



# AGENDA

For a meeting of the
<b>COMMUNITY DEVELOPMENT &amp; SCRUTINY PANEL</b>
to be held on
<b>THURSDAY, 5 JANUARY 2006</b>
at
<b>9.30 AM</b>
in
<b>COMMITTEE ROOM 1, COUNCIL OFFICES, ST PETER'S HILL, GRANTHAM</b>
Duncan Kerr, Chief Executive

Panel Members:	Councillor Pam Bosworth (Chairman), Councillor Mrs Joyce Gaffigan (Vice-Chairman), Councillor Yvonne Gibbins, Councillor Harrish Bisnauthsing, Councillor Stephen Hewerdine, Councillor Peter Martin-Mayhew, Councillor Bob Sandall, Councillor Mrs Judy Smith and Councillor Mrs Mary Wheat
Scrutiny Officer:	Paul Morrison 01476 406512 <a href="mailto:p.morrison@southkesteven.gov.uk">p.morrison@southkesteven.gov.uk</a>
Scrutiny Support Officer:	Lucy Bonshor 01476 406120 <a href="mailto:l.bonshor@southkesteven.gov.uk">l.bonshor@southkesteven.gov.uk</a>

**Members of the Panel are invited to attend the above meeting to consider the items of business listed below.**

**1. COMMENTS FROM MEMBERS OF THE PUBLIC**

To receive comments or views from members of the public at the Panel's discretion.

**2. MEMBERSHIP**

The Panel to be notified of any substitute members.

**3. APOLOGIES**

**4. DECLARATIONS OF INTEREST**

Members are asked to declare interests in matters for consideration at the meeting.

**5. ACTION NOTES**

The notes of the meeting held on 10th November are attached for information.

**(Enclosure)**

**6. FEEDBACK FROM THE EXECUTIVE**

**7. COMMUNITY STRATEGY**

Report DCS36 from the Corporate Director Community Services.

**(Enclosure)**

**8. REVIEW OF HOUSING STRATEGY**

Report DRS25 from the Corporate Director Regulatory Services.

**(Enclosure)**

- **Private Sector Stock Survey**

**(Report to follow)**

- **Gypsies & Travellers Needs Survey**

**(Report to follow)**

**9. HOUSING IMPROVEMENT PROGRAMME**

Update to be given at the meeting by the Housing Solutions Manager.

**10. REPORTS FROM WORKING GROUPS**

Working Groups to update Members.

**11. BEST VALUE PERFORMANCE INDICATORS**

**(Enclosure)**

**12. WORK PROGRAMME**

**(Enclosure)**

**13. REPRESENTATIVES ON OUTSIDE BODIES**

To receive updates from members on outside bodies.

**(Enclosure)**

**14. ANY OTHER BUSINESS, which the Chairman, by reasons of special circumstances, decides is urgent.**



## MEETING OF THE COMMUNITY DEVELOPMENT & SCRUTINY PANEL

THURSDAY, 10 NOVEMBER 2005 10.00 AM

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### PANEL MEMBERS PRESENT

Councillor Mrs Joyce Gaffigan (Vice-Chairman)  
Councillor David Brailsford  
Councillor Yvonne Gibbins  
Councillor Harrish Bisnauthsing  
Councillor Stephen Hewerdine

Councillor Bob Sandall  
Councillor Mrs Judy Smith  
Councillor Gerald Taylor  
Councillor Mrs Mary Wheat

### OFFICERS

Corporate Director Regulatory Services  
Corporate Manager Democratic and Legal  
Services  
Project Manager LSVT  
Scrutiny Officer  
Scrutiny Support Officer

### OTHER MEMBERS PRESENT

Councillor Mrs Frances Cartwright  
Councillor Peter Martin-Mayhew

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### 35. COMMENTS FROM MEMBERS OF THE PUBLIC

The Vice-Chairman of the Panel indicated that she would take any comments from members of the Public now, but if they had any specific to the items on the agenda she would take those comments with the agenda item.

One resident referred to the recently published coloured pamphlet which concerned the LSVT and indicated that it was a waste of money as people would just throw the leaflet in the waste bin and she did not have access to any local recycling. She thought the council were looking at ways to save money.

Another resident referred to the cleaning of two specific alleyways in Stamford and although it did not come under the remit of the Community DSP the Mayor of Stamford, Councillor Judge indicated that the Town Council was aware of the problem and it was being looked into.

Two other residents referred to the problems of late night drinking and youths urinating against doors even in the middle of the town centre.

Another comment was made about the bad acoustics in the room and the Scrutiny Officer replied that a PA system was on order to be used at such meetings.

**36. MEMBERSHIP**

The Panel was notified that Councillor Brailsford was substituting for Councillor Mrs Bosworth for this meeting only.

**37. APOLOGIES**

Councillors Bisnauthsing and Brailsford sent apologies for their late arrival at the Panel meeting.

**38. DECLARATIONS OF INTEREST**

None declared.

**39. ACTION NOTES**

The action notes from the meeting held on 15th September 2005 were accepted as a correct record with the following typographical amendments:-

Top of page 3 line 3 - being should be beginning;

Top of page 5 line 3 - sort should be sought.

**40. FEEDBACK FROM THE EXECUTIVE**

None.

**41. LARGE SCALE VOLUNTARY TRANSFER (LSVT) OF HOUSING STOCK**

The Corporate Director Regulatory Services gave an overview of activity since September. The current work programme included work being undertaken by the tenant groups including the Independent Tenant Advisor (ITA) on capacity building work getting more tenants involved, ITA media training, media briefings had been held in the last couple of weeks, the first meeting of the joint member and tenant group to look at the Strategic Choice of Landlord would be held the following day, staff focus group understanding the strategic choice of landlord and what people expect the new landlord to provide. Joint Member and Tenant working group looking at specification and case study visits.

The working group looking at the strategic choice of landlord consisted of tenant, member and staff representation and their recommendation would be placed before a special meeting of the Council on 5th January 2006. There were three possible choices to consider: merge completely with an existing RSL, create a brand new organisation or create a new organisation within an existing RSL. The first choice had been ruled out by the Stock Option Appraisal as local autonomy and independence was required. Visits had been arranged to see the other two choices, the first one taking place on 14th November to Amber Valley Housing which was an independent RSL and the next visit on 28th November to Stort Housing Association which was a new organisation created within an existing RSL. The visits were a fact finding project for those involved to find out the issues what, where, why etc to help

them come to a recommendation concerning the preferred strategic choice of landlord. That is the only decision that will be made at the meeting on 5th January 2006.

Communication was the second item on the work programme and a Tenant Communication Group has been formed to look at all the different aspects of communication. The Council must ensure that all tenants have the opportunity to make an informed decision, based on fact and use their vote accordingly. The Corporate Director Regulatory Services referred to the leaflet that had previously been highlighted by a member of the public as a waste of money. She said that the tenants communication group had approved the contents of the leaflet and that format. All written communications from the Council had to go through a series of strict bodies both internal and external from legal advisors to the ITA. The ITA were also creating a newsletter on behalf of the tenants to give an alternative impartial viewpoint. The recent media briefings had raised various issues such as the reasons for transfer, facts and figures, choice of landlord, rents, how tenants can get involved, tenants rights and the impact on staff. The Grantham Journals angle on the LSVT issue seemed to be a series comparing a council that kept its housing stock and a council that transferred its housing stock five years ago. As communications develop a communications strategy will also develop over the long term so that as much information as possible is given to tenants in order that they can make an informed decision when balloted. There is a telephone line to the ITA and it is hoped that the Council will have a freephone helpline installed in the offices in the near future.

The Corporate Director Regulatory Services reminded the panel that the Stock Option Appraisal Commission (SOAC) had recommended that the housing stock be transferred following the work that they had carried out from the end of last year beginning of this year as from 2012 the Council would not be able to sustain its business plan. She referred to sites where sheltered accommodation was situated and people still had to use communal bathing facilities. To remodel the sites required a substantial amount of finance and the Housing Revenue Account (HRA) had insufficient funds available over the next 30 year period to carry out the necessary work.

A key factor of the work carried out by the SOAC was the need for tenants to be involved in decision making. Stock transfer would provide tenants autonomy as they would have five representatives on the board of the decision making body. The board would be made up of five council representatives, five tenants and five independent representatives who would be selected by a recruitment process.

The other aspect of the Stock Option Appraisal Commission was investment in affordable housing which had been moved to a category A priority of the Council. Investment would come via section 106 Agreements but if the stock was transferred the capital receipts available from the transfer would enable more affordable housing to take place over and above the normal amount of houses.

The Corporate Director Regulatory Services reminded the Panel that not all housing services would be transferred, just the housing stock. The council would still be responsible for strategic and statutory functions including:

prevention of homelessness  
providing housing advice to vulnerable persons  
tenancy liaison support to vulnerable persons

Also the council needed to understand the housing needs of the whole district to enable a housing strategy to be delivered. Rents from both the council sector and the housing associations were on a parallel line so there would not be the difference in costs, as they would be worked out using the same mechanisms. The right to manage by tenants had not been taken up in south Kesteven, the Right to Buy (RTB) system on transfer is replaced by a right to acquire, which is based on a grant system rather than the discount system of the RTB.

The media briefings had touched on the impact to staff and TUPE - Transfer Of Undertakings (Protection Of Employment) Regulations 1981 would be put in place to preserve the rights of staff and their terms and conditions. The Corporate Director Regulatory Services then went on to give some facts and figures regarding the RTB receipts and rents from council dwellings which get redistributed around the country, unfortunately for the council it did not keep all the money that it collected from rents, £4.4 million went to the central housing fund and £3.5 million from the RTB receipts was taken back by government. If the stock was transferred that body would be able to keep the money collected, with none of it being redistributed around the country as the mechanisms used for RSL were different to that applied to the Council.

