## Communities and Wellbeing Overview and Scrutiny Committee

**Report of:** Councillor Nick Neilson  
**Cabinet Member for Communities**

### Report to:
Communities and Wellbeing Overview and Scrutiny Committee

### Date:
20 March 2018

### Subject:
South Kesteven District Council’s Draft Housing Strategy  
Report Number HS5

<table>
<thead>
<tr>
<th>Decision Proposal</th>
<th>Key decision</th>
</tr>
</thead>
</table>
| Relevant Cabinet Member: | Councillor Nick Neilson  
Cabinet Member for Communities |

| Report author: | Anne-Marie Coulthard, Service Manager Environmental Health  
Tel: 01476 406319 e-mail: a.coulthard@southkesteven.gov.uk  
Date: 9 February 2018 |
| Reviewed by: | Harrinder Rai, Assistant Director Housing  
Tel: 01476 406299 e-mail: harry.rai@southkesteven.gov.uk  
Date: 15 February 2018 |
| Signed off by: | Tracey Blackwell, Director Environment and Property  
Tel: 01476 406058 e-mail: t.blackwell@southkesteven.gov.uk  
Date: 15 February 2018 |
| Approved for publication | Councillor Nick Neilson  
nicholas.neilson@southkesteven.gov.uk  
Date: 1 March 2018 |

### SUMMARY

This report presents the results of wider public consultation on the Council’s draft Housing Strategy 2017-2021 which engaged a range of partners, organisations and members of the public.

As a result of the consultation responses and to ensure that the draft Strategy is up to date following legislative changes and more recent data, a revised draft Housing Strategy and Action Plan have been produced.

A year 1 internal Delivery Plan is proposed, detailing current progress and development...
against Action Plan activities and planned activities for 2018/19.

RECOMMENDATION
It is recommended that the Communities and Wellbeing Overview and Scrutiny Committee:

1. Note and consider the feedback from the wider public consultation on the draft South Kesteven District Council Housing Strategy 2017-2021.

2. Consider the mechanism for monitoring and reporting on progress against the Action Plan and make recommendations to Cabinet on the approach.

3. Review the proposed Year 1 (2018/19) Internal Delivery Plan and note the progress made to date.

4. Subject to further feedback, recommend to Cabinet that the revised draft South Kesteven District Council Housing Strategy 2017-2021 is agreed and adopted.

1. BACKGROUND TO REPORT

1.1 During 2017 Members worked with Officers to develop a new draft Housing Strategy for South Kesteven “the Strategy”. This included two summits to consider wider issues and available evidence, focused workshops and briefing sessions, alongside roundtable discussions with housing industry representatives.

1.2 The Communities and Wellbeing Overview and Scrutiny Committee have monitored and reviewed progress in the development of the Strategy at meetings on 11 July 2017 and 5 September 2017 and recommended to Cabinet that the Strategy was suitable for wider consultation.

1.3 Following approval by Cabinet, wider public consultation took place for 6 weeks between 14 September and 26 October 2017. A full report detailing the results of the consultation, including the electronic survey which was available through the Council’s website (hard copies were also provided on request) is at appendix 1.

1.4 Over 750 stakeholders were contacted by e-mail, these included Registered Providers (of affordable housing), Private Sector Landlords, Landowners and Developers, Town and Parish Councils and other strategic partners including neighbouring local authorities and Lincolnshire County Council. Residents were encouraged to participate – the survey was promoted in SKToday, the quarterly residents’ magazine and across local and social media.

2. SUMMARY OF CONSULTATION RESPONSES
2.1 The four key themes identified in the Strategy were used as the basis for a questionnaire. For each theme respondents were also asked if they thought the Council should be doing less, more or continue with existing approaches and were given the opportunity to submit their comments. The questions asked were:

- Do you think that we should be concentrating on making sure that enough new homes are being built in our area?
- Do you think we should be concentrating on helping people to live in their own homes for as long as they can?
- Do you think we should be concentrating on working with landlords to improve standards in privately rented housing?
- Do you think we should be concentrating on meeting the housing needs of our residents—particularly those who are vulnerable?

2.2 In total 172 survey responses were received, additional correspondence was also submitted by 4 stakeholders. Responses were received from across the district geographically, and from a range of sectors; 44% of responses were from individuals, 28% from parish clerks or councillors, 9% from developers, landowners or agents, 7% private sector landlords, 6% other organisations, 2% registered providers and 4% preferred not to say.

