



2017

Draft Housing Strategy 2017-2021 Consultation results

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Purpose

1. The purpose of this report is to update the Council, Cabinet and in particular the cabinet member for Communities and Wellbeing - Councillor Nick Neilson - with the results of the consultation that has been undertaken with various stakeholders on the content, approach and actions outlined in the council's draft housing strategy 2017-2021.

Objectives

2. The objectives of the consultation on the draft version of the housing strategy were identified as follows:
 - a. To communicate to various stakeholders the areas the council would like to concentrate on and the actions that have been identified as being appropriate under each of the areas
 - b. To find out if stakeholders agree with the areas that have been identified
 - c. To ascertain if stakeholders think the council should be doing more, less or about the same as they do now in each of these areas

Methodology

3. The approach adopted was designed to complement the work that had already been undertaken with members and specific stakeholders during July 2017. This feedback was then used to inform the drafting of the new strategy and in particular the potential areas the council would like to focus on going forward.
4. An electronic survey was prepared that was structured around the four areas of focus. Various stakeholders were contacted and local people were also given the opportunity to respond via social media channels and through traditional media. A copy of the survey has been attached at appendix one.
5. In line with constitutional requirements, the consultation ran for six weeks from the 14th September 2017 to the 26th October 2017. The vast majority of responses were collected on-line via an electronic link. 72 responses were received.

Detail

6. The consultation officer was asked to draw up plans to consult with residents, parish councils, registered providers (housing associations), private sector landlords, letting agents and landowners.
7. The approach outlined needed to reflect and complement the roundtable discussions that were undertaken with members, developers, landlords and registered providers during July 2017 - the results of which were reported to Communities and Wellbeing Overview and Scrutiny Committee on the 5th September 2017¹.
8. Feedback from the roundtable discussions was used to inform the content and actions outlined in the draft strategy. Four key themes were identified from these discussions and these were used as the basis of the consultation on the new housing strategy. These were:
 - a. Making sure that enough new homes are being built
 - b. Helping people to live in their own homes for as long as they can

¹ Please click here to view report

<http://moderngovsvr:8080/documents/s18367/HS2HousingStrategyReportCommunitiesOSC050917v3.pdf>


- c. Working with landlords to improve standards in privately rented housing
 - d. Making sure that we meet the needs of our residents - particularly those who are vulnerable
9. The survey was structured around each of these themes. It included information on what is being worked on under each of these themes, asked respondents if they thought there was anything else that should be included and if they thought the council should be doing less, more or about the same in each of the areas. It also included a link to the strategy so if respondents needed some additional context they were able to access it easily.
10. Nearly 800 stakeholders were contacted by email and asked to complete an electronic version of the survey. The number and types of stakeholders contacted are detailed in the table below:

Stakeholder	Number contacted
Registered Providers	15
Private sector landlords	340
Landowners and developers	181
Town and Parish Councils	78
Other strategic partners identified by housing including neighbouring authorities, Lincs County Council etc	164
Total	778

11. The opportunity to participate in the consultation was promoted in the autumn edition of SKToday² (page 9) which was sent to all households in the district and in the autumn edition of Parish Update³ (page 2) which is sent to all town and parish council clerks. A press release was sent out on 27 September 2017. This resulted in articles in the Grantham Journal⁴ and the Stamford Mercury⁵ on the 29th September 2017 promoting the opportunity to participate to members of the public.
12. The consultation closed on 26th October 2017. 72 responses were received, of which 70 were via the link and 2 were hard copies. Additional correspondence was also submitted by 4 stakeholders.
13. The results of the consultation in tabular format are attached at appendix two.

² Please click on link to view article <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=21513&p=0>

³ Please click on link to view article


SEPTEMBER PARISH
UPDATE 2017.pdf

⁴ Please click here to view article


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⁵ Please click here to view article


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The Results

Making sure that enough new homes are being built

14. The first theme of the 2017-2021 Housing Strategy respondents were asked for their opinion on was building new homes. Stakeholders were told that the council thought this was important and that at the moment, although enough land has been identified as being suitable for housing development, not all of it is being built on.
15. When asked if they thought we should be concentrating on making sure that enough new homes are being built in our area, the majority of respondents (81.2%) thought that we should. A small minority (13%) disagreed with this proposal.
16. When the free text responses to the question asking if there was anything else that the council should be considering were analysed, a number of respondents thought that the number of new homes built should be demand led and that there were strong links to the Local Plan for this reason. Respondents also thought that it was important to ensure that the appropriate infrastructure is in place so that new development is supported. A handful of respondents thought the council should be concentrating on providing affordable homes, and the problem of existing empty homes was also mentioned.
17. Respondents were then given a bit more context on what the council is currently doing in this area and examples of what doing more or doing less would look like. Nearly half (45.6%) thought the council should be doing more as shown in the table below.

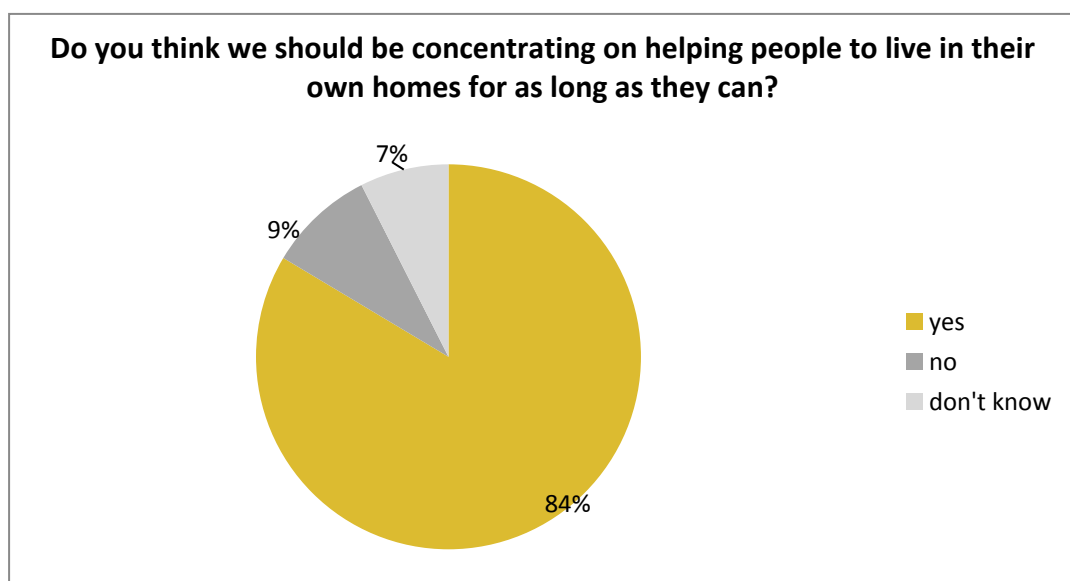
Do you think we should be doing less, more or about the same in this area?	Number	%
less	12	17.6
more	31	45.6
about the same	25	36.8
Total	68	100.0

