



Prospectus: Development opportunities for the provision of housing for Older People

Autumn 2015

Contents:

Foreword from Councillor Lewis and Councillor Mulherin	Page 3
Why have we developed a housing prospectus for older people?	Page 4
A supportive and enabling Council	Page 5
Older People shaping future housing provision	Page 5
How the Council will ensure the provision of quality housing for older people	Page 6
The spectrum of accommodation required for older people	Page 9
Identification of suitable sites	Page 10
Leeds City Council sites available for the development of older people's accommodation	Page 10
Investment by Leeds City Council into older people's housing provision	Page 10
Locality Profiles and demand for Older People's Specialist Housing	Page 12
Site Brochure	Appendix 2

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Foreword

Leeds has an ambition to be the best city to grow old in.

One of the main factors in making this ambition a reality is to ensure that we have the right housing choices available for older people. This is one of the key priorities for the housing growth agenda in the city. To support this, we are publishing this prospectus to encourage delivery of new housing opportunities.

The age profile of the city is projected to change in the coming years with an increased number of people over 65 living in Leeds. It is acknowledged that this could potentially present some challenges but we see this as an exciting opportunity to develop new and innovative housing that is sustainable and takes into account the diverse needs of this age group.

It is acknowledged that housing can have an impact on health and wellbeing. Housing related inequalities exist with older people more likely to live in 'non decent homes' and energy inefficient homes compared to the general population. Poor housing conditions can lead to a wide range of physical and mental health problems. We want to ensure that through the provision of good quality housing, this will enable people to live good quality lives.

Meeting housing need is complex and the Council cannot do this alone. We are committed to work in partnership with developers, local communities, social enterprises and Registered Providers in order to meet aspirations, provide choice, quality, sustainability and promote independence.



Councillor Richard Lewis

Executive Member for Regeneration,
Transport and Planning



Councillor Lisa Mulherin

Executive Member for Health,
Wellbeing and Adults

Why have we developed a housing prospectus for older people?

This prospectus has been produced to encourage the development of new housing for older people in Leeds. Work undertaken over the past couple of years has demonstrated the need for a full spectrum of housing options to meet the differing needs of older people across Leeds' communities.

This prospectus highlights opportunities for investment to expand housing provision in the city's differing localities and varying housing markets.

It is hoped that potential developers, from the private sector, communities, social enterprises and Registered Providers, will then progress these opportunities further and deliver this type of accommodation where the need is demonstrated. 10 locality profiles have been produced, which include demand forecast information to illustrate the type of accommodation needed and details of potential opportunities as outlined in the Site Allocations Plan.

In formulating this prospectus we recognise that the changing needs and aspirations of older people need to be matched by attracting new, high quality, accommodation options to deliver a wide spectrum of provision across all tenure types and including accommodation with care for people with complex needs.

The prospectus will be refreshed on a periodic basis to reflect any new development opportunities, changes in policies and funding sources.

The adopted Leeds Core Strategy indicates that Leeds aims to build 70,000 new homes by 2028, delivering economic benefits from jobs and training to attracting new businesses and funding to the City. In order to meet this target, Leeds requires 3,660 homes a year 2018 followed by 4,700 thereafter.

As part of the delivery of new housing, we want to ensure that the provision meets the need of current and future citizens of the City, through providing a mix of housing, in the right location across a range of affordability levels.

In order to meet the growth targets set out in the Core Strategy, the Site Allocations Plan (SAP) will identify sites to ensure that sufficient land is available in appropriate locations. The SAP will identify specific allocations for housing, employment, retail and greenspace to 2028. Potential suitable sites for older people's housing will also be indicated within the SAP.

The full version of the Leeds Core Strategy can be found on the Council's website:

<http://www.leeds.gov.uk/council/Pages/Core-Strategy-Introduction-Page.aspx>

Details regarding the Site Allocations Plan can be found by following the link below:

[http://www.leeds.gov.uk/council/Pages/Site-Allocations-Development-Plan-Document-\(LDF\).aspx](http://www.leeds.gov.uk/council/Pages/Site-Allocations-Development-Plan-Document-(LDF).aspx)

Provision of new housing for older people is a key priority for the Council. Leeds has a vision of being the best place to grow old in and to ensure that housing growth is delivered to meet the needs of the City.

Projections show that there is expected to be an increased number of older people living in the City in the coming years. Therefore, the Council wants to maximise the number of homes available for older people and increase the range, quality and accessibility of housing options to meet various and changing needs of people as they advance with age. In turn this will:

- Enable older people to live independently for as long as possible;
- Allow older people to age in their place of choice;
- Improve quality of older peoples housing;
- Provide sustainable housing choices to meet the needs of todays and tomorrow's older people;
- Ensuring the continuing availability of new high quality accommodation with care for people with complex needs, particularly in those parts of the City where none currently exist;
- Ensure communities have housing options for varying life stages;
- Support work across the city to address health related inequalities in later life.

A supportive and enabling Council

Leeds City Council acknowledges that we cannot deliver the provision of new housing for older people without working in partnership. Therefore, we intend to take a proactive approach to investment by working with developers, communities social enterprises and Registered Providers to encourage supply to help accelerate delivery, identify areas of need, and promote a collaborative approach.

We are keen to identify opportunities for developers, communities, social enterprises and Registered Providers to work collaboratively and explore co-investment opportunities including Right to Buy Replacement programme for social and affordable rent. The Homes & Communities Agency are supporting this strategic approach to the provision of more specialist accommodation for older people. The HCA would welcome further discussion with on potential investment opportunities.

The Council has also made land available specifically for this purpose and details are contained within Appendix 2 of the prospectus.

Older People shaping future housing provision

Older people have been consulted with on their views about future housing provision in Leeds. It is important that older people have a voice to ensure that their needs and views are taken into account as part of the provision of any new housing developments.

Voice for Older Leeds Tenants (VOLT)

Housing Leeds Voice for Older Leeds Tenants has been consulted with as part of the development of the prospectus in August 2015. VOLT is very supportive of the approach which is being undertaken to encourage new developments in order to provide a range of accommodation for older people from active to assisted living. The group were keen to ensure that resident's views were taken into account as part of any new developments which the Council would be undertaking in partnership with third parties. Therefore, ongoing dialogue will continue with VOLT to ensure that older people have the opportunity to influence new developments moving forward.

Leeds Older People's Forum

In October 2014, Leeds Older People's Forum presented a paper on their thoughts on what should be included in a housing policy developed for older people in Leeds. Some of their recommendations underpin the ambitions of the prospectus:

- Specialist housing, including sheltered and extra care, should be planned based on clear assessments of need and designed to allow people to remain living in them for as long as possible, with links to local services and amenities;
- Any new housing developments for older people in Leeds should have access to good transport and proximity to local shops and amenities, which will help to reduce loneliness and social isolation;
- From feedback provided by older people, new housing developments should include the provision of bungalows and / or ground floor flats, with good links to local transport GP surgeries and social amenities;
- In order achieve independent living for the longer term, all new homes should be built to Lifetime Homes Standards.

In September 2015, the Leeds Older People's Forum provided their support for the development of the prospectus and felt that it was a positive step towards the provision of a wider range of housing opportunities for older people.

How the Council will ensure the provision of quality housing for older people

Leeds City Council has adopted a number of principles to ensure than new housing is of a high standard and meets the vision for high quality, sustainable accommodation.

The Leeds Standard

The Council, working alongside commercial developers to encourage design excellence, has led to the concept of a new design standard – the Leeds Standard.

The idea behind the development of improved standards flows out of the recognition that good design can make a positive contribution to neighbourhoods, meeting the need for new homes in a way which ensures consistently good quality housing across all tenures.

The Leeds Standard has three key components:

Design quality – incorporating good urban design and layout set out within Neighbourhoods for Living. NfL was initially adopted by Leeds City Council in 2003 to provide guidance to developers for the delivery of quality housing designs that recognise local character and identities. This is underpinned by 10 Urban Design Principles which the Councils Executive Board adopted in 2005. The NfL continues to illustrate a full range of quality concepts for the delivery of good housing design. It is the Council's view that these sound concepts continue to be valid to help delivery the objective of good housing design. The full version of Neighbourhoods for Living can be found on the Councils website by visiting:

<http://www.leeds.gov.uk/council/Pages/Neighbourhoods-for-living.aspx>

Space standards - developing properties to appropriate sizes which can be flexible and able to be reconfigured if required. Space standards within the Leeds Standard reflect the Nationally Described Space Standards which came into effect from 1st October 2015. The Standard utilises best practice in terms of accessibility and the Council is in the process of evaluating the Housing Standards Review (including the accessibility options) through the Local Plan system subject to the demonstration of need and a viability test. The anticipated timescales given the stages which the Local Plan Process must undertake are that we hoping to adopt policies by the end of 2016 or as soon as practical.

Energy efficiency standards – wherein design solutions which provide very high energy efficient properties will be developed to minimise running costs for tenants, address fuel poverty and contribute to broader sustainability agendas.