The Corporate Director Regulatory Services said that work towards forming a shadow board was starting although no board could come into being until a decision on the stock had been made. The ITA was working with tenants to help identify representatives to be appointed to the board and a recruitment mechanism was being put in place. The Council had asked if any member who had an interest in the area would like to be nominated to the board. The independent representatives would then be looked at with regard to skills that they possessed which filled the skills gap on the board. The ITA would be holding a seminar for those interested on being on the shadow board.

The Vice-Chairman thanked the Corporate Director Regulatory Services for a well informed presentation and asked the Panel if they had any questions.

Questions and comments were then put to the Corporate Director Regulatory Services and the Project Manager and covered the following:

- Information given to tenants which included the words negative and positive as these words did influence how people perceived issues, would it not be better to use in favour of or against.
- Previous meetings had indicated that affordable housing would not be

affected by stock transfer – had this been rescinded?

- The fourth option was completely ignored, and questions were badly phrased such as “ Would you like a new bathroom every 20 years?” people were bound to say yes, where as saying “If you need a new bathroom one would be provided” would be more in keeping.
- Reference was made to the visits being held and whether a council that had not transferred its stock would be looked at. Also the location of the new RSL if the stock was transferred – would it be local?
- Clarification of the money that was sent to central government was asked for and what money would be paid to the shadow board.
- If the stock was transferred where would the money received go? Would it all go in the HRA or distributed elsewhere?
- Clarification was sought between the RTB scheme and the right to acquire scheme.
- Who would regulate the new RSL was asked together with why the number of people appointed to the shadow board had been agreed at 15.

Both the Corporate Director Regulatory Services and the Project Manager replied fully to all the questions and comments made.

A member of the panel asked if the shadow board would become the full running board or could the council change the board members. The tenants who were appointed to the board would continue through transfer and beyond. Training would be undertaken to run the organisation and councillors and independent appointees would fill the skills gap.

A member of the public representing a couple who were unable to attend the meeting told the panel that security measures had been made to their home by the Council and although they had had to pay for it, the Council had offered fantastic support. However, this couple did not wish to use the helpline service that was available and had written a letter instead as they were being targeted by someone in Stamford who wanted their house and they were receiving anonymous telephone calls. Also how did one get to know about the media meetings.

The Corporate Director Regulatory Services indicated that greater security was a right of the tenant and this would be included as part of the improvements that any new landlord would provide. The new RSL would be a non-profit making company; all money received from rents etc would be put back into the organisation. The new landlord would have all undertakings specified and an improvement timescale. All obligations would need to meet decent homes standard with a high standard of repairs and maintenance.

All communication was welcome whether it was by letter or telephone and issues would be responded to. There would be road shows and visits to various locations within the district next spring to inform the tenants and the ITA newsletter would give impartial information to every tenant. The media meetings were not public meetings.

A member of the public asked how tenants who were disabled or who only had partial vision would be catered for.

The Project Manager replied that currently people were being “drip fed” information because there was such a lot of information for them to take in. The offer to tenants would be a comprehensive document and a guide would be issued with the information being available in a range of mediums, from written to Braille, large print and a one to one basis. A door knocking exercise would be carried out so that tenants can voice concerns face to face. There would also be dvd’s and video tapes available.

The Corporate Director Regulatory Services said that if tenants were getting hassle then inform the council immediately and they would involve the police as the requests were not legitimate. The current waiting list stood at 6,500 however, currently for the first time in 10 years the waiting list was being reviewed and it was hoped that following the review a truer picture of those requiring a council property would be known.

A member of the public commented that the panel should have declared interests in the items that had been discussed at the meeting. The Corporate Manager Democratic and Legal Services replied that the panel did not need to declare an interest in general matters, it was only if a specific interest as a representative of an area such as in a planning application that the member needed to declare an interest.

#### **42. STREET DRINKING**

The Scrutiny Officer introduced the Corporate Manager Democratic & Legal Services who had been invited to the Panel meeting to give the legal position with regard to making byelaws banning street drinking following the work carried out by the street drinking working group.

The Corporate Manager Democratic and Legal Services advised the Panel on the general legal position with regard to the making of byelaws. He said that there was not a byelaw, which banned street drinking, and therefore other acts of parliament had to be looked at such as the general local government acts. The Home Office issued model guidance about the making of byelaws but there was a problem in that no specific guidance concerning the banning of street drinking had been drafted and any departure from the model byelaw guidance could lead to problems especially as the Home Office and Government had to approve any byelaw made. The new Criminal Justice and Police Act 2001 would be changing the law quite dramatically and if the Council did manage to pass a byelaw concerning street drinking, by October 2006 the byelaw would no longer be enforceable as the new act changes the whole process and byelaw enforcement.

After October 2006 there will be new procedures concerning banning street drinking in designated areas with the primary duty resting on the police as they will be the enforcement body.

One member of the panel disagreed with the Corporate Manager Democratic and Legal Services indicating places that had already imposed bans such as Peterborough City Council. The Community Support Officers were also due to be getting more powers to search people under the age of 18 for drink if they suspected them of carrying alcohol on their person.

The Corporate Manager Democratic and Legal Services indicated that orders were starting to come forward concerning banning street drinking in designated areas but three quarters of the orders failed at the last hurdle which was enforcement which had to be carried out by the police. One member asked if the Town Council could make byelaws but the Corporate Manager Democratic and Legal Services said that their powers were more limited than the District Councils and stressed that the police needed to be onboard if any designated area to ban street drinking was to be made.

A general discussion then ensued with members discussing the selling of alcohol by supermarkets and the drinking carried out in the meadows in Stamford and the lack of police resources. The Scrutiny Officer indicated that the working group had primarily focused on St Peter's Hill, Grantham and perhaps they needed to do more work with regard to Stamford and invite the Community Support Officer and the Anti Social Behaviour Officer to a future meeting.

The Portfolio Holder responsible for community safety referred to the proposed changes concerning the police and informed the panel that ODPM had said that 59 new Community Police Support Officer units would be deployed in the country, however he could not say if any would be deployed in Lincolnshire but he stressed that the District Council needed to keep close partnership working with the police.

#### **43. REPORTS FROM WORKING GROUPS**

The Scrutiny Officer informed the panel that a difficult to let property had still to be found in the Deepings area. He then circulated an up to date copy of the Strategic Housing Action Plan for members' information.

The Corporate Director of Regulatory Services informed members of the recruiting problems that were being experienced which had impacted on the action plan timetable and had therefore resulted in one or two targets being revised. She informed the Panel that one of the lead housing inspectors was coming back for an interim visit in December to offer advice, support and guidance in respect of the work that was being carried out, it would not be used in re-inspection.

Two areas that had been identified at the previous inspection for focus on were affordable housing and homelessness prevention. Although it was early days a special advisor from the ODPM, who had a housing background, had been in touch about carrying out some training to focus on these issues. He had advised the Council to open the training to neighbouring authorities as this

helped to get SKDC “on the map” and by hosting the event the Council could be seen as being proactive.

The Corporate Director of Regulatory Services concluded that although progress was being made it was slow partly due to the inability to recruit the relevant staff however; she was cautious but confident that the necessary work would be completed.

Members were sceptical about the visit by the housing inspector and the reasons behind it, but the Corporate Director of Regulatory Services reiterated that it was only one inspector and they were coming to offer advice and support.

#### **44. BEST VALUE PERFORMANCE INDICATORS**

A copy of the Best Value Performance Indicators (BVPI's) to September had been circulated with the agenda. The Scrutiny Officer advised members that if they had a particular concern about a PI they should speak to the relevant officer, having said that he then proceeded to go through the indicators giving a brief comment on indicators which needed more clarification. Questions were asked about the anti-social behaviour indicators, the number of affordable units planned and the % of stock void to which the Scrutiny Officer, the Corporate Manager Democratic and Legal Services and the Director of Regulatory Services replied.

#### **45. WORK PROGRAMME**

A copy of the Community DSP's work programme had been circulated with the agenda. The Scrutiny Officer highlighted various issues that had been included from the Forward Plan. The Corporate Director Regulatory Services indicated that some of the dates in the Forward Plan would be amended to show later dates for the decisions to be made. The panel agreed that they already had a busy programme with the LSVT and the work associated with it.

#### **46. REPRESENTATIVES ON OUTSIDE BODIES**

Nothing to report.

#### **47. ANY OTHER BUSINESS, WHICH THE CHAIRMAN, BY REASONS OF SPECIAL CIRCUMSTANCES, DECIDES IS URGENT**

None.

#### **48. CLOSE OF MEETING**

The meeting closed at 12.50pm.

## REPORT TO COMMUNITY DSP

REPORT OF: Director of Community Services

DATE: 5th January 2006

REPORT NO: DCS36

<b>TITLE:</b>	Community Strategy 2006-2009
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<b>BACKGROUND PAPERS:</b>	Evaluation of Local Strategic Partnership August 2005 South Kesteven Community Strategy 2002-2005 South Kesteven Local Strategic Partnership Constitution 2005 SQW Report 'South Kesteven Community Action Plan' Nov 2005
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### PURPOSE OF REPORT AND SUMMARY

The purpose of the report is to introduce the new approach to the Community Plan for South Kesteven Local Strategic Partnership, and to introduce members of South Kesteven District Council to the new document.

The Council has a duty to produce the Community Plan under the local government act 2000; modernising local government legislation. The guidelines published in December 2000 indicate this should be done and produced through the Local Strategic Partnership (LSP).

The approach taken meets the Office of the Deputy Prime Minister (ODPM) approach for developing sustainable communities. Our Community Plan sets out the Council's future plans for developing sustainable communities as seen in our Sustainable Communities Plan.