There is strong support for the first theme identified in the draft housing strategy – making sure that enough new homes are being built. A number of respondents thought that the provision of new homes should be demand led and that the appropriate infrastructure should be in place to support development highlighting the links between this strategy and the Council's Local Plan 2011-2036.

Helping people to live in their own homes for as long as they can

18. The second theme of the draft housing strategy – identified as part of the roundtable discussions held with members and other stakeholders - was to help people to live in their own homes for as long as they can. Stakeholders were told that as people age, they are more likely to live with illness, disability or be frail and might need additional support.

The majority of respondents (83.6%) agreed with this theme as illustrated below:



19. Respondents were then asked if they thought there was anything else the council should be looking at. An analysis of the most popular comments revealed respondents thought helping people to live in their own homes for as long as they can was a must for most people, along with making sure that the services provided to people to enable them to live independently have the capacity to meet demand. They also wanted the council to concentrate on providing more council housing – particularly sheltered housing schemes.
20. When asked if they thought the council should be doing more, less or about the same in this area, half (50.7%) thought that the council should be doing more, with around two fifths stating that they thought the level of service provision should stay the same. Only 6% thought the council should be doing less.

Helping people to live in their own homes for as long as they can was also a theme most respondents agreed with. Some made the point that the services provided to people to help them to do this must have the capacity to meet demand. Providing more social housing which enables people to live independently for longer was also popular.

Working with landlords to improve standards in privately rented housing

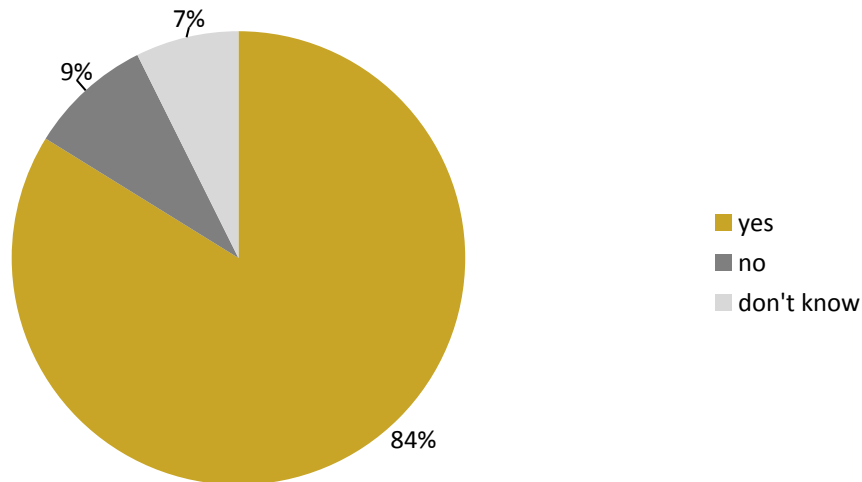
21. The third theme of the draft housing strategy the council wanted to ask respondents about was if they thought working with landlords to improve standards in privately rented housing was something the council should be concentrating on. Just over three quarters (76.5%) thought that it was, with just over 1 in 10 (14.7%) disagreeing.
22. When the free text responses to the question asking if there was anything else that the council should be considering were analysed, a number of respondents thought that the council should work more closely with landlords to improve standards. More guidance for landlords particularly in relation to heating schemes was also mentioned.
23. Those completing the survey were then given a bit more detail on the things the council does at the moment in this area – taking action on any hazards that have been identified in privately rented properties for example – and asked if they thought the council should do more, less or about the same in this area. Just over half (54.4%) thought that they should, with around a third choosing the same level of service that is currently provided (35.3%).

The level of support for this theme of the strategy was still strong – with around three quarters of respondents thinking that the council should work with landlords to improve standards in privately rented housing. A number of respondents thought the council should work **more** closely with landlords to improve standards.

Making sure that we meet the needs of our residents – particularly those who are vulnerable

24. The final theme of the strategy - identified during the roundtable discussions in the summer by members and other stakeholders – was to make sure that the needs of our residents, particularly those who are vulnerable, are met. Stakeholders were told that it is becoming much more difficult to find and secure accommodation for vulnerable people which meets their needs and that they are able to afford and maintain going forward and that the demand for one and two bed accommodation is increasing and is outstripping supply. 8 out of 10 (83.8%) agreed with this in principle, with less than one in ten (8.8%) disagreeing. This is illustrated overleaf:

Do you think we should be concentrating on meeting the housing needs of our residents - particularly those are vulnerable?



