibly with assistance through Help to Buy or comparable mechanisms),
- ‘Second stepper’ households i.e. those existing first time buyers seeking to move to the ‘next step’ on the housing ladder
- Incoming household and local families seeking to trade up to larger family housing, and possible from

4.2.4 There are also a further 15 sites identified in the SHLAA, that are located in areas adjoining Adel and which have a capacity for a further 1,900 new homes. The potential housing development in Bramhope could provide significant additional 'executive housing' and family housing opportunities; the potential re-development of the Ida and Cookridge hospital sites could provide a substantial stock of mid to higher market family housing, and small brownfield sites near Holt Park could provide opportunities for affordable rented housing (social or Affordable Rent), or through low cost home ownership to provide a bridge between the social housing in Holt Park, and higher priced housing in Adel and surrounding areas.

4.3 Rented Housing

4.3.1 It is likely that demand for rented housing will increase from young working households, especially young people in the first or second jobs, and those saving for the deposit needed to secure a mortgage for home ownership. These are likely to be the 'family builders' who may preserve the sustainability of amenities in the area.

4.3.2 Given the shortage of available affordable rented housing (and especially social rented housing) to meet the demand from existing and potential households, and the increased demand arising from difficulties in accessing home ownership, there may be a need for an additional supply of new affordable rented housing, incorporating

- housing at rents of between social and market rent levels, could provide a housing option for
 - households in general need on the Leeds Housing Register;
 - young people or couples in their first jobs or seeking to accumulate the deposit needed for home purchase;
 - incoming households moving to Leeds for work, and
 - older people seeking to 'downsize'.

For housing associations who may develop and/or manage such housing, there would be the opportunity to generate higher rental incomes to cross finance new social housing, either in the area or elsewhere.

- housing at social rent levels to meet the needs of households in low paid jobs who cannot afford rents at levels between social and market rents, as well as local vulnerable benefit claimants.

4.4 Housing for older people

4.4.1 Given the relatively high proportion of older people in the surrounding area, and the relatively high proportion of people who will grow older within the next 20 years,

- Some provision may be needed to provide smaller housing units for sale aimed at older households seeking to downsize,
- Additional non-sheltered rented options may be required for older single people or couples seeking to leave family housing in the social rented sector
- Some extra care housing provision could be considered to cater for the needs of the relatively high proportion of over 85 year olds in the local population.

5.0 Conclusions

- 5.1 Adel has a high price and high rental housing market. It has a population that is affluent, but also old and aging, and there is little evidence of any significant influx of new households into Adel. It is a popular and attractive area, parts of its attractiveness arising from its location and semi-rural, 'village' like appearance.
- 5.2 There are development sites within the Adel area with capacity for 440 new homes, that are either under construction, with planning permission but not yet started, or are undergoing consideration for planning permission. There are a further 8 development sites that have been identified in the Leeds SHLAA, that are located in the Adel area, and have a capacity of very close to 1,000 new homes.
- 5.3 While there is clearly a need for significant levels of new housebuilding across Leeds, it is questionable whether this amount of new housing is needed to meet local needs, and there are real local concerns that developments may not be focused upon meeting local needs and that local infrastructure (especially school places and transport links) is inadequate to support such a scale of additional housing supply.
- 5.4 There is evidence of housing need arising from older single people and couples living in properties that are too large for their needs and who want to downsize and release equity from their properties.
- 5.5 There is also evidence that housing is needed to attract young 'family building' households currently, currently being excluded from the local market by prices and unavailable housing of the right type and price, a situation being exacerbated by the high deposits required arising from the high prices in the area and prevailing restraints on mortgage lending.
- 5.6 It is likely that there is demand from existing family households for some larger properties to enable them to 'trade up' within the area itself.
- 5.7 Above average incomes are currently needed to afford house prices and rents in the area. There is then clearly a need for affordable housing provision in the area, either for rent or for low cost home ownership
- 5.8 Local residents are supportive of new housebuilding that meets the needs of older households living in the area and can offer a 'step on the ladder' for younger potentially family building households, with links to the area.
- 5.9 Should substantial new housebuilding take place in and around Adel, then consideration is needed of how to ensure that local infrastructure is adequate to support the increased population.

6.0 Insertion by local authority 12th November 2015

- 6.1 A local HMA is a valuable tool to help local communities preparing a neighbourhood plan to plan positively for local housing needs and should not be used to seek to amend the levels of need which the Core Strategy expects individual HMCA's to accommodate. Evidence gathered at a local

level should align with the wider strategic objectives and policies of the recently adopted Core Strategy.

- 6.2 The Council's strategic evidence base is the Strategic Housing Market Assessment (2011) and this provided a full objectively assessed housing requirement between 2012 and 2028 and evidence on levels and types of need across the authority. As well as this, the Council's Strategic Housing Land Availability Study and the Settlement Hierarchy has guided the distribution of this housing requirement to sustainable locations with least impact on the Green Belt.
- 6.3 Housing needs change over time so this work is continually monitored to ensure, for example, that the balance between job growth and housing growth is correct and to take account of changes such as demographics, household size or commuting patterns. This strategic evidence base operates as a whole across Leeds and supports the Core Strategy objectives and policies. It is not appropriate, therefore, for local amendments to be made as this would necessitate amendments to the evidence base as a whole.
- 6.4 The role for local evidence – whether an HMA or other forms of evidence - is important and should seek to implement specific Core Strategy policies and to inform neighbourhood plans. Policy H4 (housing mix) seeks to provide for a range of types and sizes of houses to meet needs. In this respect, Parish Councils and Neighbourhood forums may wish to explore in more detail the need for a specific housing mix in their area which may involve more homes for older people, first time buyers etc. This evidence could then help the process of identifying suitable housing sites and be a material consideration in the determination of planning applications. Policy H4 expects developers of schemes of over 250 homes (or 50 homes in smaller settlements) to provide a Housing Needs Assessment. There is an opportunity for parish councils and Neighbourhood Forums to influence these HNAs.