### DETAILS OF REPORT

South Kesteven Local Strategic Partnership was created in 2002 and tasked with developing and delivering the local Community Strategy. The Community Strategy aims to achieve economic, social and environmental improvements and to manage progress on priority actions identified. The LSP brings together agencies such as the Primary Care Trust, the Police, Town, Parish, District and County Councils, local businesses and the Voluntary, learning environment, agriculture and housing sectors.

In May 2005 the Local Strategic Partnership undertook a Local Area Profile, which, coupled with the residents survey gave a true picture of the priorities the partners of the partnership should aim to address together.

In September 2005 the Local Strategic Partnership agreed an amended Constitution and Terms of Reference, which created a new structure for the Local Strategic Partnership. This meant that a dedicated group of eight members would act as an Executive Group in forwarding the priorities within the partner organisations. The new structure also allowed for an increase in membership at the Board level, to encourage more partners to be involved and more community groups to be represented. The structure moved away from the deemed 'thematic groups' to a more streamlined 'task & finish group' approach, further information on this approach can be found in the new Local Strategic Partnership Constitution. As the LSP structure changed the last task requested by the old LSP was that in the light of the report 'Evaluation of LSPs; August 2005' the new LSP partnership would hold an event to identify 'additional' projects. The evaluation of Local Strategic Partnerships by the Office of the Deputy Prime Minister pointed out tensions which often exist between the need for strategic focus and the need for inclusion in preparing and implementing Community Strategies. It also highlighted the problem of insufficient recognition of cross agency linkages which had been identified as a problem with the South Kesteven Local Strategic Partnership.

The new draft of the South Kesteven Community Plan 2006-2009 aims to make South Kesteven one of the most desirable locations to live and work in England by 2020. It reflects the consultation undertaken through the residents survey and local area profile and has the four strategic priorities:

1. Community Safety
2. Town Centres & Economic Development
3. Housing & Infrastructure
4. Transport & Access

The new Community Plan also encompasses the five Local Area Agreements that South Kesteven Local Strategic Partnership may be involved in; these are:

1. Enterprise & Economic Development
2. Healthier Communities & Older People
3. Safer & Stronger Communities
4. Children & Young People
5. Sustainable Communities and Housing

A Local Area Agreement is a three-year agreement that sets out the priorities for a local area agreed between central government, represented by the government office, and a local area, represented by the local authority and Local Strategic Partnership (LSP) and other key partners at the local level. Local Area Agreements can help tackle some of the long term challenges which are faced by local authorities, LSPs and their communities, and which needs to be addressed if we are to realise sustainable communities. The agreement is made up of outcomes, indicators and targets aimed at delivering a better quality of life for people through improving performance on a range in national and local priorities.

The new Community Plan has been deliberately created in a user-friendly way to ensure that the community understand what the partners of the Local Strategic Partnership are aiming to do. The Community Plan presented will be supported by a detailed action plan, which will identify key partnership projects, as well as incorporating the SQW report 'South Kesteven Community Action Plan' to ensure that joint projects are targeted. This Action Plan should be completed by February 2006, and a meeting of the new LSP Executive has created a working group to take this forward.

Government Office for the East Midlands (GOEM) have been consulted about our approach, namely to produce a short pocket sized plan accompanied by detailed action plans identifying the outcomes expected over the next three years. It is accepted that this is a departure from the traditional approach of lengthy strategies, but strongly welcomed as good practice. However it is anticipated that the action plans will help with the Council and the Local Strategic Partnership deliver more focused actions and clearly defined outcomes.

## **CONCLUSION**

The Local Strategic Partnership has seen a very successful year, it has undertaken a Local Area Profile, which is the first profile for a Lincolnshire or Welland based LSP. This has then assisted in forming the priority process for the new Community Plan and forth coming Action Plan.

The LSP has re-drafted its Terms of Reference to allow for both improved community engagement and a more streamlined approach to delivery on the ground.

Partners of the LSP have shared information on their particular service delivery targets, and received information on key agenda items and government white papers including Joint Area Reviews (JARS), the 'Choosing Health' White Paper, the 'Every Child Matters' agenda, and the new Local Area Agreement (LAA) approach.

The Local Strategic Partnership are now taking a bold approach in delivering a 'community friendly' Community Plan, and will have a comprehensive Action Plan in 2006 to deliver to.

## **CONTACT OFFICER**

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Team Leader (Community & Economic Regeneration)  
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## REPORT TO COMMUNITY DSP

REPORT OF: CORPORATE DIRECTOR (REGULATORY SERVICES)

REPORT NO: DRS25

DATE: 5<sup>TH</sup> JANUARY 2006

<b>TITLE:</b>	<b>REVIEW OF HOUSING STRATEGY</b>
<b>FORWARD PLAN ITEM:</b>	YES
<b>DATE WHEN FIRST APPEARED IN FORWARD PLAN:</b>	16 <sup>TH</sup> DECEMBER 2005
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	KEY DECISION

<b>COUNCIL AIMS/PORTFOLIO HOLDER NAME AND DESIGNATION:</b>	HOUSING PORTFOLIO COUNCILLOR MRS FRANCES CARTWRIGHT
<b>CORPORATE PRIORITY:</b>	AFFORDABLE HOUSING – CATEGORY A
<b>CRIME AND DISORDER IMPLICATIONS:</b>	NONE
<b>FREEDOM OF INFORMATION ACT IMPLICATIONS:</b>	The report is available at the Council's website <a href="http://www.southkesteven.gov.uk">www.southkesteven.gov.uk</a> under the Council's meetings.
<b>BACKGROUND PAPERS:</b>	HOUSING STRATEGY 2004-2007 FORDHAM'S HOUSING NEEDS STUDY REPORT – DECEMBER 2005 FORDHAM'S PRIVATE SECTOR STOCK CONDITION SURVEY REPORT DECEMBER 2005 FORDHAM'S GYPSIES AND TRAVELLERS NEED STUDY – DECEMBER 2005

### 1. INTRODUCTION

- 1.1 The Council's Housing Strategy is currently under review and is due to be submitted to Government Office East Midlands (GOEM) for a "fit for purpose"

assessment at the end of February 2006. The review of the strategy takes account of previous GOEM feedback, the outcome of the strategic housing inspection and consultation which was undertaken during the summer and autumn of 2005.

## **2. RECOMMENDATION**

2.1 The Scrutiny Panel is recommended to:-

- (a) Propose that the Cabinet adopt the draft strategy following an Equality Impact Assessment.
- (b) Recommend the inclusion of the outline "Affordable Housing Policies within the Housing Strategy" as identified at Section 7 and seek inclusion of these proposals within the supplementary planning documents.

## **3. DETAILS OF REPORT**

3.1 The Council's Housing Strategy has been under review and subject to consultation. The revised Strategy has taken into account previous feedback from GOEM and also the outcome of the Strategic Housing Inspection. The strategy will be released electronically to members but may be made available in hard copy upon request.

3.2 In May, Fordham Research Limited were commissioned by the Council to undertake a combined Housing Needs Survey and Private Sector Stock Condition Survey. Three reports have been received from Fordham's:-

- Housing Needs Study report
- Private Sector Stock Condition Survey
- Gypsy and Travellers Study

The executive summaries of the housing needs study report is attached at Appendix A. A supplementary report on the implications of the Private Sector Stock Condition Survey and Gypsy and Travellers Study will be sent to members in advance of the DSP.

The Strategy has also had regard to existing and emerging Government Policies including:-

- Sustainable Communities: People, places and prosperity
- Homes for All Plan
- Consultation Paper on a new Planning Policy Statement 3(PPS3).

### **3.3 Housing Needs Assessment**

The study was designed to assess future requirements for both affordable and market housing. The study began by following the Basic Needs Assessment model which estimated a requirement to provide an additional 646 affordable dwellings per annum if all housing needs are to be met (for the next five years). The study continued by looking at the requirements of the Housing

market overall using a “balancing housing market” methodology. This again suggested a significant requirement for additional affordable housing to be provided.

- 3.4 Overall the need for additional affordable housing represents nearly double the level of estimated new dwellings in the district (460 units per annum). Fordham’s Study suggests that in light of the affordable housing requirement shown, the Council will need to maximise the availability of affordable housing from all available sources which would include new build, acquisitions, and conversions. The report also highlighted that attention should be paid to the cost to the occupant of any additional housing to make sure that it can actually meet the needs identified within the survey. Appendix B to this report contains the basic needs assessment model which brings together calculations of the backlog of existing need, newly arising need and the supply of affordable units. The overall output from these 3 analytical stages represents the estimated net affordable housing requirement across the district which shows the shortfall of 646 units per year. Further analysis of the level of need reveals a shortfall for all dwelling sizes, particularly for one and two bedroomed dwellings in all locations across the district. The implications of the findings of the report for the new affordable housing policies for South Kesteven District Council are identified later in this report.

#### Affordable Housing

- 3.5 In considering the needs of the district, Councils not only have to look and consider the basic housing need and requirements for affordable housing but to fully develop informed housing policies. Councils are also required to consider housing demand across all tenures, that is to consider the broader housing market and future changes to establish how far the housing market is “balanced”. Fordham’s analysis of survey data suggests that the owner occupied sector amounts to around 76.5% of the total housing and is dominated by 3 bedroomed properties. Private rented properties make up 9.8% and the sector is characterised by a larger proportion of smaller dwellings. The estimated annual turnover rate in the owner occupied sector is around 8.3% which compares to 20.8% in the private rented sector.

A balancing housing markets assessment was undertaken by Fordham’s and took into account the whole of the Local Housing Market, and considered the extent to which supply and demand are balanced across tenure and property size. This assessment has come to prominence by the work of the Audit Commission in assessing Council’s performance through the Comprehensive Performance Assessment of district authorities. The Audit Commission specification for assessing the balancing of the housing markets, sets out 3 broad questions for the assessment.