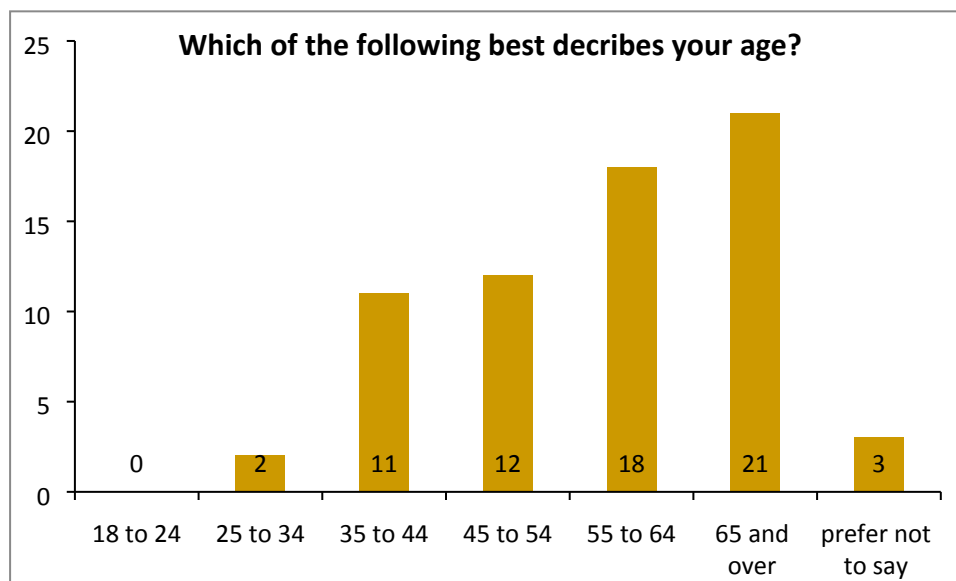
25. When asked if they thought there was anything else that should be considered by the council, most people didn't comment. Of those that did, there was an interesting dichotomy. A few people thought that the council should provide more council housing and sheltered housing schemes but a couple of others thought that they shouldn't be helped and should be encouraged to help themselves.
26. Respondents were then given a bit more context on what the council is currently doing in this area and examples of what doing more or doing less would look like. Just under two thirds of respondents (64.6%) thought the council should be doing more, with around a quarter (27.7%) thinking that the amount the council does at the moment is about right.

Over 80% of respondents agreed with the final theme of the housing strategy – making sure that we meet the needs of our residents - particularly those who are vulnerable. This theme also had the highest proportion of respondents thinking that the council should do more - 64.6% compared to 54.4% for working with landlords, 50.7% for helping people to live in their own homes and 45.6% for making sure that enough new homes are being built.

Demographic Information

27. To help ensure that the views of the different stakeholder groups that were asked to participate in this consultation have been reflected in the feedback, respondents were asked to supply some demographic information. This included gender, age, if they considered themselves to have a disability, the type of property they live in, where they live and also their ethnicity.

28. Slightly over half of the respondents were male (52.9%), 4 out of 10 (41.2%) were female with the remainder preferring not to say. Responses were received from each of the age groups as shown in the bar chart below:



29. Around 1 in 10 (10.3%) considered themselves to have a disability in accordance with the definition contained within the Equality Act 2010. According to the Department of Work and Pensions (DWP) Family Resources Survey 2015⁶ the percentage of people nationwide who consider themselves disabled is around 21% of the population. Therefore disability is under represented in this sample.
30. Around 90% of respondents described themselves as being white or white British, with just under 5% describing themselves as being Asian or Asian British or of mixed race. This compares to 6.1% of the population as a whole according to some research undertaken by the University of Edinburgh.⁷
31. To ascertain if views from across the district have been captured, respondents were asked to specify the first four digits of their postcode. Responses were received from all areas, as illustrated overleaf:

⁶ Please click here to view survey

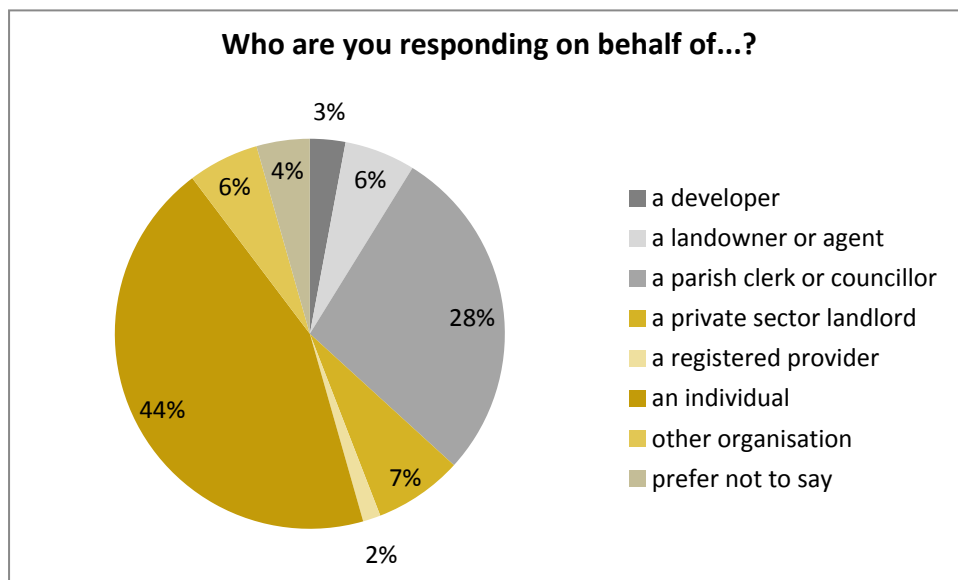
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600465/family-resources-survey-2015-16.pdf

⁷ Please click here to view research

<https://www.ed.ac.uk/equality-diversity/monitoring-statistics/some-statistics>

Postcode sector	Number of respondents	Percentage
NG23	5	7.6
NG31	17	25.8
NG32	9	13.6
NG33	3	4.5
NG34	6	9.1
PE06	5	7.6
PE09	8	12.1
PE10	3	4.5
LE15	2	3.0
LN2	1	1.5
LN6	2	3.0
Prefer not to say	5	7.6
Total	66	100.0

32. Over 750 stakeholders were contacted by email and asked to complete an electronic version of the survey. These included parish clerks, registered providers, private sector landlords or letting agents, landowners or agents acting for landowners, developers and representatives from other organisations. Residents were also encouraged to participate – the survey was promoted in the quarterly residents’ magazine SKToday and across local and social media. The chart below illustrates that responses were received from many different stakeholders.




33. Respondents were also asked to specify whether they owned their own home, or if they rented their property. Over half of those who responded owned their own home (57.1%) and a quarter were buying their home through a mortgage (25.4%). A smaller number of people rented their home from either the council (3.2%) or from a private sector landlord (4.8%) and around 1 in 10 (9.5%) didn’t want to specify.