Extra Care Housing – The Leeds Model

In order to assist with the delivery of the Extra Care housing, required to meet current and projected need, the Leeds model for Extra Care has been produced. This outlines some guiding principles regarding quality, core design requirements, operation of the schemes and the commissioning model for care and support. This Leeds vision for Extra Care housing is to:

- Support the health and well-being of older people who wish to live independently;
- Provide an alternative to residential care;
- Ensure that older people have a wider choice of housing and care options including the provision of person centred care and support;
- Promote specialist homes for older people that are for rent, shared ownership and for sale.

There is an aspiration to provide Extra Care housing in every locality of Leeds. This will mean that apartments will be a range of rented, owned outright or part owned/part rented, with some schemes having a mix of tenures.

From experience, it is suggested that the optimum size for an Extra Care housing scheme is 45 apartments. It is also suggested that Extra Care housing schemes should ideally be comprised of two bedroom properties with a relatively small number of one bedroom properties if for example the size or location of the site restricts development.

A full copy of the Extra Care Housing – The Leeds Model, can be provided on request.

The Leeds Quality Framework for Accommodation with Care Provided

For two years now Leeds has operated a quality framework with providers of registered residential and nursing care in the City aligned to a sustainable fee structure. We believe this provides a long term, stable platform for developers and care home operators to consider investment in new facilities the City particularly those which will provide long term care to older people with high complex needs, including those experiencing dementia.

We know that a wider range of housing options designed to maximise independence, choice and control, will need to be matched by ensuring the continuing provision of this type of specialist care facility.

Housing our Ageing Population: Panel for Innovation

Alongside the Leeds Standard and Extra Care Housing Model outlined above, where possible, the Council would encourage potential providers to consider the best practice standards from Housing our Ageing Population: Panel for Innovation (HAPPI). HAPPI seeks to reduce the institutional feel of buildings and emphasises light, space and adaptability, are implemented as part of any new housing developments for older people.

For further information on the HAPPI standards, please visit:

<https://www.gov.uk/government/publications/housing-our-ageing-population-panel-for-innovation>

Improving the quality of life for older people

Good quality, affordable and accessible housing, complemented by strong community networks, is the key to helping older people maintain good levels of health and wellbeing. Therefore, we want to place health and wellbeing at the heart of future housing provision. This will enable us to support older people to live healthier, independent lives and ensure that future housing meets the needs of the most vulnerable older people in Leeds.

Housing is a social determinant of health. There is a link between housing conditions and health inequalities later in life. Older people are more likely to live in 'non decent homes' and energy inefficient homes compared to the general population. Poor housing conditions can lead to a wide range of physical and mental health problems. National research has established a link between poor housing and chronic health conditions such as heart disease, stroke, mental health, respiratory conditions, arthritis and rheumatism.

Housing related factors that influence older people's health include:

- Housing type and design: through the provision of well designed, adaptable homes meeting changing needs of older people, will contribute towards reducing the risk of accidents and falls, and also depression which lack of mobility can lead to;
- Neighbourhood effects: through well designed neighbourhoods, underpinned by Neighbourhoods for Living, this can have a positive effect on older people's mental health.

Poorly designed neighbourhoods can affect older people's perception of their safety and this can lead to reluctance to leave home, loss of confidence and prevent them leading a normal life. In addition older people can feel excluded from their neighbourhoods which can lead to feelings of loneliness and isolation.

There is a need then to provide older people with a choice of tenure, location, size, affordability and type of care and support offered through specialist and alternative housing. Through the provision of good quality, accessible and affordable housing a significant impact can be made to maximise older people's quality of life, physical health and social wellbeing, especially for those who are most vulnerable in our communities.

NHS England Healthy Towns Programme

NHS England have invited expressions of interest in their 'Healthy New Towns' programme, in which they are seeking to establish up to five ambitious, long-term partnerships with local areas through which to develop healthier neighbourhoods and towns. It is one of the initiatives as part of the Five Year Forward View and is part of the ambition by NHS England to have more input to health promotion and place making.

NHS England are looking to form partnerships with local areas with future population growth and housing needs in order to develop these radical new approaches to shaping the built environment.

Partners in Leeds are interested in submitting an expression of interest to the NHSE Healthy New Towns programme to form a strategic partnership with NHSE and others. The areas within scope of the expression of interest are:

- Older People – specialist provision and intergenerational living
- New models of care and provision for physical spaces
- Obesogenic environment
- Best use of old NHS estate
- Social connectedness and community cohesion

The spectrum of accommodation required for older people

This prospectus is to encourage developers and providers to deliver a wide range of accommodation for older people and articulate the range of needs in the city. It is acknowledged that there is a significant need for accommodation for older people aged 75+, specifically through the provision of Extra Care housing but alongside this, a range of other housing types are required to ensure that options are available for older people through the spectrum of active to assisted living:

- Accommodation for those able to live totally independently;
- Provision for those with some support needs and requirement for communal facilities;
- Assisted living with full care provision.

Identification of suitable sites

Core Strategy Policy H4 states that development should include an appropriate mix of dwelling types and tenures and include the need to make provision for independent living (Policy H8). It states that for developments over 250 units in or adjoining the main urban area and major settlements or for developments over 50 units in or adjoining smaller settlements, developers need to submit a Housing Needs Assessment addressing all tenures, including older people and independent living to ensure that the needs of the locality are met.

For smaller scale developments, Core Strategy Policy H8 seeks to ensure that developments can contribute towards the provision of housing aimed at older people; this could include the provision of level access.

As a requirement of Core Strategy Policy H8, the Site Allocations Plan identifies housing sites considered to be particularly suitable for older people housing that are within 400m walking distance of town and local centres across Leeds and as such, close to amenities and facilities. However, it must be stressed that this is not an exhaustive list of sites suitable for older people; moreover they are located close to amenities.

Other sites within the SAP of over 250 units in or adjoining the main urban area and major settlements and development of over 50 units in or adjoining smaller settlements, are required to demonstrate that they are meeting the need for local housing including providing for older people where required

Leeds City Council sites available for the development of older people's accommodation

As part of the Council's commitment to support the development of accommodation for older people, a number of Council owned sites have been identified for sale for this type of housing provision. The Council sites identified for sale have been strategically selected to link with locality demand profiles to ensure that there is an opportunity to deliver schemes to address unmet need. Specific details are included in a site brochure which accompanies the prospectus.

Investment by Leeds City Council into Older People's Housing Provision

Leeds City Council has made significant investment into housing for older people; building new Extra Care accommodation, designating Council owned land for older people's housing provision and improving existing sheltered housing stock. This demonstrates the Council's commitment to the provision of improved housing choices for older people.

Extra Care

The provision of a new mixed tenure Extra Care housing scheme on the site of the former Howarth Court sheltered housing at Yeadon is currently under construction. The Wharfedale View scheme will provide 45 self-contained high quality apartments and will be the first council owned and managed extra care scheme in the City. The development comprises of 18 one bedroom and 27 two bedroom apartments, along with a range of vibrant communal and outdoor spaces. The scheme is supported by grant funding from the Department of Health.



An architect's impression of Wharfedale View Extra Care Scheme, Yeadon

Sheltered Housing

Leeds City Council is reviewing its existing sheltered housing stock to ensure that it is fit for purpose and provides sustainable accommodation for older people. A number of schemes are in the process of or have benefited from capital investment to improve the quality of accommodation available for Housing Leeds tenants:

An investment programme is underway at Wharfedale Court to convert an unused annex into four new self-contained apartments. This will provide new accommodation within the Otley & Yeadon Ward, which has the most significant levels of demand for both older people aged 65-75 and 75+.

Farrah Lane, located in Adel & Wharfedale Ward, has also benefitted from a significant level of investment. A c£1.6m refurbishment project has been completed in order to convert bedsit accommodation into self-contained apartments.

Alongside this, c£12m allocated within the Housing Leeds investment strategy for sheltered housing remodelling, plus additional funding for expenditure on communal areas, and decency works within individual dwellings.

Ingram Court, in Beeston & Holbeck Ward, has benefited from PFI investment to remodel an existing sheltered housing scheme. The scheme comprises of 23 fully refurbished apartments, three of which are fully adapted for a disabled tenant and include two bedrooms. The one bedroom apartments are self-contained and have been reconfigured to provide tenants with more space, wet floor showers and new kitchens. Tenant's warmth, safety and security have been considered throughout the design. Alongside the internal remodelling, external improvements were also made to create better outdoor facilities for the tenants.

Locality Profiles and demand for Older People's Specialist Housing

To provide potential developers with information about demand and site opportunities, 10 locality profiles have been produced. The profiles provide an overview of each area in terms of the levels of current and projected future demand and the type of accommodation needed. Alongside this, maps of sites identified as being suitable for older people's housing, as identified through the Site Allocations process, are also included.

All sites currently identified in Phase 1 of the Site Allocation Plan (SAP) deemed to be appropriate in whole or part for older people's housing and / or independent living accommodation have been reviewed for their likely suitability to potentially provide specialist older people's accommodation.

It is to be acknowledged that this is not a definitive list of sites and there will be other locations across the city which could be suitable for this type of provision but serves to illustrate the potential investment opportunities available.

