

Appendix 2: Housing Strategy Action Plan

Opportunity	Key Outcomes	Themes	Action Period	Activity Focus
How might we increase the number of houses that are brought to market across South Kesteven?	<ul style="list-style-type: none"> The development of high quality, sustainable, housing that reflects the character and increases the desirability of South Kesteven as a place to live. Support the up-front delivery of essential infrastructure on key development sites. Support Government initiatives to encourage developers to bring forward housing delivery housebuilders who are not delivering fast enough. Ensure that planning processes encourage land owners and developers to bring potential housing sites to the market with the required infrastructure in place. Making the best use of existing property that can quickly be converted to housing. A skilled workforce that can meet the housing delivery needs of the district. Disaggregation of large housing sites to enable smaller developers to deliver at pace. The availability of a sustainable rental market that is a genuine, affordable, alternative to home ownership. The need for a tailored approach to housing delivery; Bourne, Market Deeping, Stamford, Grantham and the rural areas have very different markets and these may required different approaches to housing delivery. 	Making best use of existing land	Medium/Long	<ul style="list-style-type: none"> Acquire land for housing delivery. Ensure adequate supply of housing is brought forward on land owned by the Council.
		Developers' financial considerations	Short	<ul style="list-style-type: none"> Understand what developers need to build in order for a development to be viable.
		Making best use of existing building stock	Medium/Long	<ul style="list-style-type: none"> Maximise opportunities for publicly-owned property to be utilised. Utilise buildings (e.g. shops and upper floors) in the town centre for conversion.
		Infrastructure	Medium	<ul style="list-style-type: none"> Build housing that has access to necessary community and transport infrastructure. Consider role for the Council as a funder/investor in housing developments.
		Affordability	Medium	<ul style="list-style-type: none"> Focus on the delivery of affordable housing in rural areas and near to services.
		SKDC support for house-building	ongoing	<ul style="list-style-type: none"> SKDC to continue to build (more) Council Houses and optimise the use of Council owned assets. Consider – and then market - the quality of life available to current and future residents of South Kesteven, including work, play, and home. Explore use of pre-fab and modular build methods, and the Council's role in enabling this approach.
		High quality design: internal and external	Short/Medium	<ul style="list-style-type: none"> Promote the new Garden Village as an exemplar for architectural and urban design. Encourage community build schemes.
		Making it happen: planning	Medium	<ul style="list-style-type: none"> Develop an 'idea to implementation' approach for planning applicants to ensure the greatest possible certainty from the earliest possible opportunity on the approvability and deliverability of their scheme, including input from statutory consultees to agreed timescales and from officers who are empowered to make decisions. Provide additional briefings, and training, for Development Management Committee Members so that they are better informed in their decision-making.
		Partnerships and engagement	Short/Medium	<ul style="list-style-type: none"> Explore potential benefits of joint ventures with local builders, developers and investors to deliver more housing more quickly. Agree a framework of key partners and stakeholders who are tasked with speeding up delivery .
		Construction skills	Short/Medium	<ul style="list-style-type: none"> SKDC to develop houses and housing sites through its own company. Work with colleges so that young people learn the skills necessary for building new housing.
		Sustainability	Medium	<ul style="list-style-type: none"> Consider the relaxation of planning policies to encourage development in villages.
		Lobbying	ongoing	<ul style="list-style-type: none"> Lobby Government to target builders to deliver within a certain time-frame, or land will revert to old use.

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How might we ensure that privately rented homes meet the required standards so that our residents can enjoy safe and healthy homes?	<ul style="list-style-type: none"> Fully-informed landlords and letting agents who know what they have to do to improve the quality of their properties. Improvement in the Private Rented Sector (PRS) market, but without creating so much pressure that tenants are forced out of the homes they occupy. Protection for tenants who often have no choice but to settle for lower quality rental property. Develop new ways of engaging with the sector to enable access for people on low income, on benefits or who are under 35 years old. 	Letting Agents	Short	<ul style="list-style-type: none"> Explore opportunities for a council run “local lettings agency” providing a letting service supporting local landlords.
		Incentives and support for good landlords	Short/Medium	<ul style="list-style-type: none"> Increase engagement with landlords and letting agents Expand the Private Rented Sector property leasing scheme, providing a guaranteed income (to landlords) and quality accommodation (for residents).
		Standards and enforcement	Short/Medium	<ul style="list-style-type: none"> Review of housing enforcement policy to reflect new civil penalties legislation and ensure we can tackle “rogue landlords” effectively.
		SKDC increasing rented sector stock	Medium	<ul style="list-style-type: none"> Continue to build council housing to relieve pressure on the private rented sector.
		Lobbying	ongoing	<ul style="list-style-type: none"> Lobby Government to introduce a cap on rent fees/ increases. Lobby Government to restrict the amount of deposit payable.