Conclusion

34. Each of the themes in the draft housing strategy has had high levels of support from stakeholders – with all achieving at least 75% in agreement. An analysis of the free text comments has provided some very useful and informative feedback, including areas where links to other council documents such as the Local Plan should be made. The feedback provided in terms of whether stakeholders would like the council to do more, less or about the same is also very useful as it could be used to help determine service levels and also allocation of resources going forward.
35. The next steps will be to review the strategy in light of the comments submitted - through the survey and as additional letters – and to respond to the correspondence as appropriate. This will be undertaken by the housing strategy delivery group with the amended strategy being presented for approval by council early next year.

Prepared by Deb Wyles
Communication and consultation
22nd November 2017

Appendix One – Survey Template



Printed copy of Housing Strategy Consultation 2017-2021

Introduction

Having somewhere you can call home is important to everyone. The council understands this and is currently looking at how best we can support and help people who live, or want to live, in South Kesteven.

Working closely with developers, landlords and registered providers (previously known as housing associations) we have identified what we think our main areas of focus should be for housing in our area, and have drawn up a housing strategy that reflects these.

We think we should be:

- Making sure that enough new homes are being built
- Helping people to live in their own homes for as long as they can
- Working with landlords to improve standards in privately rented homes
- Making sure that we meet the housing needs of our residents - particularly those who are vulnerable

If you would like to know more about the strategy, please click here www.southkesteven.gov.uk/drafthousingstrategy

Before we go any further, we would like your comments. Is what we think we should be concentrating on important to you? Do you think we should be doing more or less of it and is there anything else we should be looking at?

Please help us by completing this survey. It should take you no more than about 5 minutes.

Thank you.



Making sure that enough new homes are being built

We think making sure enough new homes are being built in our area is really important. At the moment we know that although enough land has been identified as being suitable for housing development, not all of it is being built on. Current house prices mean buying a home is no longer a realistic option for many people.

1. Do you think that we should be concentrating on making sure that enough new homes are being built in our area?

- ☐ Yes
- ☐ No
- ☐ Don't know

2. Please use the space below to tell us if you think there is anything else we should be looking at .

We are currently working with landowners to explore how we might free up more sites for new homes. We could do more - for example we could buy sites that have already been identified as suitable for housing development so that we are able to build more new homes for sale on the open market and council homes or, alternatively, we could do less - and only encourage the provision of the minimum number of additional homes that are required under planning regulations.

3. Do you think we should be doing less, more or about the same in this area?

- ☐ Less
- ☐ More
- ☐ About the same



Helping people to live in their own homes for as long as they can

We think we should be helping people to live in their own homes for as long as they can. Although life expectancy is increasing, as people age they are more likely to live with illness, disability or be frail and need additional support to enable them to live independently. Whilst many older people are home owners, some might not have the disposable income to be able to maintain their homes. This could have an impact on them being able to live in their own homes for as long as they can.

4. Do you think that we should be concentrating on helping people to live in their own homes for as long as they can?

- ☐ Yes
- ☐ No
- ☐ Don't know

5. Please use the space below to tell us if you think there is something else we should be considering.

At the moment we fund adaptations (wet rooms, hand rails etc.) for those who are eligible and provide some extra help and funding for those who need it over and above what we have to. We could do more - increasing the range of support we currently provide and making sure that all the homes we provide are built to lifetime homes standards or we could do less - and just do what we are required to by law and no more.

6. Do you think we should be doing less, more or about the same in this area?

- ☐ Less
- ☐ More
- ☐ About the same



Working with landlords to improve standards in privately rented housing

We think we should be working with landlords to improve standards in privately rented housing. This is because 16% of the housing stock in our area is privately rented - around 9000 homes. A quarter of privately rented properties in our area have at least one serious hazard - the most common being a low indoor temperature. The majority have below average energy efficiency ratings - 26% are in one of the two lowest energy efficiency bands (F and G).

7. Do you think that we should be concentrating on working with landlords to improve standards in privately rented housing?

- ☐ Yes
- ☐ No
- ☐ Don't know

8. Please use the space below to tell us if you think there is something else we should be looking at.

We currently inspect all privately rented homes where a complaint has been received, taking action on any hazards that have been identified. We could do more - increasing the amount of two way dialogue we have with landlords and letting agents so they know what they have to do and what they can do to improve housing standards for their tenants for example. We could increase the range of incentives that are available to landlords to encourage them to improve their property or we could do less- only carrying out an inspection when a serious hazard is suspected.

9. Do you think we should be doing less, more or about the same in this area?

- ☐ Less
- ☐ More
- ☐ About the same



Making sure that we meet the housing needs of our residents - particularly those who are vulnerable

We think we should be focusing on meeting the housing needs of our residents - particularly those who are vulnerable. It is becoming much more difficult to find and secure accommodation for vulnerable people which meets their needs and that they are able to afford and maintain going forward. The number of affordable housing units and privately rented accommodation for vulnerable people is going down as well, which is making the situation worse. The demand for one and two bed accommodation is increasing and is outstripping supply.

10. Do you think we should be concentrating on meeting the housing needs of our residents- particularly those who are vulnerable?

- ☐ Yes
- ☐ No
- ☐ Don't know

11. Please use the space below to tell us if you think there is something else we should be considering.

At the moment we employ a number of initiatives to relieve pressure in this area. We work with families to enable young people to stay at home rather than requesting social housing for example. We could do more - helping older people in council properties to downsize if they want to or provide housing to meet the needs of younger people or those on low or unpredictable incomes. We could do less and just provide the service we are required to by law.

12. Do you think we should be doing more, less or about the same in this area?

- ☐ More
- ☐ Less
- ☐ About the same



Demographic Information

To help us make sure that we have taken the views of **all** our stakeholders into account, we would like to know a bit more about you. Please be assured that any information you give us will only be used to establish if the views we have are representative of the community as a whole. (in terms of age, ethnicity, disability etc.)

They will not be used to identify you in any way or be passed onto anyone else.

13. What is your gender?

- ☐ Male
- ☐ Female
- ☐ Transgender
- ☐ Prefer not to say

14. Which of the following best describes your age?

- | | |
|--------------------------------|---|
| <input type="radio"/> Under 18 | <input type="radio"/> 45 to 54 |
| <input type="radio"/> 18 to 24 | <input type="radio"/> 55 to 64 |
| <input type="radio"/> 25 to 34 | <input type="radio"/> 65 and over |
| <input type="radio"/> 35 to 44 | <input type="radio"/> Prefer not to say |

15. Do you consider yourself to have a disability? According to the Equality Act 2010, you are disabled if you have a physical or mental impairment that has a substantial and long term negative effect on your ability to do normal activities.