As indicated above, current and future demand forecast for different types of older people's accommodation is outlined. This provides potential developers and providers with an outline of the projected quantum of need across the City. The projections have been produced by the Council's Adult Social Care Directorate based on Cordis Bright and Planning4Care, 2009, and More Choice Greater Voice, DOH 2008, methodologies. These are a forecasting model which is reviewed on a regular basis and is therefore subject to change in line with changes to demand and supply patterns. Figures indicated in red with a minus symbol indicates an under supply.

The number of people aged over 75 on the Leeds Housing Register is also provided to show the level of current demand for those wanting an affordable rented property.

Copies of individual locality maps are available on request.

Inner East Locality Profile

Locality Overview

Inner East Leeds is made up the electoral wards of Burmantofts & Richmond Hill, Gipton & Harehills, Killingbeck & Seacroft and comprises a number of distinct communities. From 2013 mid-year estimates, the number of people aged over 65 stands at 8,924, which is equivalent to 10.8% of the total population of the locality.

There is a neighbourhood framework in place for the Killingbeck & Seacroft Ward which the Council has developed to outline a vision for the future shape of some areas of the City and will act as informal planning guidance which will support the regeneration of these areas. For further information, please visit: <http://www.leeds.gov.uk/residents/Pages/Killingbeck-and-Seacroft-Neighbourhood-Framework.aspx>

Current indicative profile of demand and need:

Inner East Locality	Burmantofts & Richmond Hill	Gipton & Harehills	Killingbeck & Seacroft
Leeds Housing Register Waiting List 75+ Age Range	21	30	32
Current Under / Over Supply of Extra Care	6	-27	-45
Current under / over supply of Care Beds <i>without</i> Nursing	-24	118	27
Current under / over supply of Care Beds <i>with</i> Nursing	76	-49	-60

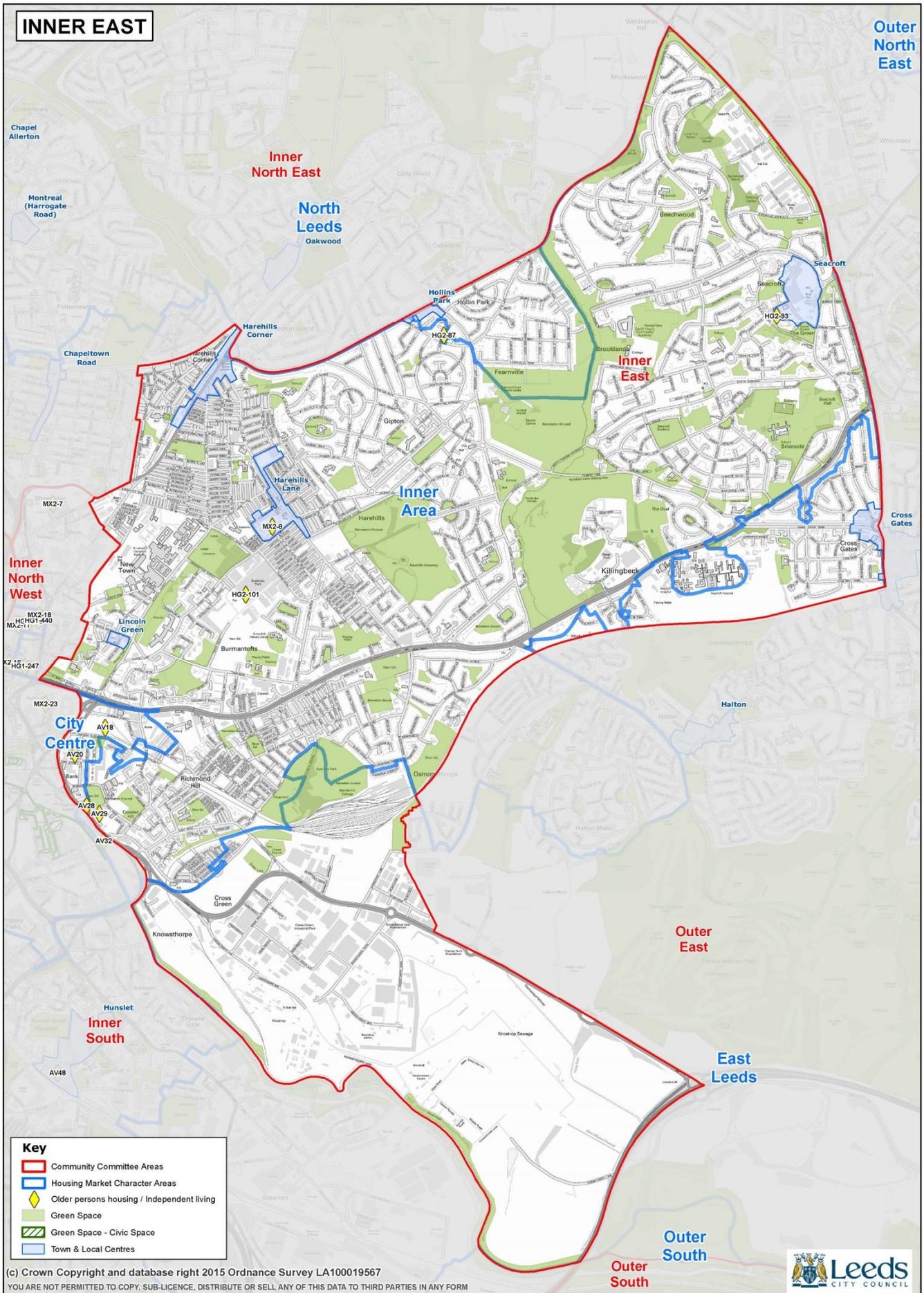
Projected indicative need for different types of specialist accommodation by 2028:

Inner East Locality	Burmantofts & Richmond Hill	Gipton & Harehills	Killingbeck & Seacroft
Projected under / over supply of Extra Care housing	-6	-37	-61
Projected under / over supply of Care Beds <i>without</i> Nursing	-18	123	35
Projected under / over supply of Care Beds <i>with</i> Nursing	54	-67	-89

N.B. Figures in red indicate an under supply

Site Allocation Plan – Phase 1 sites:

Reference	Location	Approx. site size ha
AV18	Marsh Lane	3.67
AV20	Yorkshire Ambulance Station, Saxton Lane	0.60
AV28	Bow Street and East Street	0.13
AV29	Ellerby Road and Bow Street	0.81
MX2-8	Former Compton Arms, Compton Road	0.45
HG2-87	Amberton Terrace	1.57
HG2-93	Brooklands Avenue	0.83
HG2-101	Hudson Road, Hudson Mill (Arcadia), Burmantofts	11.37



Inner North East Locality Profile

Locality Overview

Inner North East Leeds is made up of many distinct neighbourhoods and covers the electoral wards of Chapel Allerton, Moortown and Roundhay. From 2013 mid-year estimates, the number of people aged over 65 stands at 10,329, which is equivalent to 14% of the total population of the locality.

There is a neighbourhood framework in place for the Beckhills Estate, Chapel Allerton Ward, which the Council has developed to outline a vision for the future shape of some areas of the City and will act as informal planning guidance which will support the regeneration of these areas. For further information, please visit: <http://www.leeds.gov.uk/residents/Pages/Beckhills.aspx>

Current indicative profile of demand and need:

Inner North East Locality	Chapel Allerton	Moortown	Roundhay
Leeds Housing Register Waiting List 75+ Age Range	51	61	10
Current Under / Over Supply of Extra Care	-34	79	16
Current under / over supply of Care Beds without Nursing	22	-2	51
Current under / over supply of Care Beds with Nursing	109	-42	235