- How well does the Council understand its housing market and from its understanding has the Council developed the right proposals to help balance the housing market;
- What are the Council’s actions and what outcomes has it achieved in helping to balance housing markets;

- How well does the Council monitor its progress and impact in helping to balance housing markets and how effectively does this feed into future strategy and plans.

3.6 The table below shows the results of the analysis undertaken by Fordham's in relation to balancing housing markets:-

<b>Table 12.4 Total Shortfall or (surplus)</b>					
Size requirement					
Tenure	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	TOTAL
Owner-occupation	67	269	-81	36	291
Affordable Housing	82	326	166	20	595
Private rented	(107)	(147)	(151)	(20)	(426)
<b>TOTAL</b>	<b>42</b>	<b>448</b>	<b>-66</b>	<b>36</b>	<b>460</b>

3.7 A number of conclusions can be drawn from this analysis:-

- 1) In terms of the demand for affordable housing in the district it is clear that this is ongoing. The BHM methodology suggests a significant shortfall of affordable housing of all sizes of accommodation most notably 2 and 3 bedroomed homes.
- 2) Overall the data shows a shortfall of owner occupied housing and a large surplus in the private rented sector. In terms of size requirements, the information suggests that in the owner occupied sector the main shortage is for 2 bedroomed homes where as in the private rented sector all dwelling sizes except for 4 bedroomed properties show similar levels of surplus.

3.8 Both the Housing needs model and the balancing housing markets methodology suggests that there is a requirement for additional affordable housing in the district especially for 2 and 3 bedroom properties as well as a shortfall of owner occupied housing. However it also identifies there will be a considerable surplus in the private rented sector.

#### Special Needs

3.9 The Housing Needs survey also took account of the special needs of households. The analysis revealed some 17.9% of all of the districts households contained special needs members. Physically disabled is the largest category with special needs. There are 5,792 households containing a physically disabled person and a further 2,882 with a household member who is frail elderly.

4.0 The special needs households in South Kesteven are disproportionately made up of older persons only. Special needs households have lower than an average income and are more likely than households overall to be in

unsuitable housing. Special needs households in general, stated a requirement for a wide range of adaptations and improvements to the home. A shower unit, extra handrails and wheelchair access are the most commonly required. The survey also suggested considerable scope for 'care and repair' and 'staying put' schemes, with larger than average proportion of special needs households stating problems with maintaining their home. These factors will be identified within the revision of the Housing Strategy statement.

### Key Workers

- 4.1 The Needs Survey also took into account the needs of key workers defined on the basis of categories of employment most notably those including public sector workers. The survey indicated an estimated 9,489 people in key worker occupations and that 4,790 households were headed by a key worker. These households are more likely to be owner occupiers. The analysis identified that 4/5ths of key worker households can afford market housing in the district. Of those that cannot afford, intermediate housing options are only affordable for 33.3%. In terms of the need for affordable housing the study suggests that around 20.6% of the net affordable housing requirement comes from key worker households.

### Black and Minority Ethnic

- 4.2 In relation to black and minority ethnic households the survey revealed that 98.9% of South Kesteven's households were white. With the remaining 1.1% being BME households. The survey showed that BME households have a larger average household size than other households. Additionally, results show that BME households are less likely to be owner occupiers and more likely to be living in private rented accommodation. Finally the survey results suggest that white households are particularly likely to be made up of older people and that those households are generally more likely to contain someone with special needs.

### Older Persons Households

- 4.3 Some 24.7% of households in South Kesteven contain older persons only and a further 8.2% contain a mix of both older and non-older persons. Older persons only households are largely comprised of one or two persons, providing implications for future caring patterns. Although the majority of older person only households live in the private sector it is interesting to note that a high proportion of social rented accommodation houses older people only (41.7% of all Council and 32.7% of all RSL accommodation). Older person households do not contribute significantly to the overall need for additional affordable housing but may have a significant impact on the future of social housing and the future need of sheltered housing and adaptations.

### Overcrowding and Under Occupation

- 4.4 In relation to overcrowding and under occupation the results of the survey suggest that 1.6% of all households are overcrowded and 44.2% under occupy their dwelling. The owner occupied (no mortgage) sector shows the highest level of under occupation; the private and Council rented sectors are

the highest overcrowding. Lone parent households and households with 2 adults with children are especially likely to be overcrowded, as are the BME households.

- 4.5 Section 8 below summarises the implications of the Housing Needs Survey for the Local Development Framework and in particular to Supplementary Planning documents. However, whilst the planning process can deliver affordable housing policies and helps meet the need for Affordable Housing through Planning obligations, Section 106 agreements and exceptions sites; a report being considered by Council this afternoon highlights how financial resource could be generated by the Council and utilised for investment in an affordable housing programme, in partnership with Registered Social Landlords, subject to a ballot of tenants agreeing to the Large Scale Voluntary Transfer of Housing.

## **5. COMMENTS OF DIRECTOR OF FINANCE AND STRATEGIC RESOURCES**

- 5.1 No comments at this stage.

## **6. COMMENTS OF CORPORATE MANAGER, DEMOCRATIC AND LEGAL SERVICES (MONITORING OFFICER)**

- 6.1 No comments other than to support the recommendations of the report regarding the use of the most recent survey data.

## **7. COMMENTS OF OTHER RELEVANT SERVICE MANAGER (PLANNING POLICY UNIT)**

- 7.1 The Local Development Framework is a folder of different planning policy documents, once adopted these documents will replace the Council's Local Plan.
- 7.2 SKDC's LDF will comprise a number of different documents including two main policy documents - a Core Strategy (to guide the principles and location of development) and a Housing and Economic Development Plan Document. It will also include a number of supplementary Planning Documents (SPD) which will provide more detail on how policies will be used and interpreted through the planning application process.
- 7.3 The proposed timetable for the preparation of these documents extends to September 2007 when it is hoped the two policy documents will be formally adopted. The preparation of these documents requires two major periods of public consultation and a public examination. This timetable means that the formal adoption of new affordable housing policies within the planning context is some time off. However new policies will be drafted and an SPD prepared early in the new year to reflect the results of the Fordham's Housing Need Survey December 2005. Public consultation on these drafts may begin as early as February 2006 with a view to including the policies within the first consultation draft of the policy documents in April / May 2006.

- 7.4 Initially the new policies and SPD will have little weight in determining planning applications, however the further they progress through the statutory process to adoption the more weight they will gain.
- 7.5 Current national policy guidance is provided in the form of Circular 6/98 (which has a threshold of 25 units or more) and Planning Policy Guidance Note 3 Housing. The recent publication of a consultation draft of Planning Policy Statement 3 (which will eventually replace PPG3) seeks to change some of the underlying principles of current national policy, in particular the consultation PPS3 redefines “affordable housing “ to exclude low cost market housing, it also reduces the minimum site size threshold to 15, and allows Local Authorities to set different threshold where these can be justified. The PPS also places greater emphasis on the need to assess and ensure balanced local housing markets and on the need to balance affordable housing provision with site viability. The Council’s emerging affordable housing policy will need to have regard to both the existing and emerging national policy framework.
- 7.6 It is proposed that the new affordable housing policies for SKDC will include the following key elements:
- **Inclusion of a threshold** (that is the point at which the policy will take effect) **of 15 or more units** (or an equivalent floor space of development) **within the urban areas, and of 2 plus units within the rural areas.** This is consistent with the conclusions of the Fordham’s study. It also closely reflects emerging national guidance published in the consultation draft of Planning Policy Statement 3 Housing (PPS3) published December 2005.
  - **A target seeking the provision of up to 50% affordable housing units on all eligible sites.** Again this is consistent with the recommendation of the Fordham’s study. It should be noted that in the context of affordable housing which is provided as part of a market housing scheme, within current legislation the Council must negotiate provision in line with it’s adopted policy. Part of the negotiation process is a consideration of the economic viability of a development and consideration will need to be given to other site factors which will effect the overall cost of the development.
  - **A target for affordable housing provision on sites allocated for housing development**
  - **Guidance on the size, type, tenure and cost of affordable housing to be provided** (this would have to be included within the SPD rather than the policy, and would be evidenced by the Fordham’s Study)
  - **A Rural Exceptions Policy** aimed at securing the provision of affordable housing on sites within or on the edge of settlements where market housing would not normally be acceptable.
  - **Consideration of the identification and allocation of sites or areas solely for affordable housing within the rural areas**

## 8. CONCLUSIONS

- 8.1 The Fordham’s study on housing needs has revealed a particular need for more affordable housing within the district. The Planning Policy Unit has identified and proposed key elements for new affordable housing policies for SKDC which will be supplemented subject to a ballot of tenants on LSVT by

policy of financial investment in affordable housing. Both of these aspects will be incorporated within the revision of the housing strategy currently underway subject to feedback from the Scrutiny Panel.

- 8.2 A supplementary report is being worked on at the time of writing this report in relation to the impact of Fordham's research in relation to Private Sector Stock condition and the housing needs of Gypsies and Travellers. This report will be made available to members in advance of the DSP meeting.