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

16. Which of the following best describes your ethnicity?

- | | |
|--|---|
| <input type="radio"/> White or White British | <input type="radio"/> Of mixed race |
| <input type="radio"/> Black or Black British | <input type="radio"/> Prefer not to say |
| <input type="radio"/> Asian or Asian British | |

Other (please specify)



17. Please tell us the first four digits of your postcode.

- | | |
|----------------------------|---|
| <input type="radio"/> NG23 | <input type="radio"/> PE06 |
| <input type="radio"/> NG31 | <input type="radio"/> PE09 |
| <input type="radio"/> NG32 | <input type="radio"/> PE10 |
| <input type="radio"/> NG33 | <input type="radio"/> Prefer not to say |
| <input type="radio"/> NG34 | |

Other (please specify)

18. Are you responding as an individual, a parish clerk or parish councillor, a registered provider, a private sector landlord or letting agent, a landowner or agent acting for a landowner, a developer or on behalf of another organisation or group?

- | | |
|--|--|
| <input type="radio"/> An individual | <input type="radio"/> A landowner or agent |
| <input type="radio"/> A parish clerk or parish councillor | <input type="radio"/> A developer |
| <input type="radio"/> A registered provider | <input type="radio"/> Prefer not to say |
| <input type="radio"/> A private sector landlord or letting agent | |

Other (please specify)

19. Is your home....?

- | | |
|---|---|
| <input type="radio"/> Owned outright | <input type="radio"/> Rented from a registered provider (housing association) |
| <input type="radio"/> Owned with a mortgage, loan or shared ownership | <input type="radio"/> Rented from a private landlord or letting agency |
| <input type="radio"/> Rented from the council | <input type="radio"/> Prefer not to say |

Other (please specify)



Thank you for letting us know what you think. Your comments will help us to develop a strategy that reflects and responds to the housing needs of everyone who lives in South Kesteven.

Please complete and return this survey by October 26th 2017.

Appendix Two – Results in tabular format

1. Do you think that we should be concentrating on making sure that enough new homes are being built in our area?	Number	%
Yes	56	81.2
No	9	13.0
Don't know	4	5.8
Total	69	100.0

2. Free text responses

2. Do you think we should be doing less, more or about the same in this area?	Number	%
Less	12	17.6
More	31	45.6
About the same	25	36.8
Total	68	100.0

3. Do you think we should be concentrating on helping people to live in their own homes for as long as they can?	Number	%
Yes	56	83.6
No	6	9.0
Don't know	5	7.5
Total	67	100.0

5. Free text responses

5. Do you think we should be doing less, more or about the same in this area?	Number	%
Less	4	6.0
More	34	50.7
About the same	29	43.3
Total	67	100.0

6. Do you think we should be concentrating on working with landlords to improve standards in privately rented housing?	Number	%
Yes	52	76.5
No	10	14.7
Don't know	6	8.8
Total	68	100.0

8. Free text responses

9. Do you think we should be doing less, more or about the same in this area?	Number	%
Less	7	10.3
More	37	54.4
About the same	24	35.3
Total	68	100.0

10. Do you think we should be concentrating on meeting the housing needs of our residents- particularly those who are vulnerable?	Number	%
Yes	57	83.8
No	6	8.8
Don't know	5	7.4
Total	68	100.0

11. Free text responses

12. Do you think we should be doing less, more or about the same in this area?	Number	%
Less	5	7.7
More	42	64.6
About the same	18	27.7
Total	65	100.0

13. What is your gender?	Number	%
Male	36	52.9
Female	28	41.2
Transgender	0	0.0
Prefer not to say	4	5.9
Total	68	100.0

14. Which of the following best describes your age?	Number	%
Under 18	0	0.0
18 to 24	0	0.0
25 to 34	2	3.0
35 to 44	11	16.4
45 to 54	12	17.9
55 to 64	18	26.9
65 and over	21	31.3
Prefer not to say	3	4.5

Total	67	100.0
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15. Do you consider yourself to have a disability?	Number	%
Yes	7	10.3
No	60	88.2
Prefer not to say	1	1.5
Total	68	100.0

16. Which of the following best describes your ethnicity?	Number	%
White or White British	57	89.1
Black or Black British	0	0.0
Asian or Asian British	1	1.6
Of mixed race	2	3.1
Prefer not to say	4	6.3
Total	64	100.0

Other

17. Please tell us the first four digits of your postcode.	Number	%
NG23	5	7.6
NG31	17	25.8
NG32	9	13.6
NG33	3	4.5
NG34	6	9.1
PE06	5	7.6
PE09	8	12.1
PE10	3	4.5
Prefer not to say	5	7.6
Other	5	7.5
Total	66	100.0

18. Are you responding as an individual, a parish clerk or councillor, a registered provider, a private sector landlord or letting agent, a landowner or agent acting for a landowner, a developer or on behalf of another organisation or group?	Number	%
An individual	30	44.1
A parish clerk or parish councillor	19	27.9
A registered provider	1	1.5
A private sector landlord or letting agent	5	7.4
A landowner or agent	4	5.9
A developer	2	2.9
Prefer not to say	3	4.4
Other	4	6.0
Total	68	100.0

19. Is your home.....?	Number	%
Owned outright	36	57.1
Owned with a mortgage, loan or shared ownership	16	25.4
Rented from the council	2	3.2
Rented from a registered provider (housing association)	0	0.0
Rented from a private landlord or letting agency	3	4.8
Prefer not to say	6	9.5
Total	63	100.0