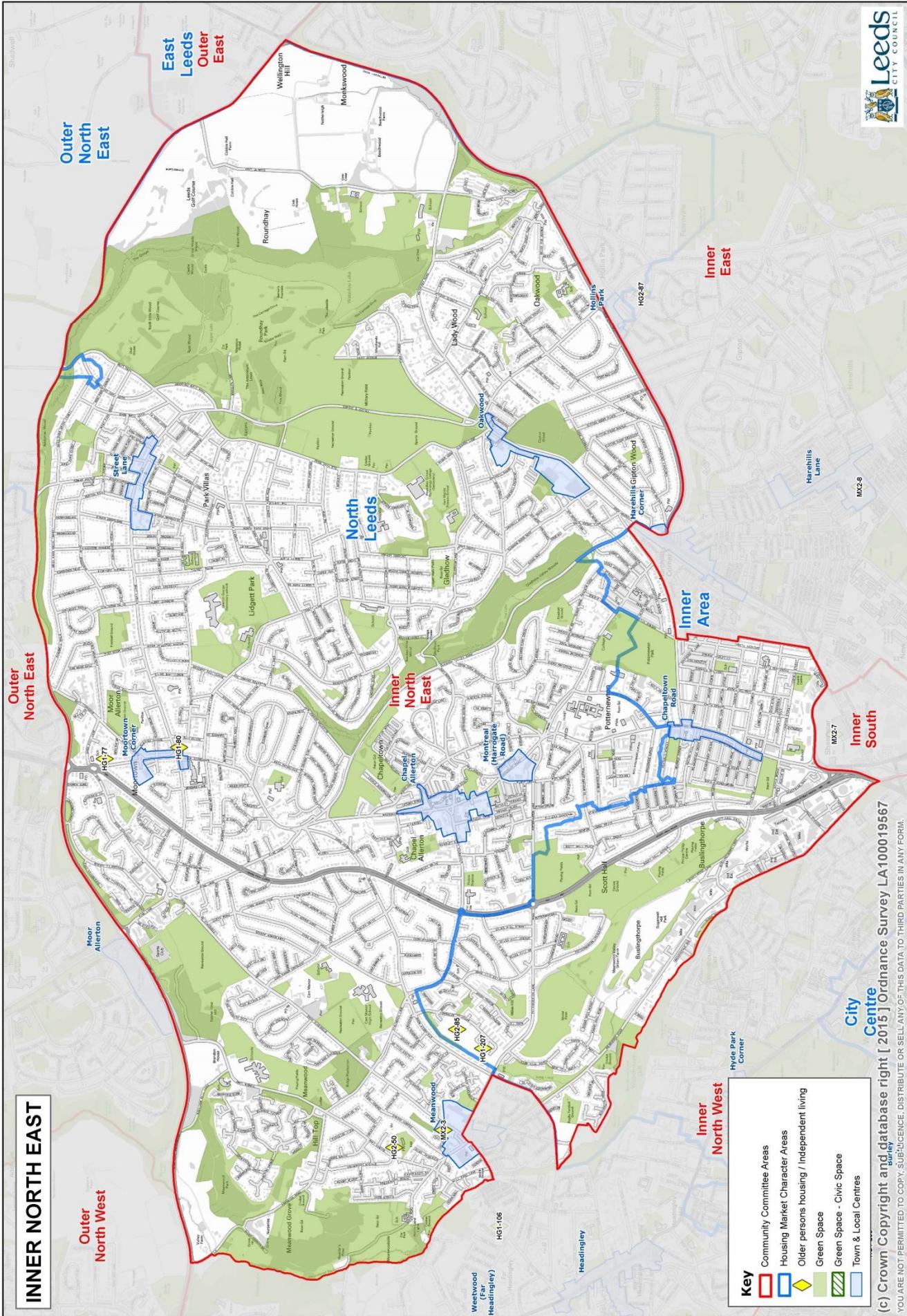
Projected indicative need for different types of specialist accommodation by 2028:

Inner North East Locality	Chapel Allerton	Moortown	Roundhay
Projected under / over supply of Extra Care housing	-46	60	-2
Projected under / over supply of Care Beds without Nursing	28	7	74
Projected under / over supply of Care Beds with Nursing	87	-76	202

N.B. Figures in red indicate an under supply

Site Allocations Plan – Phase 1 sites:

Reference	Location	Approx. site size ha
MX2-3	Meanwood Road Working Men's Club, Meanwood Road	0.47
HG1-77	468 Harrogate Road	0.13
HG1-80	467 Street Lane	0.04
HG1-207	Beckhill Garth / Approach	2.70
HG2-50	Church Lane - Paddock, Meanwood LS6	0.70
HG2-85	Beckhill Approach, Miles Hill Primary School, Meanwood	2.28



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INNER NORTH EAST

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- Key**
- Community Committee Areas
 - Housing Market Character Areas
 - Older persons housing / Independent living
 - Green Space
 - Green Space - Civic Space
 - Town & Local Centres

Outer North East Locality Profile

Locality Overview

The Outer North East area of Leeds, covering the Wards of Alwoodley, Harewood and Wetherby, is made up of a number of local communities and rural villages. The locality has 16 Town & Parish Council's within the boundary.

From 2013 mid-year estimates, the number of people aged over 65 stands at 13,970, which is equivalent to 22.9% of the total population of the locality.

Current indicative profile of demand and need:

Outer North East Locality	Alwoodley	Harewood	Wetherby
Social Housing Demand: Leeds Housing Register Waiting List 75+ Age Range	24	31	99
Current Under / Over Supply of Extra Care	13	-50	-47
Current under / over supply of Care Beds without Nursing	-41	-36	-16
Current under / over supply of Care Beds with Nursing	-103	-90	-32

Projected indicative need for different types of specialist accommodation by 2028:

Outer North East Locality	Alwoodley	Harewood	Wetherby
Projected under / over supply of Extra Care housing	52	-68	-66
Projected under / over supply of Care Beds without Nursing	-31	-27	-7
Projected under / over supply of Care Beds with Nursing	-140	-122	-68

N.B. Figures in red indicate an under supply

Site Allocations Plan – Phase 1 sites:

Reference	Location	Approx. site size ha
HG1-30	Wetherby Health Centre	0.40
HG2-20	Mercure Hotel, Wetherby Road, Wetherby	1.85

Inner South Locality Profile

Locality Overview

Inner South Leeds is made up the electoral wards of Beeston & Holbeck, City & Hunslet and Middleton Park. From 2013 mid-year estimates, the number of people aged over 65 stands at 8,318, which is equivalent to 10.1% of the total population of the locality.

There is a neighbourhood framework in place for Middleton & Belle Isle, which the Council has developed to outline a vision for the future shape of some areas of the City and will act as informal planning guidance which will support the regeneration of these areas. For further information, please visit: <http://www.leeds.gov.uk/residents/Pages/Middleton-and-Belle-Isle-Neighbourhood-Framework.aspx>

Current indicative profile of demand and need:

Inner South Locality	Beeston & Holbeck	City & Hunslet	Middleton Park
Social Housing Demand: Leeds Housing Register Waiting List 75+ Age Range	44	21	51
Current Under / Over Supply of Extra Care	-18	28	-40
Current under / over supply of Care Beds without Nursing	-26	47	56
Current under / over supply of Care Beds with Nursing	18	165	-23

Projected indicative need for different types of specialist accommodation by 2028:

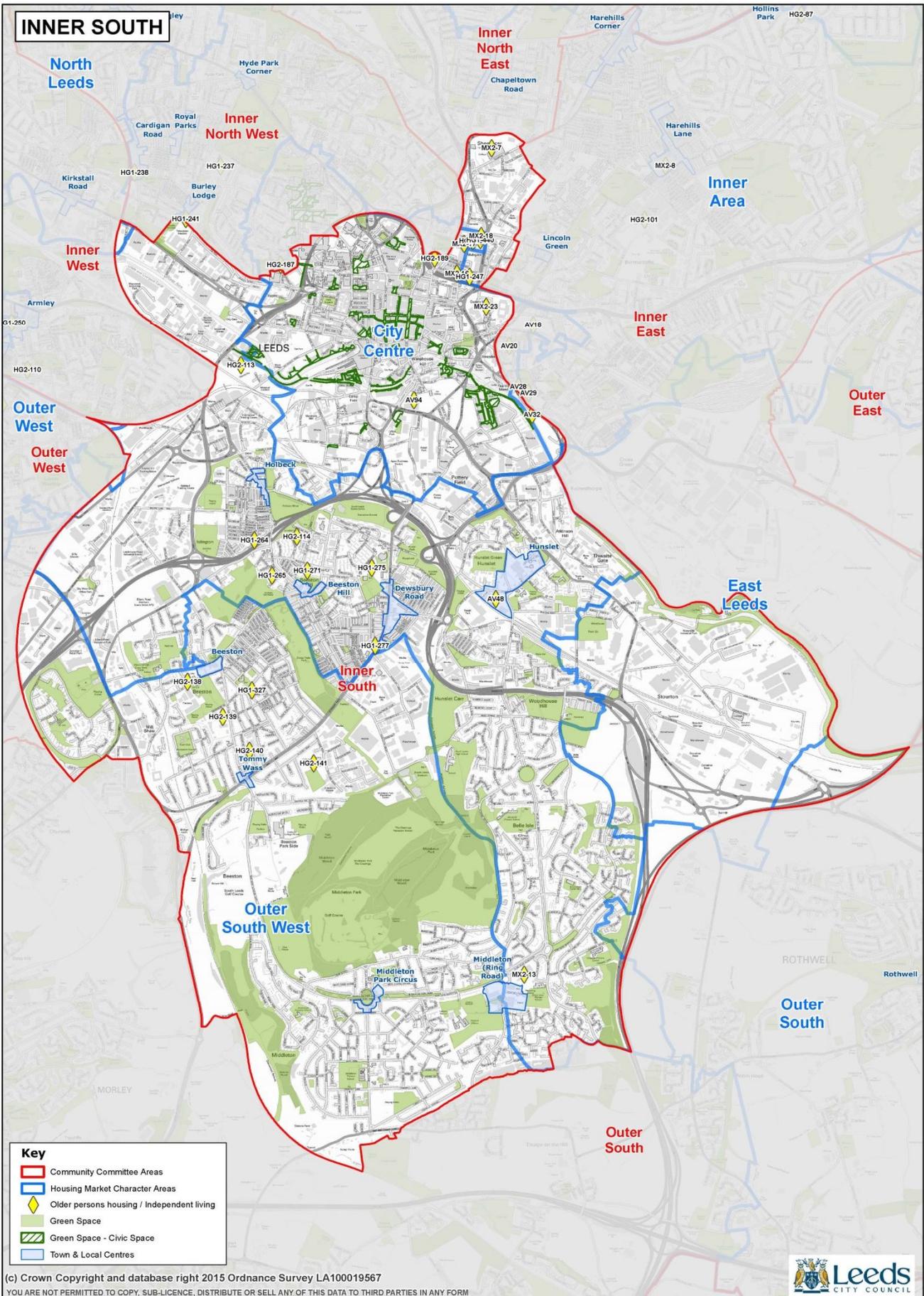
Inner South Locality	Beeston & Holbeck	City & Hunslet	Middleton Park
Projected under / over supply of Extra Care housing	-31	19	-55
Projected under / over supply of Care Beds without Nursing	-20	51	63
Projected under / over supply of Care Beds with Nursing	-6	148	-49

