

Proposed amendments following consultation

The table below sets out potential amendments to the South Kesteven District Council draft Housing Strategy 2017-2021. These amendments have been made to ensure that the final strategy is up to date and reflects comments received through the wider public consultation.

Amendment	Reason
Update to text to include reference to the retail outlet village on Spitalgate Level, Grantham	Since the publication of the draft strategy for consultation this site has received planning approval (subject to finalisation of relevant planning conditions)
Update to 'Achievements' text to reflect latest available figures	To ensure that data provided is as current as possible
Additional text in 'Links to other strategies' referring to reviews of relevant policies in light of the direction of the housing strategy as these will form the mechanism to support the delivery of the strategy action plan	As a result of a response to the public consultation, the additional text provides clarity
Updates to 'A snapshot of South Kesteven' to reflect latest available figures	To ensure that data provided is as current as possible
Additional text in 'A snapshot of South Kesteven – our residents' to provide information on the proportion of residents born outside of the UK	As a result of a response to the public consultation, the additional point provides data on migration
Updates to text in 'Challenges' to reflect latest available figures	To ensure that data provided is as current as possible
Deletion of statement in 'Supporting housing need' referring to the extension of welfare reforms relating to local housing allowance levels to social rented housing	Government is no longer pursuing plans to introduce the local housing allowance cap for supported and all social housing
Numbering of the 'key outcomes'	To allow easy reference and correlation with the action plan
Key outcome 1.5 expanded to include relaxation of restrictions on borrowing	Following Autumn Budget announcement on raising the HRA funding cap in areas with high affordability pressures, but the criteria are not clearly defined
Key outcome 2.5 amended to include 'land' in addition to property	Allows for a wider scope against this outcome
Additional section entitled 'Monitoring Outcomes'	Provides clarity regarding monitoring of progress against the action plan
Additional column to Action Plan to include a responsible lead for each activity	Provides accountability for delivery of outcomes
Action plan outcomes now numbered and linked to specific activities	Provides link between the activities and specific outcomes
Action plan activities have been numbered	To allow for easy reference and monitoring
Additional Action Plan action inserted (T3.7) to maximise opportunities available from assistive technology	As a result of feedback to incorporate new technology solutions
Additional Action Plan action inserted (T4.4) to review incentives available to the private rented sector	As a result of feedback to ensure the benefits are maximised

Summary of comments with responses

A large number of comments were made in free text areas of the online survey and several more detailed responses were received through the consultation process. A full list of comments is provided in the Consultation Results document, however, the table below provides a summary of the most significant and frequently raised issues.

Issues raised relating to: Making sure enough new homes are being built	
	<ul style="list-style-type: none">• 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• The problem of existing empty homes was also mentioned
Response	
	<ul style="list-style-type: none">• The calculation of local housing need is based on a national formula and is considered further in our Local Plan which is currently under development• Outcome 2.2 relates to the upfront delivery of essential infrastructure on key development sites• Several activities support the provision of affordable homes, particularly in rural areas• Making the best use of existing properties is an activity area in the action plan

Issues raised relating to: Helping people to live in their own homes as long as they can	
	<ul style="list-style-type: none">• Respondents thought helping people to live in their own homes for as long as they can was a must for most people• 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
Response	
	<ul style="list-style-type: none">• The comments reflect the intended outcomes for theme 3 of the strategy• The action plan contains actions focusing on the provision of specialist housing

Issues raised relating to: Working with landlords to improve standards in privately rented housing
Do you think we should be concentrating on working with landlords to improve standards in privately rented housing?
<ul style="list-style-type: none">• 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
Response
<ul style="list-style-type: none">• Increasing engagement with landlords and providing support are activities detailed in the action plan

Issues raised relating to: Making sure that we meet the needs of our residents –particularly those who are vulnerable

- Comments were split between those who thought that the council should provide more council housing and sheltered housing schemes and others who thought that they shouldn't be helped and should be encouraged to help themselves. However, 65% thought that the Council should be doing more
- A comment was received relating to housing provision for members of the Armed Forces and recognition that the Council is a signatory to the Armed Forces Covenant

Response

- The action plan contains a number of activities which support the needs of vulnerable residents as well as those which have wider benefits for residents
- The needs of members of the Armed Forces are reflected in the Council's Housing Allocation Policy where priority may be given in some circumstances

General comments

- The inclusion of more data from the Office for National Statistics, particularly in relation to migration and nationality
- That measures to reduce fuel poverty should be across all tenures and not just in the development of new social housing and affordable homes
- Recognition that the strategy is high-level so there is little detail on delivery, how will the actions be delivered

Response

- The 'snapshot' information is not intended to be exhaustive, however, statistics relating to migration will be added
- The wider issue of cross tenure fuel poverty will be considered in the review of the private sector housing policy
- The strategy sets the strategic direction for housing in the district and while it describes a number of activities it is not intended to offer every detail of how the outcomes will. The text has been amended to clarify that the delivery of the strategy will be supported by our existing policies and plans which will be reviewed and revised as appropriate to support the activities and delivery of the outcomes.