Other

Appendix Three – Comments from survey respondents – free text responses

Making sure that enough new homes are being built

- Making sure that existing buildings aren't sat empty.
- But only if demand is proven. We do not want housing development for the sake of it. Some councils have built affordable housing and sold them on to London boroughs or other deprived areas with often disastrous consequences.
- When you say "enough houses" do you mean for the local population or is this just open ended so you can build as many as you can fit in.
- Make sure that infrastructure supports the building activity
- More than enough land has been given planning, and that is as far as the council should go - leave the rest to the developers. What particularly concerns me is the concentration on "affordable" - what is needed is more "move up" homes, as the recent building has been too skewed to first-buyers.
- Building new homes should not be done in isolation, infrastructure also needs to be assessed and developed to be able to cope with the extra households. This includes the roads, which already are busy, school places, doctors, dentists, shops that will all need to be able to cope with more people. It's not just about housing.
- Please stop looking short term and look long term, especially at bringing more cash rich people into the area. Therefore, stop only looking at 'affordable' homes. You have rightly said regarding the east coast mainline, which could bring people who work in London (a little more expendable income) into the area. But they want nicer bigger homes. Look at some of the areas in Peterborough (also on the east cost mainline).
- Health, transport, education
- How to speed up and simplify the planning consenting process.
- Making sure that when housing is built that the Council also works towards helping to build communities and a sense of belonging.
- Controlling the landlords. Buying up empty homes
- It is not only the number of houses that should be considered but the right location to make sure the local amenities are capable of coping with the additional demand. You also need to consider that although the Council and the local community want to gain from the S106 or Cil arrangements you have to take account of the landowner's commercial position or the land will not be developed
- Affordability is essential; ensuring all types of housing is incorporated within large building projects.
- Infrastructure to go with house building
- Land that is developed for residential properties needs to be viable and not subject to too many s106 requirements.
- The SKDC should be ACTIVELY pursuing land on which to build council houses for rent. Where State controls hamper this, they should be ACTIVELY lobbying our local MP to remove such impediments.
- It is not just about identifying the land to build the houses; it is also about making sure that they are actually viable to be built in the locations identified whilst providing the services to support that population. It needs to be about being realistic rather than making the actual numbers add up. Whilst this goes against Government directives and thinking, to not do so is storing up problems and conflict. It would be better to have fewer homes and greater certainty that there is a smaller number that can be built with commensurate infrastructure.

- We have no infrastructure regarding roads, everywhere is gridlocked left and right, low bridges do not help rat runs and speeding in certain areas cause problems with residents. Lorries still have to come in and out of the Town and Barrowby Road and surrounding area is getting more of a problem with the volume of traffic using it even without even more households being built here. Cars are having to be parked on roads, often even on footpaths, it is a nightmare to us all.
- Releasing a sufficient amount of land as new housing allocations to meet the objectively assessed housing needs of the District in full.
- Self-build assistance scheme to help first-time buyers onto the housing market.
- Capacity of schools etc
- I think there are too many private houses in Grantham because of traffic problems. I think villages should be responsible. Village people don't shop in Grantham. They don't support our shops. if you don't support our shops you soon or use. 4 low bridges, traffic problems enough is enough. Permission to build opposite Ford Garage should not be allowed.
- Planning for these houses to be built in the right way. In fill development, on a small scale in village settlements has the least impact on infrastructure and the built landscape.
- Sensibly focus on sites for building. The proposed development by Larkfleet at Manthorpe is not sensible given the impact on the environment approaching Belton House and the limiting road infrastructure. I also note that a large plot of land at Gonerby Moor is up for sale. An improvement to the road infrastructure to support development at Manthorpe might go through this land to link with the A607 or alternatively it could be potentially used for housing.
- 1. SUPPORTING PRIVATE HOUSING INVESTMENT WITH THE AIM OF INCREASING SUPPLY TO SOCIAL HOUSING. Hold large developers (respectfully) accountable for delivery of the right mix of housing. Original outline permissions can often 'deteriorate' as they reach the detailed stage - social housing commitments getting watered down 2. INCREASE HOUSING MARKET KNOWLEDGE TO ENSURE THE COUNCIL CAN COMMUNICATE EFFECTIVELY. Extend to boosting the Council's knowledge of housing viability to ensure you maximize the non-market aspect of housing projects, possibly with incentives such as loans to developers as an incentive to speedier construction. 3. WELCOME BUT DO NOT GET DISTRACTED BY POSSIBLY 'FADDISH' ELEMENTS OF HOUSING SUPPLY SUCH AS SELF-BUILD. This will make a very small dent in the overall need, and will tend to benefit those who are wealthier than average 4. WELCOME SYSTEMS/PRE-FABRICATED/MODULAR CONSTRUCTION but check to see if it is actually relevant as an element of local supply. 5. DIRECT INTERVENTION in the housing market, buy land, build Council homes or support registered providers. 6. ENCOURAGE DOWNSIZING, provide worked examples showing how it can be done 7. RECOGNISE THE NEED FOR SITES FOR SMALL BUILDERS to widen the range of sites available to increase supply. As a sector nationally, it is apparently underperforming relative to recent history. HOUSING STRATEGY document is poorly structured; The action plan is a bit vague. It is a very hard read! The best bit of the document is the Action plan at the end. Appreciating the document is a draft, its 'activity focus' does not relate well to the body of the document (the section headings do not follow the same structure, hard to see how the 4 key priorities relate to activity focus). This poor structuring may undermine community engagement.
- I think councils need to be more inventive in their approach with housing even though it is difficult when central Govt withhold funding from them
- prior to more new houses being built the provision of necessary services i.e school places, medical provision, local jobs and leisure facilities for all ages should be given priority
- The quality of life those homes will provide
- There are a lot of properties that already exist that could be redeveloped as well.
- The effects that the closure of Prince William of Gloucester Barracks will have on the area to include use of housing stock and regeneration of the area
- Brown field sites
- roads! Gainsborough Corner and Manthorpe Road Belton Lane junction to name two.

- About 10% of housing stock is empty. This should be brought back into the market, either by compulsory purchase, or on a loan deal. Which I believe is already an option for councils. Unfortunately, this is not done and new houses are being built, normally green belt, and NOT affordable. We need more of the old fashion Council House around the county.
- Affordable rents
- A new hospital
- need to get the mix right on types of homes and types of ownership
- Poor question really, there are lots of things the Local Authority should be looking at as well as housing. Too many to list here.
- Affordable homes in villages to reduce the chances of younger people leaving for cheaper homes in the towns.
- We should be looking at building more in smaller villages 1+bedrooms to enable people to stay in the area plus retirement villages
- Environmentally friendly. All new housing should be built with rain water harvesting and photo voltaic cells on roofs so all housing can produce most of their required electricity. Contractors building within SKDC should be made to only supply housing that incorporates 'green' systems
- Infrastructure, including schools, local shops and roads within the development area
- Play areas, sufficient school places, improved roads and bus services.
- The council seems to build houses in favoured villages and ignore other villages totally
- Careby Parish relies on cess pits which inevitably smell at times, until main drainage is installed
- Villages and hamlets need to grow as well as our towns.
- Provided the infrastructure (utilities, roads, schools) in the areas for these proposed new development can cope.
- Making sure they are affordable & in the right place
- Not impacting negatively on existing housing estates and roads. Build the houses but properly sort out a ring road around Stamford. Don't try and scrimp by joining up with existing estate roads, such as Sidney Farm Lane, making an already overloaded road even more dangerous and busy than it is. School children use this road daily, alongside overweight HGVs who flout the 7.5t rule! This would only get worse and impact on those living on the Rutland Heights Estate and surrounding housing estates.