2.3 Each of the themes received a high level of support, with all achieving at least 75% in agreement with the questions posed. In addition, the majority of respondents across all of the themes thought that the Council should be concentrating on doing more.

3. PROPOSED AMENDMENTS TO THE DRAFT HOUSING STRATEGY

3.1 The free text feedback has been taken into account and resulted in some minor amendments and clarification. In addition, figures have been updated where relevant to reflect the latest available data. Details of the proposed amendments and summary of comments with associated responses are summarised in appendix 2. The revised draft Housing Strategy with Action Plan are at appendix 3.

4. DELIVERY AND MONITORING

4.1 The Strategy sets out the strategic direction for housing in the District with the delivery of outcomes achieved through activities detailed in the Action Plan. While the Action Plan describes a number of activities, some of which are already underway or in development, it does not provide full details of how these will be achieved. An internal annual Delivery Plan will provide this overview, with delivery supported by a comprehensive range of existing and new strategies and policies. The proposed year 1 delivery plan for 2018/19 is at appendix 4.

4.2 It is proposed that the Strategy and Action Plan will be regularly monitored by the Cabinet Member for Communities, and progress reported annually to the relevant Overview and Scrutiny Committees, where achievements, progress and any future challenges will be reviewed.
5. OTHER OPTIONS CONSIDERED

5.1 The Council’s current Housing Strategy runs from 2013 to 2018, the Council could continue to deliver against this Strategy until the specified end date. However, Members have already been appraised of the recent significant changes in housing policy, and in order to ensure that the Council’s approach to strategic housing remains relevant and deliverable an early review of the strategy was considered necessary.

6. RESOURCE IMPLICATIONS

6.1 The resources required to produce the strategy are being met from within existing service area budgets.

6.2 The delivery of some outcomes in the Action Plan may result in resource implications. Where additional resource is necessary to support activities this will be considered alongside any other relevant delivery plans (such as the Housing Revenue Account Business Plan).

7. RISK AND MITIGATION

7.1 Risk has been considered as part of this report and any specific high risks are included in the table below:

<table>
<thead>
<tr>
<th>Category Risk</th>
<th>Action / Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivery of Corporate Plan priorities for housing growth</td>
<td>The refreshed housing strategy and associated action plan provide the mechanism to facilitate and drive forward the development of a wide range of homes, while supporting wider opportunities for growth within the district.</td>
</tr>
</tbody>
</table>

8. ISSUES ARISING FROM IMPACT ANALYSIS (EQUALITY, SAFEGUARDING etc.)

8.1 The Stage 2 Impact Analysis of the Strategy is attached as appendix 5. The Stage 1 analysis was originally produced in September 2017 and has been reviewed and updated to reflect the consultation exercise.

8.2 The Impact Analysis has identified ways in which the Strategy can positively impact households with protected characteristics.

8.3 Outcomes of the Strategy aim to improve the delivery of affordable housing, provide choice to enable people to live independently in a home that suits their needs, ensure quality housing in the private rented sector and support housing
need. Many of the action plan activities which will achieve these outcomes support low income households, amongst whom protected groups are often disproportionately represented.

8.4 Individual Impact Analysis of the supporting which underpin the achievement of the Strategy will be undertaken as they are developed.

9. CRIME AND DISORDER IMPLICATIONS

9.1 There are not considered to be any direct crime and disorder implications arising from this report.

10. COMMENTS OF FINANCIAL SERVICES

10.1 The direct financial implications of developing and adopting the strategy will be met from existing budgets. Longer term there may be more significant financial considerations specifically for the Council as a social landlord where it would seek to support the delivery of specific outcomes. These options will be considered in due course and incorporated into future budget setting proposals.

11. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

11.1 Since the repeal of section 87 of the Local Government Act 2003 on 26 May 2015 there has been neither a statutory or regulatory provision imposing a requirement to have a Housing Strategy, however, it is nevertheless recognised as best practice to do so.

12. COMMENTS OF OTHER RELEVANT SERVICES

12.1 The Housing Strategy and Action Plan has been developed across and with a number Service Areas.

13. APPENDICES

13.1 Appendix 1 – Draft Housing Strategy 2017-2021 Consultation Results
13.2 Appendix 2 – Proposed amendments and summary of comments
13.3 Appendix 3 – Revised draft Housing Strategy 2017-2021
13.4 Appendix 4 – Proposed Year 1 (2018/19) Internal Delivery Plan
13.5 Appendix 5 – Stage 2 Impact Analysis

14. BACKGROUND PAPERS
