

## LEEDS HOUSING TARGETS

The housing targets have been set by Leeds City Council, based on their calculations of housing need in the City up to 2028, plus a large increase for new employment, which they hope will happen. The target is tied into the LEP Strategic Economic Plan for the West Yorkshire Combined Authority. This was used to obtain money from the government Growth Fund for the Northern Powerhouse.

The housing targets are not set by the UK Government. They are set by Leeds City Council, and have changed little since the top down, central target led, Regional Spatial Strategy was withdrawn in 2012. They are based on outdated 2008 ONS figures for household projections which forecast 80,000 new households, whereas the latest 2012 ONS household projections say 44,500. <https://aireboroughnf.wordpress.com/2015/03/09/wind-of-change-in-leeds-housing-targets/>

### CITY NEEDS TO BUILD 74,000 HOUSES BETWEEN 2012 -2028

**4,000** OF THESE WILL BE DEMOLITION AND REBUILD

NEW HOUSING TARGET FOR INCREASED POPULATION – **70,000** (ONS Forecast 45,000 households)

**4,000** HOUSES WILL BE BUILT ON WINDFALL SITES (sites not currently identified for housing)

SITES NEEDED FOR – **66,000 HOUSES**

### AIREBOROUGH HOUSING TARGET - 2,300

2012 to 2015 – **967** HOUSES BUILT OR PLANNED FOR (average 141 per year; 8.4% of Leeds build)

**1,333** LEFT TO BUILD (1,215 are on green belt; 32 on green field ; 30 on brownfield; 56 Low Mills)

OF THE HOUSES LEFT **93%** IS ON GREEN BELT LAND (original target was **53%** on green belt)

Houses build 2000 to 2011 – **2,400** (average 125 per year 4% of Leeds build)

TOTAL INCREASE SINCE 2000 – **4,700 HOUSES**, just under the size of Guiseley

In addition there are a further **360** houses nominated on sites called PAS, or Safeguarded Lane. This means the sites will be taken out of the green belt, and held in reserve if needed.

### LEEDS BUILD RATE

Target build per year – **3,660** 2012 to 2017  
**4,700** 2017 to 3600

This is determined by 1. planning permissions 2. how many houses developers build

Progress to Spring 2015 is below target

<http://www.leeds.gov.uk/docs/Housing%20Land%20Supply%20Statement%20Spring%202015.pdf>