Do you think that we should be concentrating on helping people to live in their own homes for as long as they can?

- This is hugely influenced by individual circumstance.
- There's evidence that elderly people are continuing to live in houses which are too big for them, possibly in the hope of passing their value on to descendants at death. This is an inefficient use of housing stock
- It is a must for most people. Agree with such adaptation where needed.
- There are not enough bungalows being built, which really are the much preferred choice for older people. The six built recently in Marratts Lane sold in seconds.. we need more !
- I don't know enough about the policy but feel if people can live in their own home, they should.
- This is only temporary. What happens when this person passes away? Will the home be suitable for another?
- Lifetime Homes are sensible but only on a proportion of new homes - to insist every new house was built to this standard would be overkill.
- Working with other professionals to ensure that helping people to stay in their own homes is actually the right thing to do for them. It is good to keep people in their own homes - it gives a sense of security - however, sometimes in doing so we make people potentially more

vulnerable. It is vital that we safeguard vulnerable individuals and that doesn't always mean keeping them in their own homes.

- Check the voters register and gauge council tax according to age.
- Encouraging people to live in existing homes does not promote a healthy housing market. Bringing forward land and development opportunities that provide a mix of housing is more productive
- Making sure that the services have the capacity and skills to meet the needs of the people requiring help
- It might also be possible to keep older people independent by encouraging co-habiting
- I think people should live in their homes for as long as possible but that modern assisted living schemes should still be built to accommodate and help those who cannot look after themselves 100% of the time.
- If you build low rise council flats as a form of future sheltered housing, with sufficient land to enable those who can to garden along small allotment line, then you could encourage current tenants to move to those flats and free up their current accommodation for others. You can then concentrate services on these low rise dwellings to enable tenants to occupy them for longer.
- Whilst I agree we should be doing more to help people stay in their own homes, there needs to be a realisation that their home may need to be another smaller one that does not require the high level servicing that many have. Schemes that encourage people to move to smaller more sustainable homes should be considered.
- Out of town areas where traffic keeps the through roads of the town flowing with shopping areas more local to homes. I.E. a more village-like situation.
- We have answered this question as "don't know" on the basis that we think the real answer should be both "yes" and "no". The release of new land to deliver additional housing sites will also enable the provision of more housing choice, allowing people to make decisions in respect of the type and size of home they want to live in. For example, an older person may wish to down size to a smaller house; however, a house to meet their specific needs may not currently be available. This is something the delivery of more homes in the District could remedy.
- If this is the patients/persons wish
- Social housing is important
- I think that there does need to be an increasing supply of housing suitable for older people. Not necessarily bespoke developments, but a more diverse built landscape e.g, you never see a bungalow built of a new development, unless its an over 55 development.
- PROMOTE LIFETIME HOMES PRINCIPLES as a major part of new market or social house construction i.e., Inclusive, accessible, adaptable, sustainable, good value. This will assist people living in their homes as long as possible
- The cost of nursing/residential care and social care is expensive maybe be more flexible with the funding as people do much better in their own environment/homes.
- more affordable (poss council run)sheltered accommodation with warden - giving elderly persons independence but with more safety and security also often saving on outside support especially with communal rooms so that they see other people as they wish and avoids loneliness and depression
- The provision of quality care they will receive to maintain their independence
- supporting people in their own home is clearly better for the individual and when done well is a more financial viable option
- Engaging with the families to help keep their elderly relatives in their own homes
- Why?

- Yes, but there come a time where the elderly would be better served and looked after in a council built/controlled residential home. Again this is left to private concern and the cost is enormous to allow them to make massive profits.
- With appropriate care packages when needed
- Upgrade all boilers for pensioners and families with young children.
- Council-run care homes
- help needed to make this more viable in the rural areas
- See answer as before
- Nothing further to add
- Each person has different needs but without additional funding eg social care, NHS the district can only play a small part, it needs to be a joint effort
- SKDC building complexes like McCarthy and Stones Martin Court in Grantham. People live in their own flats but have a 'caretaker' during office hours and communal areas to socialise.
- Care within the community for elderly folk and those people that need help when they can't live on there own, more care homes
- Dr's surgery places, policemen.
- Not sure
- Already struggling to find care for the elderly living in their own homes, more help needed
- Our hospitals, doctors, social services need to adapt to make this possible
- Providing there is the finance in place to fund the extra carers that will be needed and to ensure that they are paid at a wage and receive training commensurate with the important job that they do.
- Homes for young people leaving home!! It's all well and good keeping the elderly in their homes, but people need to be able to afford these homes in the first place to grow old in them!!

Do you think we should be concentrating on working with landlords to improve standards in privately rented housing?