**9. CONTACT OFFICER**

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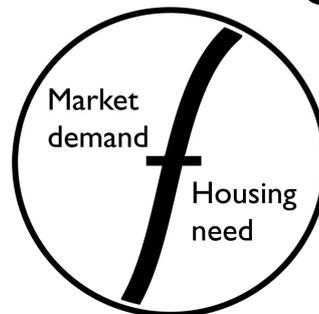
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16<sup>th</sup> December 2005



SOUTH KESTEVEN DISTRICT COUNCIL

Housing



Study

HOUSING NEEDS STUDY REPORT

December 2005



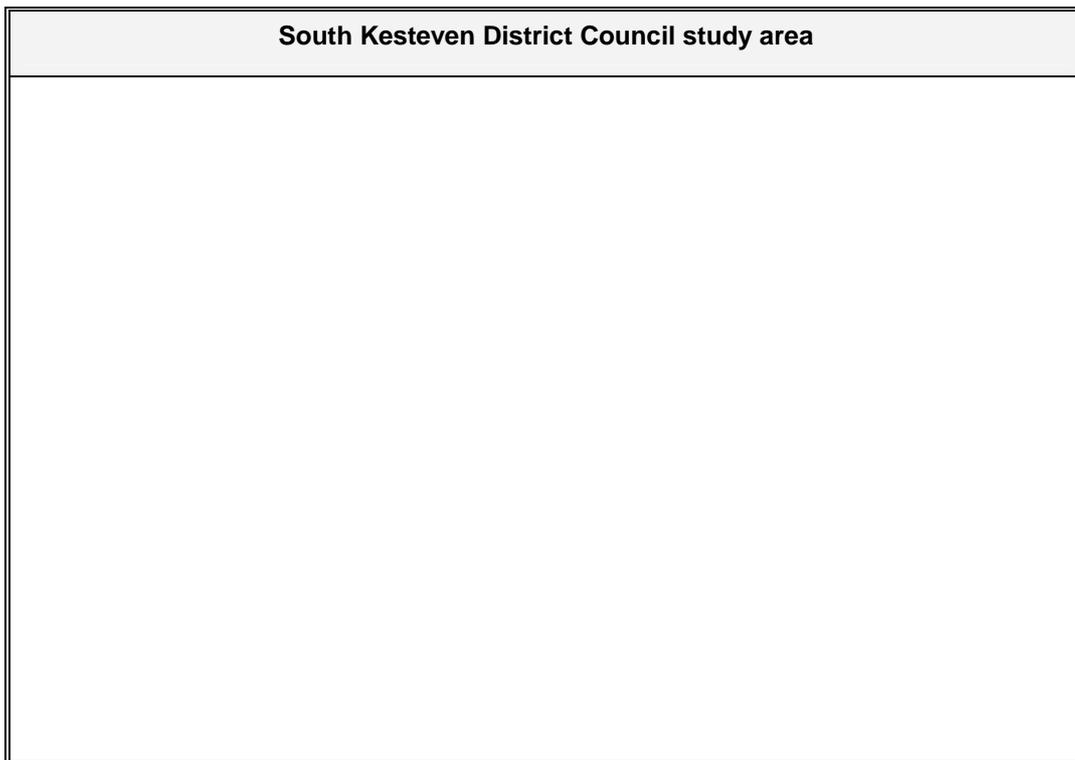
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## Executive summary

### *Context of the Study*

Fordham Research were commissioned to carry out a Housing Needs Assessment for South Kesteven. The study was designed to assess the future requirements for both affordable and market housing. To do this the study drew on a number of sources of information. These included:

- i) A personal interview of 594 households, and a postal survey of 4,086 households, making a total of 4,680 local households
- ii) Interviews with local estate and letting agents
- iii) Review of secondary data (including Land Registry, Census and H.I.P. data)



### *Survey and initial data*

A major part of the study process was a personal and interview survey of local households. In total 4,680 households took part in the survey. The questionnaire covered a wide range of issues including questions about:

- Current housing circumstances
- Past moves
- Future housing intentions
- The requirements of newly forming households
- Detailed financial information

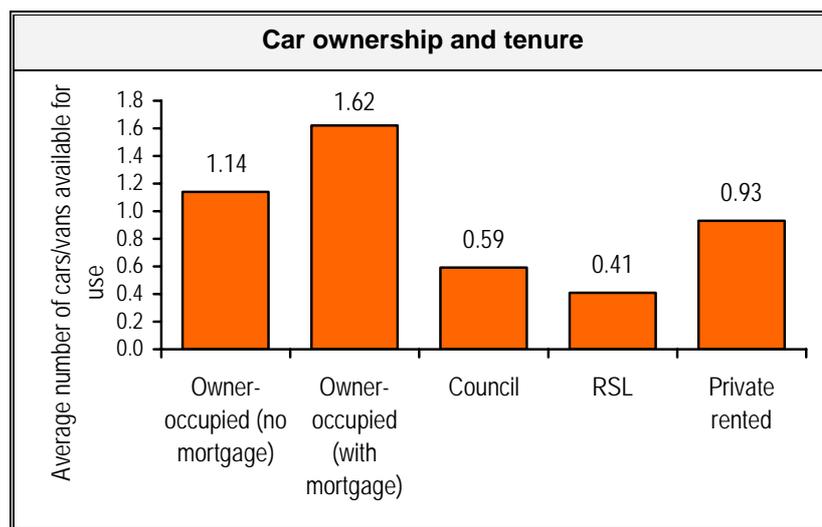
Information from the questionnaire survey was used throughout the report (along with secondary information) to make estimates about the future housing requirements across all tenures in the District.

Overall the survey estimated that around 76.5% of households are currently owner-occupiers with around 13.7% living in the social rented sector.

<b>Number of households in each tenure group</b>				
Tenure	Total number of households	% of households	Number of returns	% of returns
Owner-occupied (no mortgage)	16,632	30.8%	1,755	37.5%
Owner-occupied (with mortgage)	24,677	45.7%	2,005	42.8%
Council	6,359	11.8%	401	8.6%
RSL	1,033	1.9%	81	1.7%
Private rented	5,299	9.8%	438	9.4%
<b>Total</b>	<b>54,000</b>	<b>100.0%</b>	<b>4,680</b>	<b>100.0%</b>

The survey reported on a number of general characteristics of households in South Kesteven. The study estimated that 92.2% of all households in the District live in houses, and around a quarter of households contain at least one pensioner and also around a quarter of households contain children. The study also looked at car ownership (which is often used as an indication of wealth).

The figure below shows car ownership in the District by tenure. It is clear that there are large differences between the different tenure groups with owner-occupiers (with mortgage) having a significantly greater level of car ownership than households in the social rented sector.

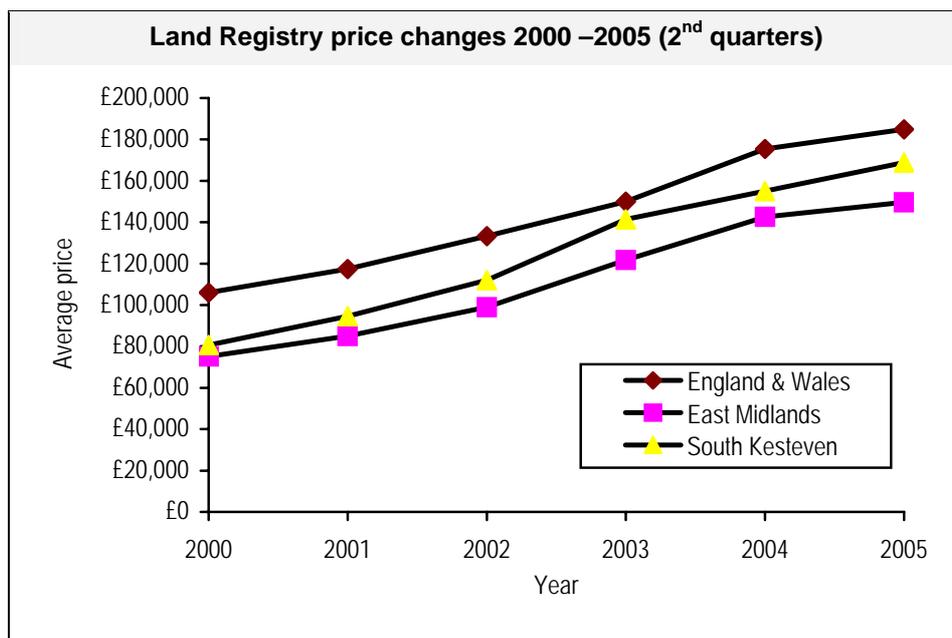


The study also looked at past trends in household movement and future expectations. The broad findings were:

- An estimated 19.7% of households in South Kesteven have moved home in the last two years, with just over half of all moves having occurred within the District
- In terms of future household moves, the survey estimates that 7,490 existing and 2,969 newly forming households need or expect to move within the next two years. In both cases a higher proportion would like to move to owner-occupation than expect to do so

Finally the survey indicated differences in housing costs between different tenures with the highest costs in the private rented and the owner occupied (with mortgage) sectors and the lowest in the social rented sector. Differences were more marked when housing benefit was removed.

One of the main sources of secondary information was the Land Registry. This data source suggested that average property prices in South Kesteven are 8.7% lower than the average for England & Wales, but 11.3% higher than the East Midlands average. However, between 2000-2005, prices in South Kesteven rose at a higher rate than observed both nationally and regionally.

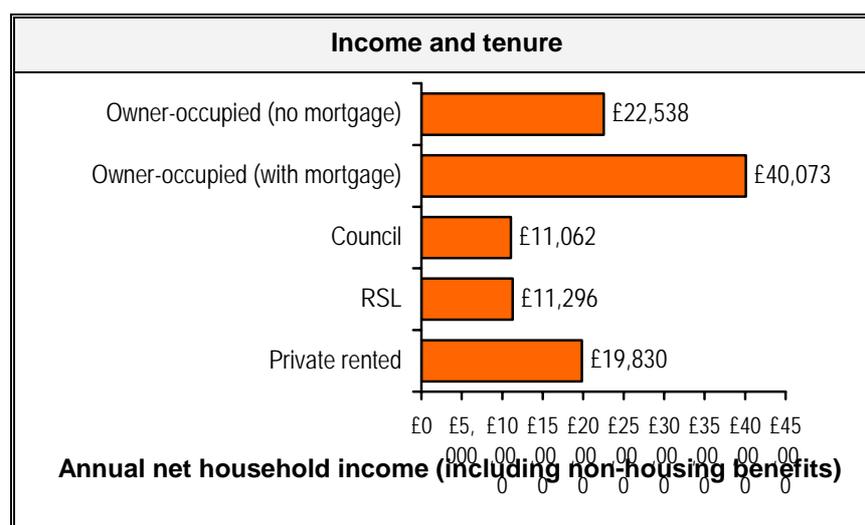


A survey of local estate and letting agents identified estimates of the minimum costs of housing to both buy and rent in the District. Overall, the survey suggested that in Grantham prices started at around £80,000 for a one bedroom flat with private rental costs starting from around £370 per month.