N.B. Figures in red indicate an under supply

Site Allocations Plan – Phase 1 sites:

Reference	Location	Approx. site size ha
AV32	Rose Wharf Car Park, East Street	0.46
AV48	Former Motor Dealers, Church St, Hunslet	1.29
AV94	South Bank Planning Statement Area	19.52
MX2-7	Thomas Danby College, Roundhay Road	4.82

MX2-13	Benyon House	2.48
MX2-16	Bridge Street, Baker House	0.2
MX2-17	North Street - Leeds College of Building	0.9
MX2-18	Regent Street / Skinner Lane LS2	0.21
MX2-23	Quarry Hill/York Street Leeds	2.74
HG1-247	Bridge Street, Gower Street, Regent Street	0.91
HG1-264	86 Elland Road, Holbeck	0.06
HG1-265	Fairfax Road	0.72
HG1-271	Malvern Rise	0.82
HG1-275	Bismarck Street	1.30
HG1-277	272a Dewsbury Road	0.04
HG1-327	Barkly Road	0.54
HG1-440	17 Regent Street, Sheepscar	0.23
HG2-113	Round House (rear of)	0.99
HG2-114	Cambrian Street, LS11	0.64
HG2-138	Park Lees site, St Anthony's Road, Beeston	0.51
HG2-139	Old Lane - Jubilee Works, Beeston	1.23
HG2-140	Dewsbury Road, Leeds, LS11 7DF	1.85
HG2-141	Westland Road	2.03
HG2-189	North Street (59) - Caspar building and Centenary House LS2	0.73
HG2-190	Leylands Road LS2	0.03



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Outer South Locality Profile

Locality Overview

Outer South Leeds comprises of four Wards; Ardsley & Robin Hood, Morley North, Morley South and Rothwell. From 2013 mid-year estimates, the number of people aged over 65 stands at 14,676, which is equivalent to 16.5% of the total population of the locality.

Current indicative profile of demand and need:

Outer South Locality	Ardsley & Robin Hood	Morley North	Morley South	Rothwell
Leeds Housing Register Waiting List 75+ Age Range	18	21	117	96
Current Under / Over Supply of Extra Care	-31	-42	-39	-46
Current under / over supply of Care Beds without Nursing	-22	70	18	105*
Current under / over supply of Care Beds with Nursing	-55	-19	-71	-47

* Includes new build care home due to open in February 2016.

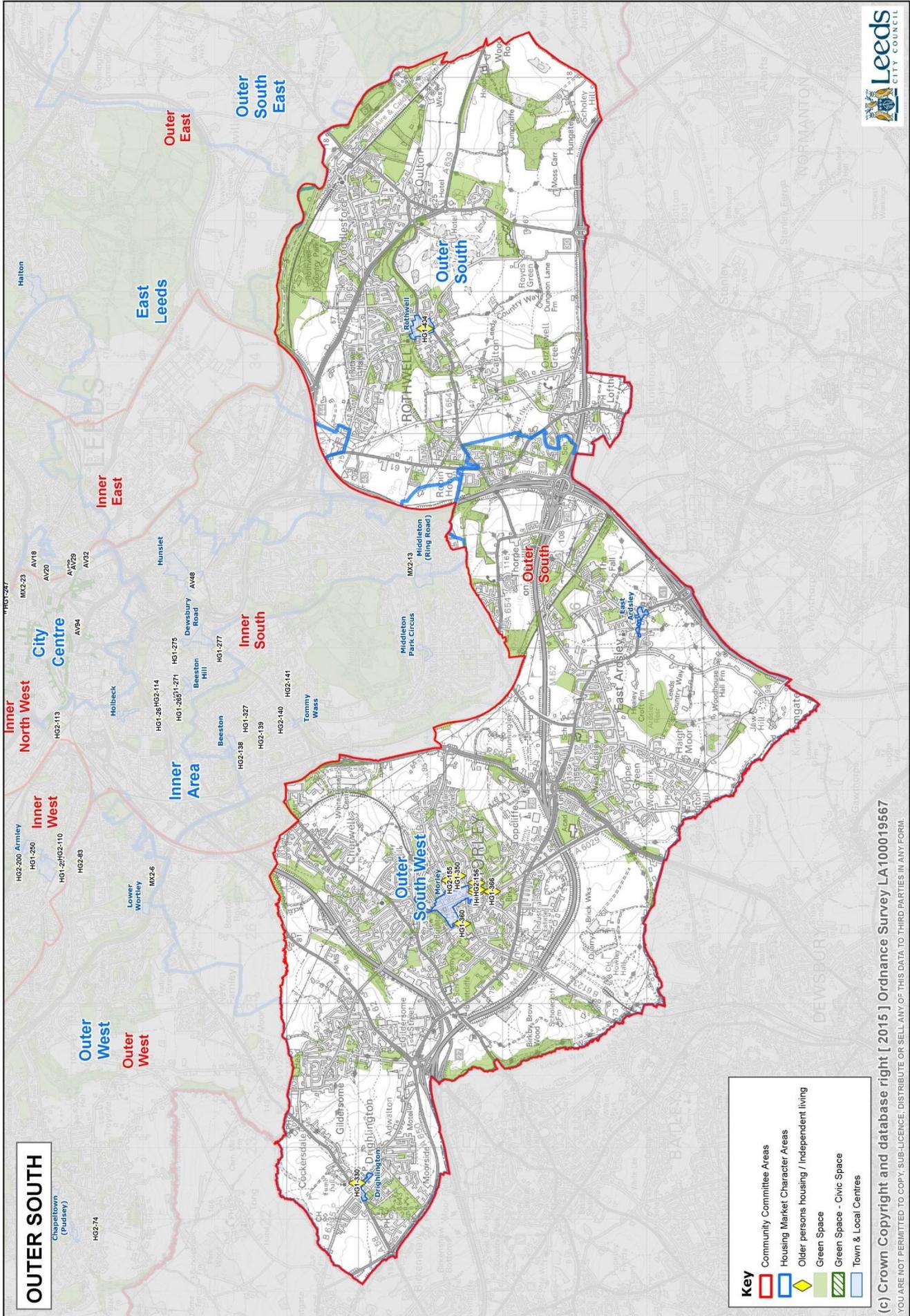
Projected indicative need for different types of specialist accommodation by 2028:

Outer South Locality	Ardsley & Robin Hood	Morley North	Morley South	Rothwell
Projected under / over supply of Extra Care housing	-42	-58	-53	-63
Projected under / over supply of Care Beds without Nursing	-17	78	25	113
Projected under / over supply of Care Beds with Nursing	-75	-47	-96	-77

N.B. Figures in red indicate an under supply

Site Allocations Plan – Phase 1 sites:

Reference	Location	Approx. site size ha
HG1-330	Drighlington Junior School, Whitehall Road	0.37
HG1-350	South Street – Park Mills, Morley	0.40
HG1-360	Corporation Street, Morley	0.36
HG1-364	Land at Junction of St Paul's Street, South Queen Street	0.07
HG1-365	The Former Sycamore Public House, High Street	0.07
HG1-366	Bridge Street, Morley	0.25
HG1-404	Marsh Street, Rothwell	0.05
HG2-155	Joseph Priestly College	0.40
HG2-156	Rod Mills Lane, High Street, Morley	1.84



OUTER SOUTH

Key

- Community Committee Areas
- Housing Market Character Areas
- Older persons housing / Independent living
- Green Space
- Green Space - Civic Space
- Town & Local Centres

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Outer East Locality Profile

Locality Overview

The Wards of Crossgates & Whinmoor, Garforth & Swillington, Kippax & Methley and Temple Newsham are located with the Outer East locality. The locality has eight Town & Parish Councils primarily operating within the locality. From 2013 mid-year estimates, the number of people aged over 65 stands at 16,315, which is equivalent to 20.3% of the total population of the locality.