- Not letting private landlords sit on empty properties.
- Go after the small number of rogue landlords, whose properties are neglected and overcrowded. The rest of the market works well.
- Is it possible to cap the cost of privately renting?
- One problem is that a lot of the housing stock is Victorian, and these homes are a heating disaster whether owner-occupied or rental sectors. What I thought was good was the cheap insulation scheme we had ten years ago and I would really like to see that brought back.
- All private housing stock should have a minimum standard.
- Landlords should be encouraged to make the home more efficient. Not sure how a the minute?
- Ensure the landlords are responsible for the council tax and water rates. This can be distributed through the tenants rent.
- There has to be a balance of forcing private landlords to provide suitable accommodation and forcing them underground with unregistered tenancies. If you target the easy market and penalize those landlord who want to be good landlords you will simply increase the number of unscrupulous landlords who will do the minimum to meet the legal requirements.
- Not really
- Have a scheme that helps to provide solar panel heating for all privately rented homes in the district

- There will always be a problem in this area until and unless there is legislation requiring private landlords to meet a minimum standard for insulation and efficiency. Accordingly, SKDC should investigate the generation of byelaws to cover this aspect.
- It is up to the landlord to make sure the standard is met but up to the Council to set and enforce the standards. The Council should not be paying for the improvements.
- Convenience of lifestyles for all ages including medical facilities, shopping i.e. Corner shop facilities, better public transport into the town as well as further afield.
- Again, we have answered "don't know" on the basis of our answer being both "yes" and "no". The Council should work to improve the standards of existing houses. However, we believe more emphasis should be made on releasing additional housing sites to meet the housing needs of the District in full over the next 15 years.
- Develop schemes to increasing ownership and move away from rental dependency.
- Should be concentrating on ensuring the houses owned by the council are sorted/dealt with and let the letting offices deal with private lets
- I think social workers should be used more, but the NHS is struggling
- Publishing clear guidance to Landlord about how grant funding can be used to improve properties and energy efficiency is paramount.
- Some good work already done, but please consider reviewing effectiveness of your whole service for private rented housing . 2.Acknowledge the possibility of growth in institutional investment in homes for market rent that may affect your future services as a regulator of quality.
- More 1 2 1 working with landlords to improve accommodation standards, maybe have incentives of sorts to achieve this.
- this is a good step, but it should be supportive and not financially crippling for landlords
- Continue to work closely with landlords who have elderly tenants
- Each house/flat/room should reach a certain standard, this should be enforceable. However, we then get to a point where the landlord could stop letting and /or sell the property or the worse scenario, leaving it empty.
- Private rent is expensive and not always great standard of living in quality of homes, so applaud more involvement to ensure safe living standards
- You should inspect private letting some You should inspect private lets before tenants move in.
- how we mandate owners to improve the housing quality
- No, this should be left to market forces. In April 2018 26% of the housing stock in F & G won't be lettable and these typically house the Housing Benefits claimants. This will cause problems!
- You need to lead by example and but also work with landlords in the private sector
- Older housing will never be up to the standard of eg heat retention when compared to modern housing, especially if it is a listed building. Money could be wasted trying to bring privately rented housing up to modern standards, money better spent on 'passive' new builds with ultra-low energy buildings that require little energy for space heating or cooling.
- The council should be building houses/flats for the younger people to help get them move out of home.
- We need more home helps etc.
- Not sure
- Increase inspections of private rental properties
- Landlords are running a business so that they need to ensure they can guarantee that the rent will be met. Many are reluctant to let to social housing tenants (esp if they do not have a guarantor) due to the uncertainties around rental payments. Action should be taken

against Landlords who let unsuitable properties or who charge extortionate rents. They give the rest of us a bad name!

- You should make new homes affordable so that people don't need to rent and put themselves in danger of "low indoor temperature" What a waste of taxpayers money!!!

Do you think we should be concentrating on meeting the housing needs of our residents- particularly those who are vulnerable?

- Building more appropriate housing for vulnerable people, maybe not permanent homes but places they can receive help & skills development whilst waiting for the right accommodation.
- Too much is done for the "most vulnerable" and nothing like enough to help the "just managing" who actually pay for it. Thus more focus on self-help schemes with guidance/ideas on helping people improve their own situation. Why not, for example, form a partnership with Wickes who used to have lots of useful brochures on insulating your house? More generally, the whole Victorian-era housing is a national problem and really the council needs to be part of an advocacy group to get simple improvements engineered by Building Research Establishment and then rolled out nationwide. Kesteven is not going to be able to fix Victorian housing by themselves.
- Not sure.
- Care in the community is a joke. No-one takes responsibility. It should be all agencies and the vulnerable person.
- You won't achieve this through the private sector. Rather than insisting on affordable housing being provided on site by developers (which affects the commercial viability of the development) you should consider taking a S106 payment and constructing formal council housing to a design and style that meets the local needs.
- Not really
- See comments regarding council accommodation for elderly in general.
- The Council should be firmer and less swayed by developers in ensuring that a range of homes are provided. There is a understood need and all builders should provide options.
- Something to be worked out that residents do not have to suffer from the problems of having certain people in areas where they are causing misery for other residents such as drugs and break ins. Community rooms in certain areas to be used by local residents to get together.
- This should be achieved through the release of sufficient new housing land through the Local Plan in order to meet the objectively assessed housing needs of the District in full.
- Slightly leading question! Yes it is important but whether we should be concentrating our efforts in this area is probably a no and looking at ways to assist residents in helping themselves.
- Empty council houses, time/money should be spent making these into flats? to house single people or small families, rather than properties being left to go to ruin
- don't sell off council houses
- Councils need to have a more dynamic approach to housing generally and I understand the complexity of meeting everybody's needs is difficult but maybe thinking more outside the box might help. What is happening in other countries with rented accommodation might be a start.
- See previous comments regarding provision of affordable sheltered accommodation
- it is important that this is done alongside other infrastructure... ie A & E, education and road provision
- Yes to question 10 but with the help of government agencies and families
- We should look after the vulnerable in our society as a civilised country

- But again, it's just one of the groups of people that need help. Again, unfortunately the builders only want to build big expensive houses, FOR profit. AND the councils let them, every time. This can be stopped at planning stages, or change the law to build more affordable housing/flats (1 or 2 beds) then the current laws.
- Not enough housing adaptations available for families with autism. Coal fire & 2 autistic sons has been a nightmare.
- working with other agencies to reduce vulnerability. If we don't the problem will just get worse and you will always be playing catch-up
- Local Authority policies are self defeating and are alienating private landlords who do not wish to provide housing for vulnerable people.
- we need to provide housing for disabled not just in towns but also rural areas where they can be close to family, therefore we should build properties which can be easily adapted
- See previous answer re Martin Court
- Perhaps flats within a complex that also have the facilities to cater for vulnerable and young
- Houses for first time buyers.
- Not sure
- In addition to providing appropriate housing the council should lobby central government for fairer funding to allow for other interventions to occur to support the vulnerable who live in the district.