Minimum property prices/rent in Grantham		
Property size	Minimum price	Minimum rents
1 bedroom	£80,000	£370
2 bedrooms	£115,000	£430
3 bedrooms	£143,000	£520
4 bedrooms	£197,500	£700

The information about minimum prices and rents was used along with financial information collected in the survey to make estimates of households' ability to afford market housing (without the need for subsidy).

The survey estimated average net household income per annum (including non-housing benefits) to be £28,719. There were, however, wide variations by tenure; with households living in social rented housing having particularly low income levels.

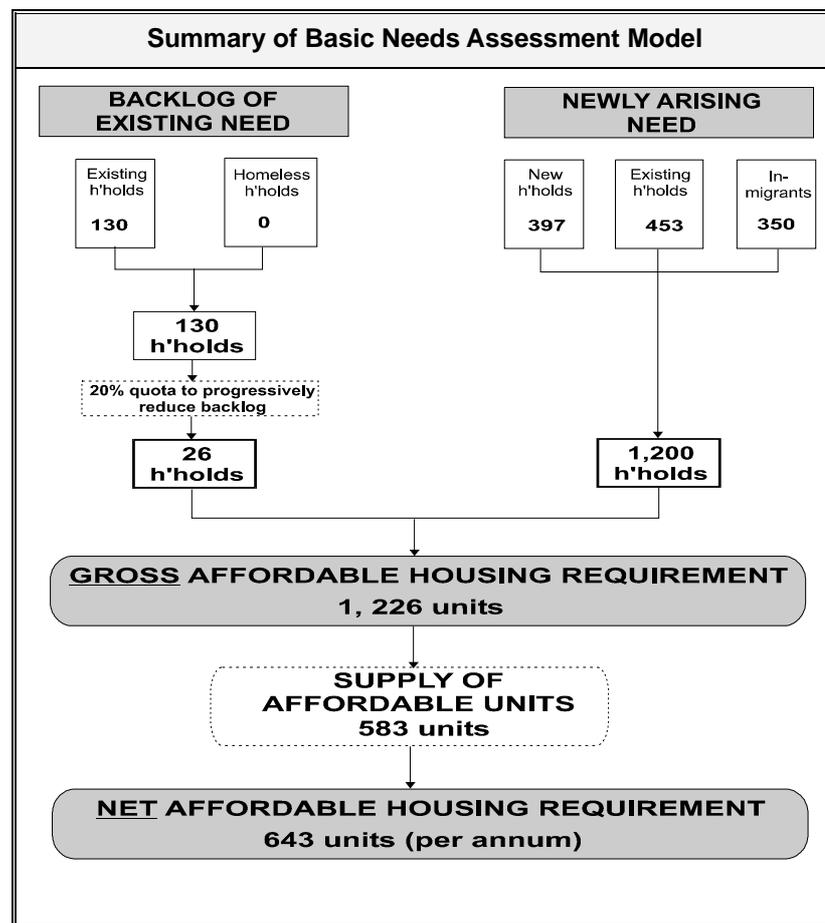


### *The Guide model*

As part of the study, an estimate of the need for affordable housing was made based on the 'Basic Needs Assessment Model' (BNAM). The BNAM is the main method for calculating affordable housing requirements suggested in Government guidance 'Local Housing Needs Assessment: A Guide to Good Practice' (ODPM 2000).

The BNAM sets out 18 stages of analysis to produce an estimate of the annual requirement for additional affordable housing. The model can be summarised as three main analytical stages with a fourth stage producing the final requirement figure. The stages are:

- Backlog of existing need
- Newly arising need
- Supply of affordable units
- Overall affordable housing requirement



Overall, using the BNAM it was estimated that there is currently a shortfall of affordable housing in the South Kesteven District Council of around 646 units per annum. The data suggested that this shortfall is most acute for smaller (one and two bedroom) properties. Additionally, data suggests shortfalls across the District, though most notably in Grantham.

The analysis suggests that any target of affordable housing is justified (in terms of the needs) and that site size thresholds below the current Circular 6/98 level of 25 dwellings should be considered. Further analysis suggests that around half of this need could theoretically be met by 'intermediate' housing, available at outgoings between social rents and the minimum cost of (second hand) market housing.

### ***Affordable Housing Policy Targets***

The recommendation from the Lincolnshire County Council Deposit Draft Structure Plan (2004) is that local plans should provide policies on affordable housing provision which are supported by an up-to-date housing needs assessment and set achievable targets.

The following two points are the key recommendations from the South Kesteven Local Plan (1995):

- *Policy H8*- that affordable housing may be permitted where other housing would not be, namely on small sites adjacent to other housing
- *Policy H9*- when developing large sites, and where there is a demonstrable need for affordable housing, the council will seek to negotiate with developers for the inclusion of an element of affordable housing, and a reasonable mix of housing types.

In neither of these plans do they set a site threshold. However, a small site is defined in the South Kesteven Local Plan as up to 10 dwellings.

The ODPM Guide to Housing Needs Surveys has its own proposals on how targets should be calculated (contained within Table 8.1 of the Guide). It is therefore worth pursuing the suggested ODPM method to show the expected result. The table below shows an estimate of the likely suggested percentage target from following the ODPM method.

<b>Table 10.5 Calculation of affordable housing target: following ODPM methodology</b>	
<b>Element</b>	<b>Dwellings (per annum)</b>
Affordable housing requirement	646
Minus affordable supply from non S106 sites (estd.)*	-2
<b>Equals</b>	<b>644</b>
Projected building rate (estimated)**	460
Minus affordable supply from non S106 sites (estd.)*	-2
Minus sites below threshold (assumed)	-0
<b>Equals</b>	<b>458</b>
<b>Therefore Target is</b>	<b>644/458</b>
<b>Equals</b>	<b>140%</b>

Notes: \* HSSA data

\*\* Information on projected building rate from Lincolnshire Draft Deposit Structure Plan

Given the results of this table it is clear that at the general level, any target would be justified. In our view there is no real point in varying the target from site to site or from locality to locality; the target is only likely to be varied downwards as a result of this practice.

Custom and practice is in fact the only guide to choosing a target, assuming that there is a substantial housing need. Clearly that is the case in South Kesteven District. The evidence suggests that for example a target of 50% is justified. Such targets have been used by a number of local planning authorities. There have been no justifiable problems with financial viability as a consequence, though this site specific matter may require investigation in some cases (e.g. severely damaged brownfield sites).

We would advise the use of a District-wide percentage target. This is the most easily understood form of target. It applies to allocated and windfall sites where viability permits. It is almost impossible to justify any variation of targets, since the Council's housing needs problem is one for the Local Planning Authority and the Local Housing Authority as a whole. The question of how and where to meet the housing needs problem is a strategic one for the Council. On the evidence, a 50% target is justified, and therefore recommended.

### ***Broader Housing Market & Future Changes***

In addition to concentrating on the need for affordable housing in isolation the study looked at housing requirements in the private sector market. The analysis began by looking at the differences between three broad housing sectors (owner-occupation, private rented and social rented). The survey data revealed large differences between the three main tenure groups in terms of stock profile (size of accommodation), turnover and receipt of housing benefit (or income support towards mortgage interest payments in the case of owner-occupiers).

<b>Profile and turnover of stock and housing benefit claims by tenure</b>			
Tenure	% of properties with less than three bedrooms	Annual turnover of stock (% of households)	% claiming housing benefit (income support for owners)
Owner-occupied	20.0%	8.3%	1.3%
Private rented	56.6%	20.8%	16.2%
Social rented	59.5%	9.8%	75.2%
All Households	29.0%	13.0%	30.9%

In terms of estimating market requirements a 'Balancing Housing Markets' (BHM) assessment was undertaken looking at the whole local housing market, considering the extent to which supply and demand are 'balanced' across tenure and property size. The notion has been brought into prominence by the work of the Audit Commission in assessing councils' performance (Comprehensive Performance Assessment (CPA) of district authorities).

The BHM differs from the BNAM in that it looks at households' future aspirations and affordability - the BNAM is mainly a trend-based analysis. The table below shows the overall results of the BHM analysis.

<b>Total shortfall or (surplus)</b>					
Tenure	Size requirement				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	76	335	44	134	588
Affordable housing	94	347	178	22	640
Private rented	(-106)	(-134)	(-141)	(-14)	(-396)
Total	64	547	80	142	833

A number of conclusions can be drawn from this analysis:

- i) In terms of the demand for affordable housing in the District it is clear that this is on-going. The BHM methodology suggests a significant shortfall of affordable housing of all sizes of accommodation, most notably two and three bedroom homes
- ii) Overall, the data also shows a shortfall of owner-occupied housing and a large surplus in the private rented sector. In terms of size requirements, the information suggests that in the owner-occupied sector the main shortage is for two bedroom homes; whereas in the private rented sector all dwelling sizes except four bedroom properties show similar levels of surplus.

Therefore both the BHM and BNAM analyses suggest that there will be a shortage of affordable housing in the future.

### *The Needs of Particular groups*

The study moved on from a consideration of future needs for additional housing to look at the needs of particular groups. The survey concentrated on the characteristics and requirements of households with disabilities (special needs households), key workers, Black and Minority Ethnic households and overcrowded households.