Current indicative profile of demand and need:

Outer East Locality	Crossgates & Whinmoor	Garforth & Swillington	Kippax & Methley	Temple Newsham
Leeds Housing Register Waiting List 75+ Age Range	32	102	55	73
Current Under / Over Supply of Extra Care	38	-48	-40	-44
Current under / over supply of Care Beds without Nursing	-39	147	129	-32
Current under / over supply of Care Beds with Nursing	-24	-86	15	59

Projected indicative need for different types of specialist accommodation by 2028:

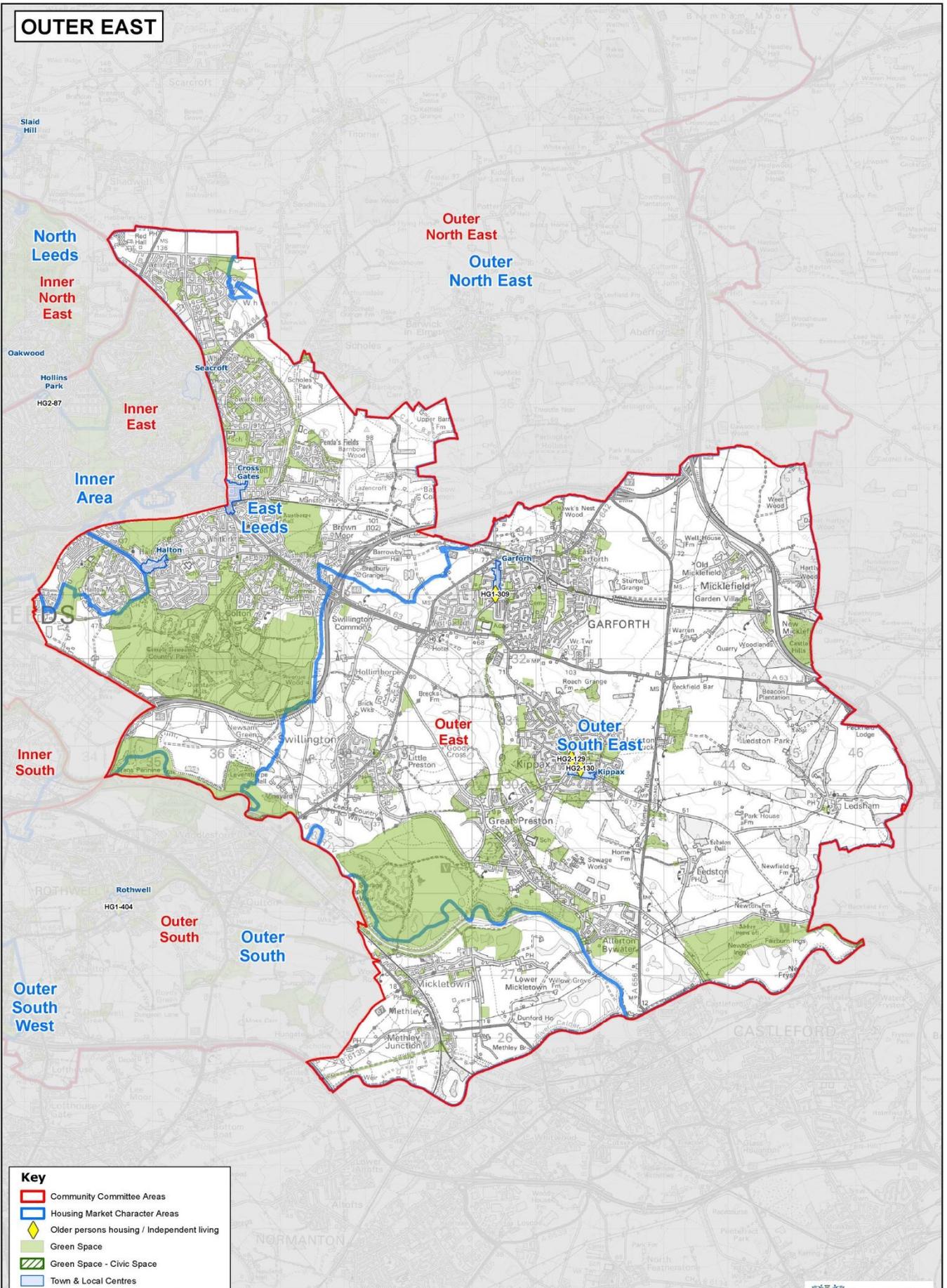
Outer East Locality	Crossgates & Whinmoor	Garforth & Swillington	Kippax & Methley	Temple Newsham
Projected under / over supply of Extra Care housing	19	-65	-54	-60
Projected under / over supply of Care Beds without Nursing	-29	213	136	-24
Projected under / over supply of Care Beds with Nursing	-59	-117	-11	31

N.B. Figures in red indicate an under supply

Site Allocations Plan – Phase 1 sites:

Reference	Location	Approx. site size ha
HG1-309	Beech Grove / Avenue, Garforth	0.07
HG2-129	Ash Tree Primary School, Kippax	0.55
HG2-130	Land at 25 - 29 High Street, Kippax	0.40

OUTER EAST



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Inner West Locality Profile

Locality Overview

The Inner West locality comprises of the Wards of Armley, Bramley & Stanningley and Kirkstall. The area has four large designated town centres: Armley, Bramley, Kirkstall & Kirkstall Road. From 2013 mid-year estimates, the number of people aged over 65 stands at 8,366, which is equivalent to 12.1% of the total population of the locality.

Current indicative profile of demand and need:

Inner West Locality	Armley	Bramley & Stanningley	Kirkstall
Leeds Housing Register Waiting List 75+ Age Range	37	74	17
Current Under / Over Supply of Extra Care	-40	5	-34
Current under / over supply of Care Beds without Nursing	183	-26	0
Current under / over supply of Care Beds with Nursing	-12	-65	-61

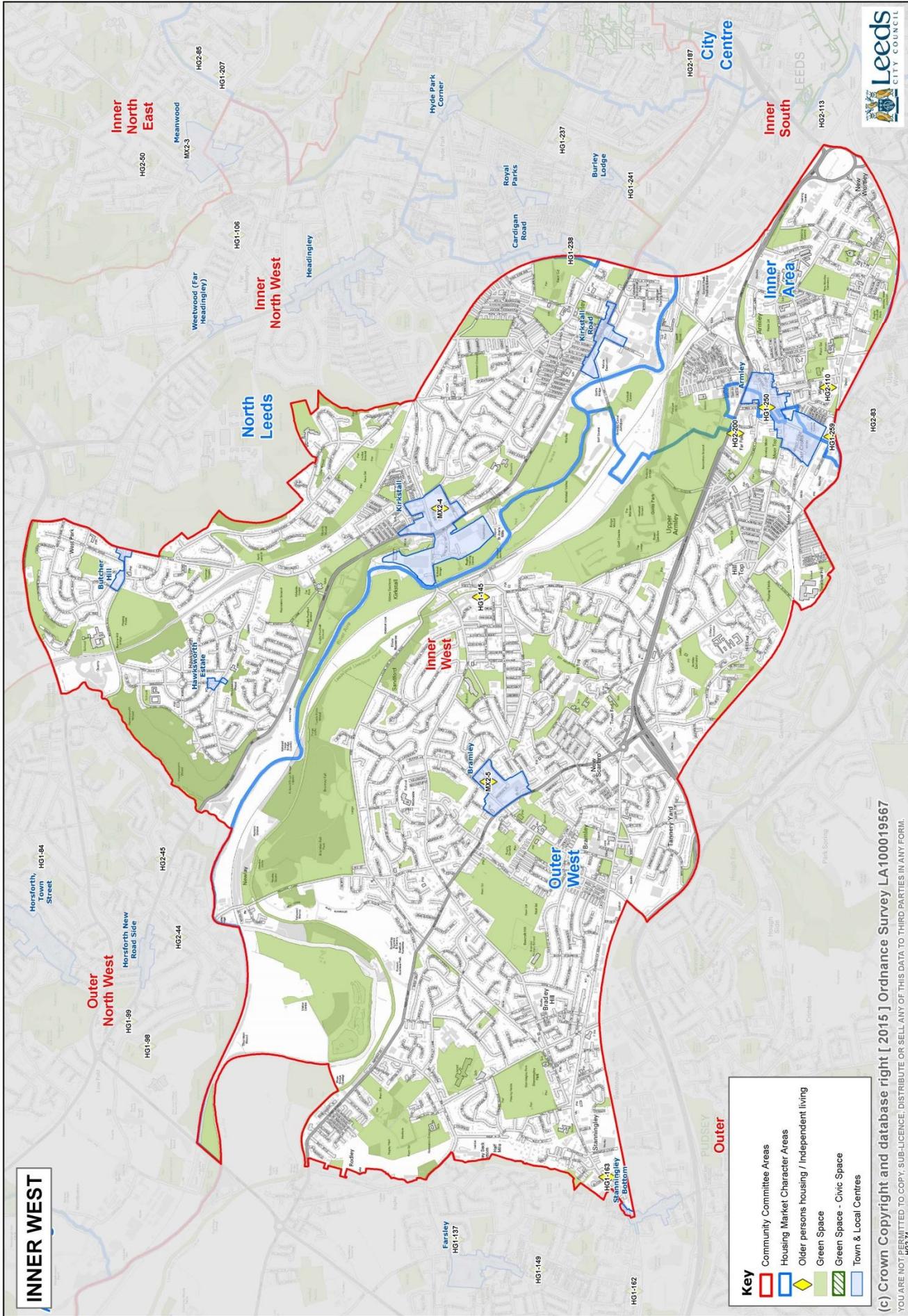
Projected indicative need for different types of specialist accommodation by 2028:

Inner West Locality	Armley	Bramley & Stanningley	Kirkstall
Projected under / over supply of Extra Care housing	-55	-8	-46
Projected under / over supply of Care Beds without Nursing	190	-20	6
Projected under / over supply of Care Beds with Nursing	-38	-89	-83

N.B. Figures in red indicate an under supply

Site Allocations Plan – Phase 1 sites:

Reference	Location	Approx. site size ha
MX2-4	Kirkstall District Centre	3.62
MX2-5	Waterloo Lane, Leeds	1.25
HG1-145	3 Canal Wharf, Wyther Lane	1.12
HG1-250	Theaker Lane	0.10
HG2-110	Wesley Road (west of), Tong Road (north of), Armley	1.03
HG2-200	Stanningley Road, Leeds	0.56



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Outer West Locality Profile

Locality Overview

The Wards of Calverley & Farsley, Farnley & Wortley and Pudsey are located within this locality. The area has five designated town and local centres: Farsley, Stanningley Bottom, Pudsey Chapeltown, Pudsey and Lower Wortley. From 2013 mid-year estimates, the number of people aged over 65 stands at 11,606, which is equivalent to 16.4% of the total population of the locality.