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How might we ensure that a range of housing options are available to support people to live independently	<ul style="list-style-type: none"> Enable households access to accommodation in properties that meet their needs, and to facilitate them moving to more suitable properties where required. To enable people to live independently, but with appropriate support that can be called-on when required. Encourage an appropriate provision of high-quality, skilled, carers who are able to support independent living. Encourage the provision of affordable places in care homes. Utilise our strategic partnerships to clarify the range of affordable housing required across the district to meet the needs of people with learning disabilities, mental health problems and physical disabilities. 	Specialist Housing	Short	<ul style="list-style-type: none"> Explore options for providing sheltered/extra care housing in areas of identified need and in close proximity to local services. Develop incentives for elderly people to move to smaller housing or ‘house share’ to free-up larger housing.
		Community Infrastructure	Short	<ul style="list-style-type: none"> Consider the use of the Council’s – and other public sector – assets to further support day care for the elderly.
		Creating quality places and homes	Short/Medium	<ul style="list-style-type: none"> Encourage the creating of high quality accommodation for the elderly which will not be seen as a step-down from their large family home.
		Planning support for annexes	Short/Medium	<ul style="list-style-type: none"> Consider the benefits of developing a local policy around the construction of annexes to family homes, ensure that their annex purpose is protected.
		Skills	Short/Medium	<ul style="list-style-type: none"> Support training opportunities for carers.
		Partnerships	Medium	<ul style="list-style-type: none"> Work with other statutory partnerships to clarify the need for a range of affordable housing to be provided across the district to meet needs for people with learning disabilities, mental health issues and for those with physical disabilities.
		Incentives	Medium	<ul style="list-style-type: none"> Consider incentives to encourage residents to move to homes that better suit their ongoing needs.
		Lobbying	ongoing	<ul style="list-style-type: none"> Lobby Government to ensure a sustainable future for sheltered and supported housing.

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<p>How might we increase the number of housing options available to those residents in SK who are on lower incomes/benefits and those who need singles accommodation?</p> <p>(Meeting the needs of our residents)</p>	<ul style="list-style-type: none"> Maximise the impact of the Council's investment in affordable housing by optimising the use of traditional, off-site and modular construction options on future development sites. Continue to deliver new Council Housing to help meet social housing need. Develop energy efficient homes for social and affordable housing to reduce fuel poverty. Lobby central Government on future policy development for the affordable housing sector to maximise resources available for future investment. 	Best use of existing buildings	Short	<ul style="list-style-type: none"> Explore opportunities to develop new temporary accommodation.
		Right home, right size, right price	Short	<ul style="list-style-type: none"> Consider making small plots of SKDC land available to smaller builders/self-builders. Ensure access is available to appropriate data to inform decisions on need and the types of units required
		Affordable housing	Short/Medium	<ul style="list-style-type: none"> Work with other local authorities to ensure that residents can rent or buy affordable housing.
		Specialist housing	Short/Medium	<ul style="list-style-type: none"> Consider the development of a design standard for communal housing.
		Housing options	Short/Medium	<ul style="list-style-type: none"> Consider the development of bed-sit accommodation particularly for the under 35's.
		Creating quality places	Short/Medium	<ul style="list-style-type: none"> Encourage high streets to be interspersed with residential units.
		Partnerships	Short	<ul style="list-style-type: none"> Work with Housing Associations to develop schemes to address overcrowding and under-occupancy. Consider alternative approaches to the delivery of affordable housing in order to ensure that developments can be brought forward.
		Incentives	Medium	<ul style="list-style-type: none"> Incentivise private landlords to encourage provision of housing to meet identified housing need.
		Helping and encouraging people to remain in their homes	Short	<ul style="list-style-type: none"> Develop schemes which enable tenants to sustain their tenancies.
		Lobbying	ongoing	<ul style="list-style-type: none"> Lobby Government to remove the 'right to buy'.