### **Supporting people**

Information from the survey on special needs groups can be of assistance to authorities drawing up their detailed Supporting People Strategies. Some 17.9% of all the District's households (9,648) contain special needs members. 'Physically disabled' is the largest category with special needs.

<b>Special needs categories</b>			
Category	Number of households	% of all households	% of special needs households
Frail elderly	2,882	5.3%	29.9%
Physical disability	5,792	10.7%	60.0%
Learning disability	915	1.7%	9.5%
Mental health problem	1,215	2.3%	12.6%
Vulnerable young people & children leaving care	0	0.0%	0.0%
Severe sensory disability	423	0.8%	4.4%
Other	1,210	2.2%	12.5%

Special needs households in South Kesteven are disproportionately made up of older persons only. Special needs households have lower than average incomes and are more likely than households overall to be in unsuitable housing.

Special needs households in general stated a requirement for a wide range of adaptations and improvements to the home. The most commonly-sought improvements needed were:

- Shower unit (1,643 households – 17.0% of all special needs households)
- Extra handrails inside home (1,245 households – 12.9% of all special needs households)
- Wheelchair access (874 households- 9.1% of special needs households)

The survey also suggested considerable scope for ‘care & repair’ and ‘staying put’ schemes, with a larger than average proportion of special needs households stating problems with maintaining their homes.

### **Key worker households**

The term intermediate housing is often used with reference to specific groups of households such as key workers. The survey therefore analysed such households (the definition being based on categories of employment and notably including public sector workers). Analysis of survey data indicates that there are an estimated 9,489 people in key worker occupations and 4,790 households are headed by a key worker. These households are more likely to be owner-occupiers, and are more likely to contain two adults.

<b>Key worker categories</b>		
Category	Number of persons	% of key workers
Health care	3,906	41.2%
Education	4,022	42.4%
Police officers	297	3.1%
Prison and probation services	393	4.1%
Social services	765	8.1%
Fire service	105	1.1%
<b>Total</b>	<b>9,489</b>	<b>100.0%</b>

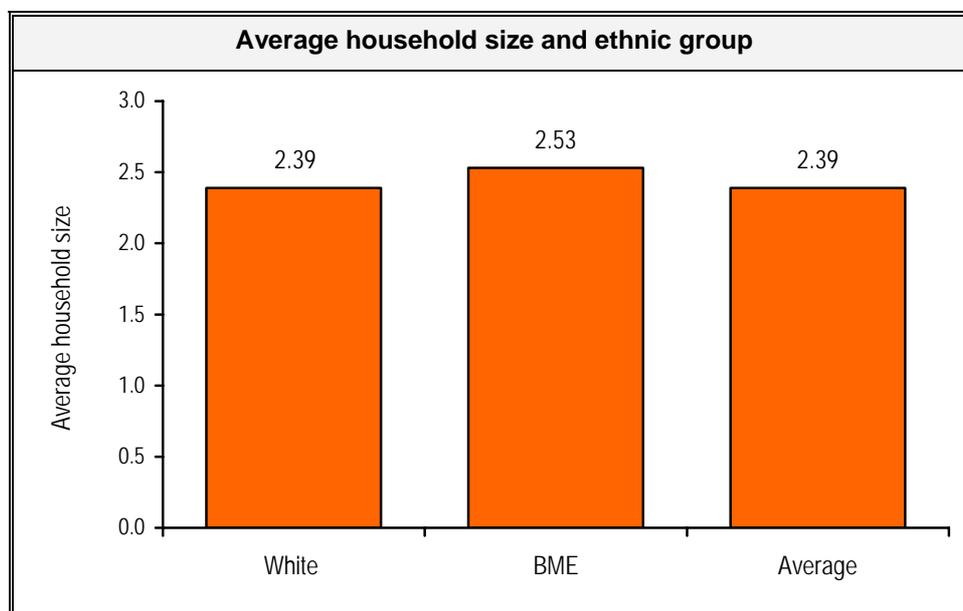
The main findings from further analysis of these groups of households can be summarised as follows:

- Key worker households are more likely to have moved in the last two years than non-key workers and are less likely to have moved from elsewhere in South Kesteven than non-key workers
- Key worker households are less likely to want to move within the District, and but are more likely to want to buy their own home
- Key worker households have slightly higher incomes to non-key worker households (in employment)
- Four-fifths of key worker households can afford market housing in the District. Of those that can't afford, intermediate housing options are only affordable for 33.3%. Looking only at those key worker households who need or are likely to move in the next two years we find a worse affordability situation and a higher proportion able to afford intermediate housing
- In terms of the need for affordable housing the study suggests that around 20.6% of the net affordable housing requirement comes from key worker households.

### **Black and Minority Ethnic households**

The survey revealed that 98.9% of South Kesteven households were White, with the remaining 1.1% being BME households.

The survey showed that BME households have a larger average household size than other households. Additionally, results show that BME households are less likely to be owner-occupiers and more likely to be living in private rented accommodation.



Finally, the survey results suggest that White households are particularly likely to be made up of older people and that these households are generally more likely to contain someone with a special need.

### Older person households

Some 24.7% of households in South Kesteven contain older persons only, and a further 8.2% contain a mix of both older and non-older persons. Older person only households are largely comprised of one or two persons, providing implications for future caring patterns. Although the majority of older person only households live in the private sector, a high proportion of social rented accommodation houses older people only (41.7% of all Council and 32.7% of all RSL accommodation).

## Overcrowding and under-occupation

This brief chapter looked at overcrowding and under-occupation. The results suggest that 1.6% of all households are overcrowded and 44.2% under-occupy their dwelling. The owner-occupied (no mortgage) sector shows the highest levels of under-occupation; the private and Council rented sectors the highest overcrowding. Households with low incomes, lone parent households and 2 adults with children are especially likely to suffer from over-crowding, as are BME households.

Overcrowding and under-occupation					
Number of bedrooms required	Number of bedrooms in home				TOTAL
	1	2	3	4+	
1 bedroom	2,956	134	32	0	3,122
2 bedrooms	10,019	2,254	240	26	12,539
3 bedrooms	13,666	7,860	3,460	382	25,368
4+ bedrooms	4,733	4,746	3,047	445	12,971
Total	31,374	14,994	6,779	853	54,000

KEY:  Overcrowded households  Under-occupied households

*Note: The bottom two cells of the 4+ bedroom column contain some households that are either overcrowded or under-occupied – for example they may require three bedrooms but live in a five bedroom property or may require five bedroom property but currently be occupying four bedroom property.*

## Conclusions

The housing needs study of the South Kesteven District Council provides a detailed analysis of housing requirement issues across the whole housing market in the District. The study began by following the Basic Needs Assessment Model, which estimated a requirement to provide an additional 646 affordable dwellings per annum if all housing needs are to be met (for the next five years).

The study continued by looking at requirements in the housing market overall using a 'Balancing Housing Markets' methodology. This again suggested a significant requirement for additional affordable housing to be provided.

Overall, the need for additional affordable housing represents nearly double the level of estimated new dwellings in the District (460 units per annum). It would be sensible to suggest that in the light of the affordable housing requirement shown, the Council will need to maximise the availability of affordable housing from all available sources (including new-build, acquisitions, conversions etc). Attention should also be paid to the cost (to occupants) of any additional housing to make sure that it can actually meet the needs identified in the survey.

<b>Table 10.1 Basic Needs Assessment Model</b>		
<b>B: BACKLOG OF EXISTING NEED</b>		
<i>Element</i>	<i>Notes</i>	<i>Final number</i>
1. Backlog need existing households	Number of households currently living in unsuitable housing	3,389
2. <i>minus</i> cases where in-situ solution most appropriate	In situ (or outside the District) solution most appropriate for 2,877 households	Leaves 455
3. <i>times</i> proportion unable to afford to buy or rent in market	64.0% = 291 – also remove 160 social renting tenants	130
4. <i>plus</i> Backlog (non-households)	Homeless = 0	0
5. <i>equals</i> total Backlog need		130
6. <i>times</i> quota to progressively reduce backlog	Suggest 20% as in ODPM report	20%
7. <i>equals</i> annual need to reduce Backlog		26
<b>N: NEWLY ARISING NEED</b>		
8. New household formation (gross, p.a.)		665
9. <i>Times</i> proportion unable to buy or rent in market	59.5% cannot afford market housing	Leaves 397
10. <i>plus</i> ex-institutional population moving into community		0
11. <i>plus</i> existing households falling into need		453
12. <i>plus</i> in-migrant households unable to afford market housing		350
13. <i>equals</i> Newly arising need	9+10+11+12	1,200
<b>S: SUPPLY OF AFFORDABLE UNITS</b>		
14. Supply of social relets p.a.	Excludes transfers within social rented stock and includes 'relets' of shared ownership	591
15. <i>minus</i> increased vacancies & units taken out of management	Letting opportunities lost	
16. <i>plus</i> committed units of new affordable supply p.a.	Letting opportunities gained	-11
17. <i>equals</i> affordable supply	14-15+16	580
<b>18. Overall shortfall/surplus</b>	<b>7+13-17 (per annum)</b>	<b>646</b>

NB Elimination of the backlog over a five-year period is recommended in the Guide. However, the Council can make a policy decision to do so over a longer period.

## Community DSP - Performance Monitoring 2005/06

Those indicators with a number in the PI column are from the Government's Best Value Performance Indicators suite used by many Councils. The remaining indicators are local to SKDC and may be relatively simple measures/indicators only. The reader is asked therefore to exercise an element of caution when interpreting any data attached to them.