Current indicative profile of demand and need:

Outer West Locality	Calverley & Farsley	Farnley & Wortley	Pudsey
Leeds Housing Register Waiting List 75+ Age Range	36	31	163
Current Under / Over Supply of Extra Care	-44	-47	-50
Current under / over supply of Care Beds without Nursing	-32	126	81
Current under / over supply of Care Beds with Nursing	78	-15	-49

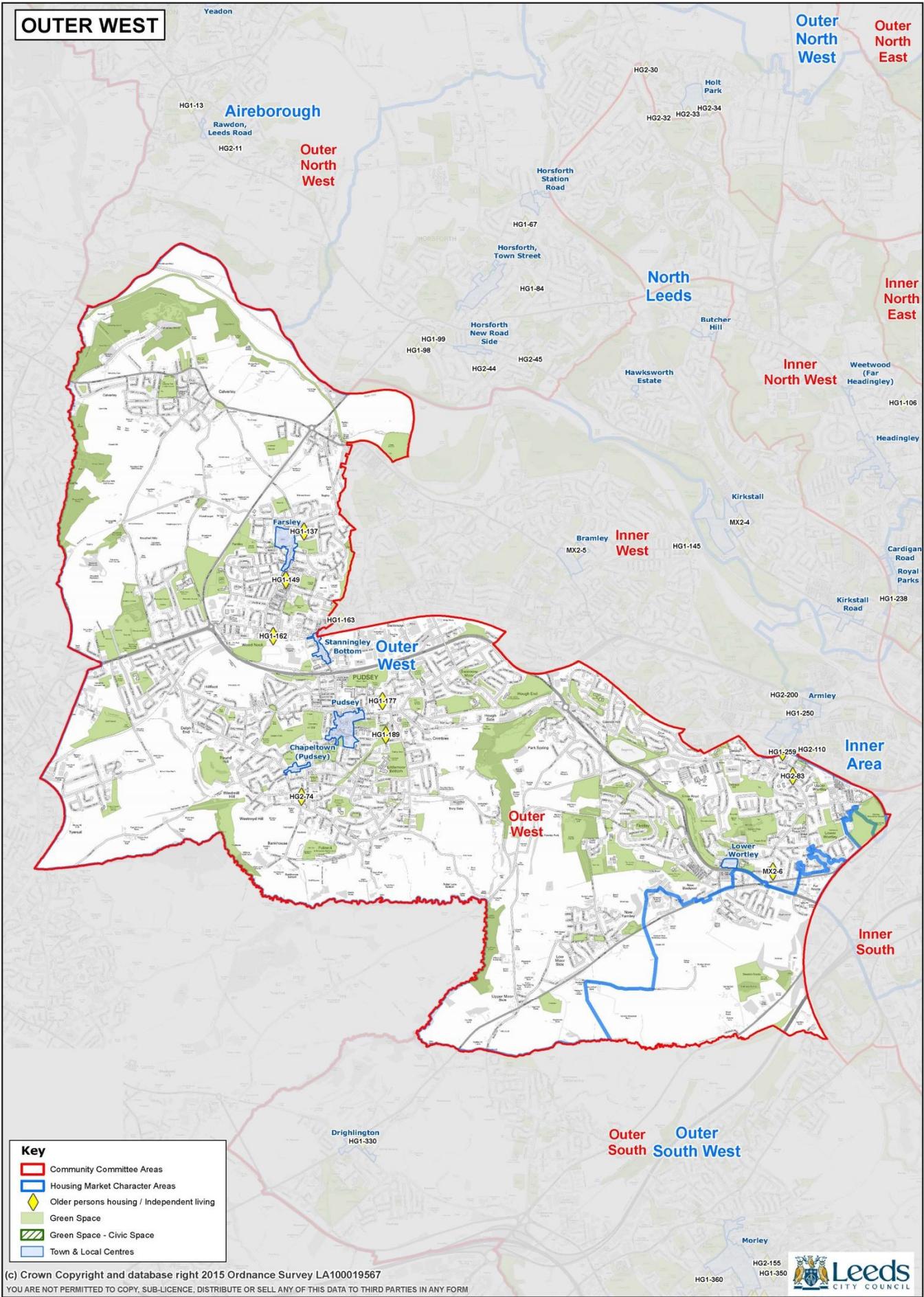
Projected indicative need for different types of specialist accommodation by 2028:

Outer West Locality	Calverley & Farsley	Farnley & Wortley	Pudsey
Projected under / over supply of Extra Care housing	-60	-65	-69
Projected under / over supply of Care Beds without Nursing	-24	134	90
Projected under / over supply of Care Beds with Nursing	49	-46	-81

N.B. Figures in red indicate an under supply

Site Allocations Plan – Phase 1 sites:

Reference	Location	Approx. site size ha
MX2-6	Wortley Low Mills Whitehall Road	2.46
HG1-137	Cherry Tree Drive, Farsley	0.48
HG1-149	New Street, Farsley	0.25
HG1-162	Bradford Road (83-105), Stanningley	1.17
HG1-163	Vernon Place, LS28	0.06
HG1-177	Lane End, Pudsey	0.74
HG1-189	Robin Lane / Longfield Road, Pudsey	0.86
HG1-259	236 Tong Road LS12	0.12
HG2-74	Station Street, Pudsey	0.46
HG2-83	Upper Wortley Road, Thornhill Road, Bramley	0.50



Inner North West Locality Profile

Locality Overview

The Inner North West locality is made up of the Wards of Headingley, Hyde Park & Woodhouse and Weetwood. The area has six designated town and local centres: Burley Lodge, Hyde Park Corner, Royal Park, Cardigan Road, Headingley and Weetwood (Far Headingley). From 2013 mid-year estimates, the number of people aged over 65 stands at 5,079, which is equivalent to 7.4% of the total population of the locality.

Current indicative profile of demand and need:

Inner North West Locality	Headingley	Hyde Park & Woodhouse	Weetwood
Leeds Housing Register Waiting List 75+ Age Range	27	36	1
Current Under / Over Supply of Extra Care	61	-13	-45
Current under / over supply of Care Beds without Nursing	43	-9	-32
Current under / over supply of Care Beds with Nursing	61	35	-81

Projected indicative need for different types of specialist accommodation by 2028:

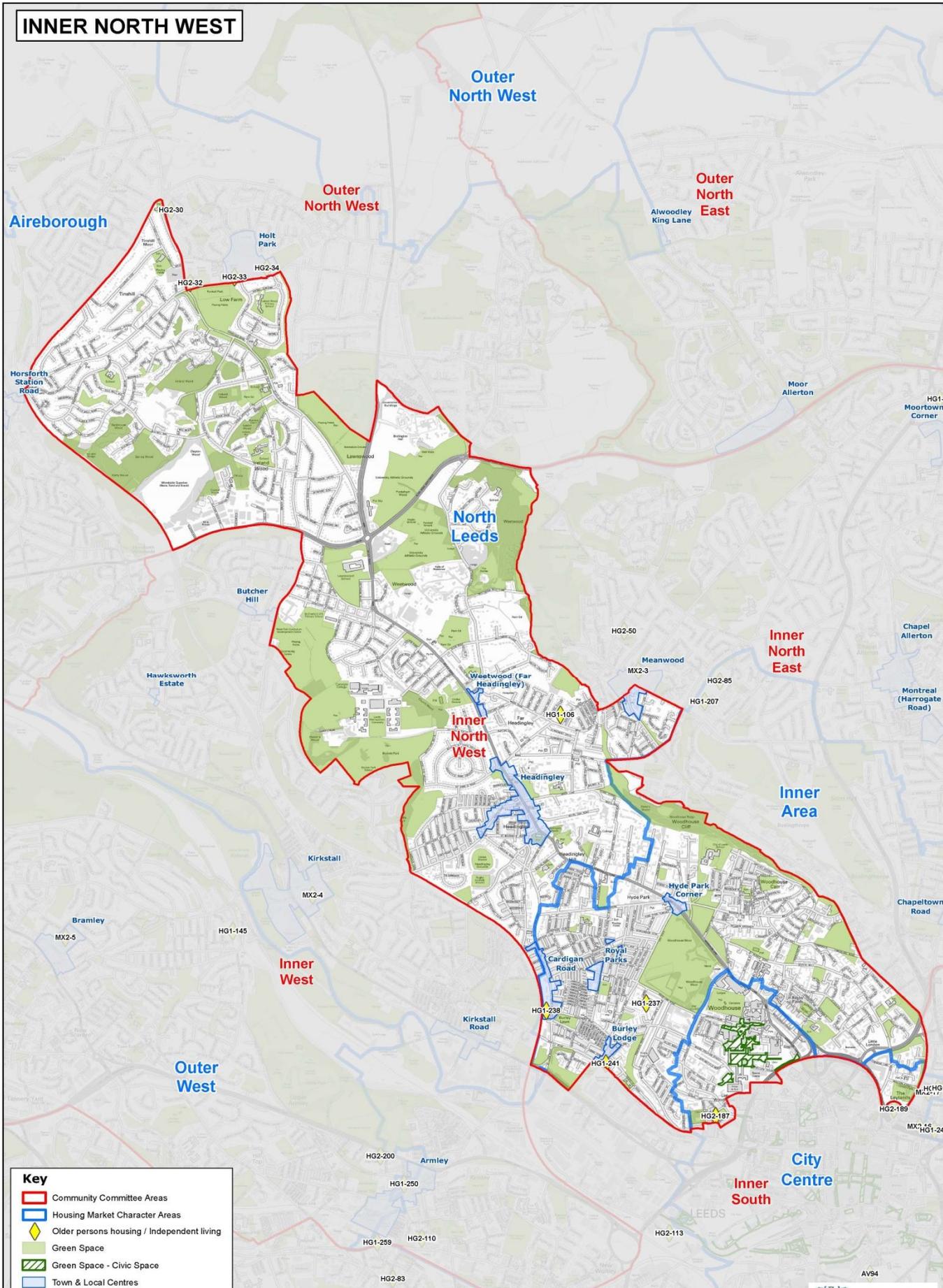
Inner North West Locality	Headingley	Hyde Park & Woodhouse	Weetwood
Projected under / over supply of Extra Care housing	56	-17	-61
Projected under / over supply of Care Beds without Nursing	45	-7	-24
Projected under / over supply of Care Beds with Nursing	52	27	-110

N.B. Figures in red indicate an under supply

Site Allocations Plan – Phase 1 sites:

Reference	Location	Approx. site size ha
HG1-106	Monk Bridge Road (3) LS6	0.51
HG1-237	25 Moorland Avenue, Woodhouse	0.04
HG1-238	Cardigan Road (214-244) LS4	0.57
HG1-241	114 Burley Road LS4	0.09
HG2-187	Brandon Road, LS3	0.22

INNER NORTH WEST



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Outer North West Locality Profile

Locality Overview

The area covers the Wards of Adel & Wharfedale, Guiseley & Rawdon, Horsforth and Otley & Yeadon. From 2013 mid-year estimates, the number of people aged over 65 stands at 17,898, which is equivalent to 20.6% of the total population of the locality.

The Council has prepared a Planning Statement for Holt Park District Centre setting out development opportunities for redundant land including retail, housing and improved public space. The vision is to create a new heart for Holt Park, which supports and complements recent investment to serve the community and users of the district centre. For further information, please visit:

<http://www.leeds.gov.uk/council/Pages/Holt-Park-District-Centre.aspx>

Current indicative profile of demand and need:

Outer North West Locality	Adel & Wharfedale	Guiseley & Rawdon	Horsforth	Otley & Yeadon
Leeds Housing Register Waiting List 75+ Age Range	30	33	47	190
Current Under / Over Supply of Extra Care	-54	54	-40	-57
Current under / over supply of Care Beds without Nursing	23	-2	0	9
Current under / over supply of Care Beds with Nursing	-97	-8	-54	-103

Projected indicative need for different types of specialist accommodation by 2028:

Outer North West Locality	Adel & Wharfedale	Guiseley & Rawdon	Horsforth	Otley & Yeadon
Projected under / over supply of Extra Care housing	-74	37	-57	-33
Projected under / over supply of Care Beds without Nursing	33	7	9	19
Projected under / over supply of Care Beds with Nursing	-132	-39	-86	-141

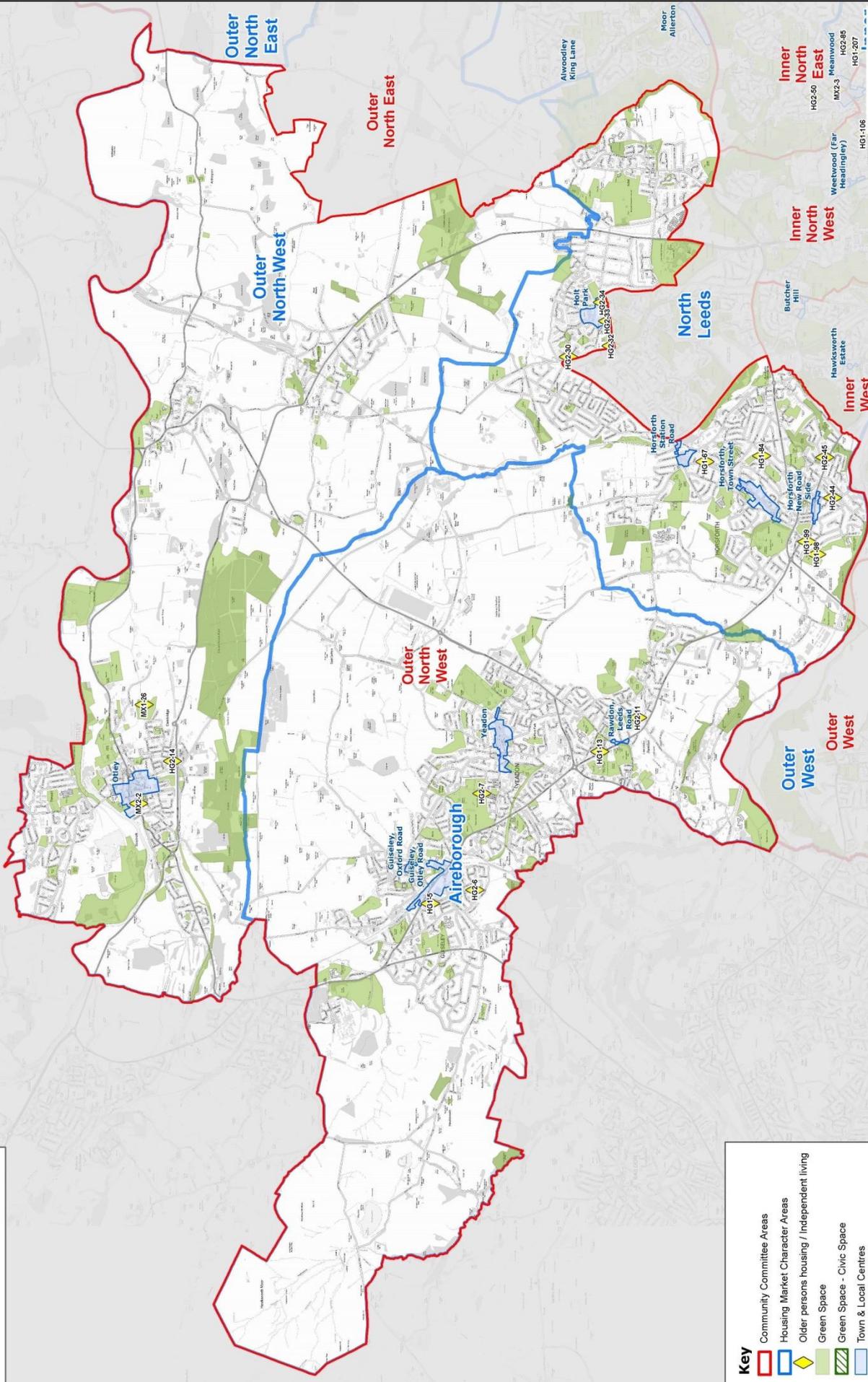
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Site Allocations Plan – Phase 1 sites:

Reference	Location	Approx. site size ha
MX1-26	Otley (East of)	29.99
MX2-2	Westgate, Otley	0.83
HG1-5	Parkside Works, Otley Road, Guiseley	0.24
HG1-13	26-28 New Road Side, Rawdon	0.05
HG1-67	Long Row, Horsforth	0.16

HG1-84	Salmon Crescent / Stanhope Drive	0.17
HG1-98	Victoria Avenue, Horsforth	0.42
HG1-99	Low Fold Garage, New Road Side, Horsforth	0.18
HG2-6	Silverdale Avenue (land at), Guiseley	1.98
HG2-7	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	0.42
HG2-11	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	0.45
HG2-14	East Chevin Road, Otley	1.50
HG2-30	Eyrie Public House	0.40
HG2-32	Cookridge Fire Station	0.42
HG2-33	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	0.78
HG2-34	Farrar Lane, Adel	0.86
HG2-44	Clarence Road (land at) - Horsforth LS18 4LB	0.71
HG2-45	St Joseph's, Outwood Lane, Horsforth	0.83

OUTER NORTH WEST



Key

- Community Committee Areas
- Housing Market Character Areas
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