Key: C=cumulative; A=average; N=number; %=percentage; CA=cumulative average; Q=quarterly; blank=monthly

PI	SKDC Priority Area and PI Description	IND Type	Reporting	2004/05 SKDC Outturn	2003/04 Upper Quartile	2005/06 SKDC Target	April	May	June	July	August	Sept	October	November	Year End (12 months to March)	Are We Improving Yr on Yr?	2006/07 SKDC Targets	2007/08 SKDC Targets
	<b>ANTI SOCIAL BEHAVIOUR Priority A</b>																	
127	Violent offences per 1,000 population	C		11.7	n/a	10	1.50	2.9	4.20	5.82	7.10	8.65	10.02	11.39	0.00	N	9.5	9
Local	No. of Anti-Social Behaviour Orders issued in year	C				8	0	0	1	1	1	2	3	3.00	0.00	N/A	6	5
Local	No. of Acceptable Behaviour Contracts	C			10	0	0	2	4	10	15	18	21	26.00	0.00	N/A	12	15
Local	No. of unacceptable behaviour warning letters issued	C			20	N/A	4	4	7	14	34	42	50	68.00	0.00	N/A	24	30
Local	No. of reports to Council of anti-social behaviour	C			100	4	24	47	84	84	124	169	214	270.00	0.00	N/A	120	150
Local	% of those reports successfully resolved	C			60%	75%	82%	81%	80.52%	###	80.52%	79%	77.77%	77%	0%	N/A	65%	70%
Local	No. of SKDC projects engaging young people in year	C	Q		10				3			6.00			0.00	N/A	15	20
	<b>AFFORDABLE HOUSING Priority A</b>																	
Local	No. of affordable units negotiated and planned for future years	C				30	0	4	12	12	22	22	52	102	0	N/A	35	40
Local	New units completed in year and managed by a RSL	C			80						15	23	23	29	0	N/A	100	150
	<b>VULNERABLE PERSONS Priority B</b>																	
183a	Average length of stay in bed & breakfast	CA		2.33 wks	1.18 wks	1 wk	0	2.5 days	2.5 days	2.5 days	2.5 days	2.2 days	2.2 days	2.4 days	0	Y	1 wk	1wk
Local	No. of people in receipt of support services from the Council	N			5,850	5,644	5,644	5,591	5,593	5,591	5,593	5,523	5,404	5,447	0	N/A	6050	6250
Local	No. of housing applications from people fleeing domestic violence	C			32	N/A	3	3	3*	3*	3*	N/A	N/A	10*	0	N/A	32	32
78a	Average time to process new benefit claims	A		42.21 dys	31 dys	42 dys	N/A	N/A	36.6 dys	36.4 dys	35.7 dys	35.4 dys	34.8 dys	33.5 days	0.00	Y	40 days	38 days
78b	Average time change of circumstances	A		5.59 dys	7.2 dys	8 dys	N/A	N/A	18.7 dys	19 dys	18.6 dys	18 days	17.4 days	17 days	0.00	N	8 days	8 days



**Affordable Housing - Supplementary Information Regarding Units to be Completed before end of 2005/06**

**Targets in 2005/06 BVPP - new units completed in year and managed by a RSL**

80

Scheme and Location	RSL /Developer	S106 or Grant	No. Units planned	Estimated Start on site	Actual Start onsite	Estimated Completion	Units Completed	Month Completed
Wharf Road, Stamford	Muir Group H.A.	S.106	12	Nov-04	Aug-04	Dec-05		
Springfield Road, Grantham	Longhurst H.A.	S.106	60	Nov-04	Jan-05	Jan-06		
London Road, Grantham	Nottingham Community H.A.	Grant	13	Oct-04	Aug-04	Jul-05	15	Aug '05
Elizabeth Road, Stamford	Muir Group H.A.	S.106	6	Oct-04	Jan-05	Jul-05	6	Jul '05
Water Lane, South Witham	Muir Group H.A.	Grant	2	Nov-04	Jan-05	Jul-05	2	Jul '05
Barrowby	Longhurst H.A.	Grant	2	Aug-05	Aug-05	Nov-05	2	Nov-05
Elsa Park, Bourne	Nene Housing Society	S.106	8	Jul-05	Jul-05	Jan-06	4	Nov-05
			103				29	

**Affordable Housing - Supplementary Information regarding units negotiated and planned for future years.**

Targets in 2005/06 BVPP - number of affordable units negotiated and planned for future years **30**

Scheme and Location	RSL /Developer	S106 or Grant	No. Units planned	Estimated Start on site	Actual Start onsite	Estimated Completion	Units Completed	Month Completed
Eisea Park, Bourne	Nene H.S.	S.106	8	Jul-05	ongoing	May-06	4	
Woodview Nursery, Bourne	Flagship H.A.	S.106	10	Jul-05	Jul-05	Jul-06		
South Road, Bourne	Nene H.S.	S.106	30	Jun-05	Jul-05	Aug-06		
Aire Road, Grantham	Nottingham Community H.A.,	SKDC	34	Mar-06				
Welham Street, Grantham	Muir Group H.A.	S.106	12	Sep-05	Sep-05	Jun-06		
Highfields, Gt. Gonerby	Nottingham Community H.A.	S.106	3	Jan-06				
Homestead Farm, Northorpe	Longhurst	S.106	5	Aug-06	Aug-05	Jan-06		
Newton Court, Colisterworth	Muir Group H.A.	SKDC	10	Oct-05	Oct-05	Jun-06		
Croakewell, Swinstead	Muir Group	SKDC	8	Oct-05	Oct-05	Jun-06		
The Dovecote, Rippingale	Wolds H.A.	SKDC	3	Nov-05	Nov-05	May-06		
Dysart Road, Grantham	tba	S.106	24	Sep-05	Sep-05			
Northerns Close, North Witham	Muir Group	SKDC	3	Apr-06				
Eisea Park, Bourne	Nene H.S.	S.106	12	Jan-06				
Belvoir Close, Stamford	Nottingham Community H.A.	S.106	7	Apr-07				
Chatsworth Ave, Stamford	Nottingham Community H.A.	S.106	14	Apr-07				
The Old Maltings, Ancaster	Longhurst	S.106	25	Jan-06				
The Old Nurseries, Allington	Muir Group	S.106	6	Apr-06				
Delaine Meadows, Bourne	Longhurst	S.106	10	Oct-05	Oct-05			
The Old Quarry, Stamford	tba	S.106	10	tba				
Spalding Road, Deeping st James	Nottingham Community H.A.	S.106	55	Jan-06				
Blackthorn Way, Bourne	Muir Group H.A.	SKDC	2	Apr-06				
			291				4	

**DEVELOPMENT AND SCRUTINY PANELS (DSPs)**  
**WORK PROGRAMME 2005/6**  
**INTRODUCTION**

This Work Programme is partly derived from the Cabinet's Forward Plan, but also contains items that have been brought forward by the DSPs themselves. Such items are in italics.

Where the item has appeared on the Forward Plan, the anticipated date of the key decision is listed in the second column. The third column shows the last available date that the full DSP can consider this item before the key decision is due to be taken (unless a special meeting is called). This does NOT necessarily mean that the item will appear on the DSP agenda, this will only happen if this is requested by the Chairman or members of the DSP. There will also be instances where there is no DSP meeting before a decision is due to be taken; in these cases the next meeting date after the decision date is shown.

As Cabinet meets monthly and the DSPs meet bi-monthly it is not possible within the current timetable of meetings for the DSPs to consider every single Cabinet or Cabinet Member decision. Scrutiny members are therefore encouraged to read this Work Programme and bring forward items for consideration where they think that an item should be considered by the DSP.

**COMMUNITY DSP**

<u>ISSUES FOR CONSIDERATION</u>	<u>DATE OF KEY DECISION (IF APPROPRIATE)</u>	<u>NEAREST DSP MEETING</u>
Strategic Housing – Audit Commission report	Full Council received report on 26.05.05	DSP established Working Party on 12.05.05
<i>Difficult to let properties, their location and the number of voids</i>	N/A	<i>Site visits to voids have taken place at Grantham, Stamford and Bourne, working group appointed</i>

**DEVELOPMENT AND SCRUTINY PANELS (DSPs)  
WORK PROGRAMME 2005/6**

**COMMUNITY DSP**

<i>Street Drinking and possibility of by-law banning street drinking in designated areas</i>	N/a	Considered by the DSP on 10.11.05
Large Scale Voluntary Transfer – identification of potential new landlord	Not before December 2005	05.01.06
LSVT – Agreement of offer to the tenants	Not before March 2006	02.03.06
Community Strategy	Not before January 2006	05.01.06
HRA business plan	Not before January 2006	05.01.06
SKDC enforcement policy – a generic policy for regulatory services	February 2006	05.01.06
Worth Court Bourne – disposal of site and redevelopment	Not before February 2006	05.0106
Community cohesion/inclusion strategy	Not before February 2006	05.01.06
Housing Strategy – approval	Not before February 2006	05.01.06
New/interim affordable Housing Policy	Not before January 2006	05.01.06
Licensing of Houses in Multiple Occupation	Not before March 2006	02.03.06

## **REPORT OF COUNCILLOR MARY WHEAT**

*To Community DSP – 5<sup>th</sup> January 2006*

### **COMMUNITY CARE FOR THE ELDERLY**

A meeting of the Management Committee was held on 3<sup>rd</sup> November 2005. The Chairman stated that he had nothing in particular to report since he had not heard from Lincolnshire County Council regarding next years contract. It was understood that the services provided by the Charity would not be put out to tender by LCC. The Charity could therefore expect a further 3 year contract with effect from 1<sup>st</sup> April 2006.

The current financial position of the Charity was favourable.

The project leader gave a 3 monthly presentation on service usage. There had been a slight decrease in numbers using the Day Centre over the past two years, possibly due to the increasing age profile of new referrals. Older people (80s and above) may find the day too long for them. The summer outings had been successful.

The next meeting was scheduled for 11<sup>th</sup> January 2006.