

Housing Strategy 2017-2021 - Year 1 Delivery Plan (2018/19)

Theme 1: Help meet the needs of residents

Action Plan Ref	Action	Time Scale	Status	Further Actions/Comments
T1.3	Consider making small plots of SKDC land available to smaller builders/self-builders	Q1	<p>At a Cabinet meeting of 11th January 2018 a report was presented that provided details of a potential programme for the delivery of 105 new homes over 10 sites in Council Ownership</p> <p>The report was approved and forms part of Phase 3- Housing Development Programme</p> <p>Further work is underway to consider these sites in more detail and evaluate the best options to bring forward development</p>	
T1.4	Ensure access is available to appropriate data to inform decisions on need and the types of units required	ongoing	The development of the Housing Strategy was underpinned by analysis of data of need; this with the recent approval of the Homelessness Strategy will inform future housing development plans	This will be monitored alongside the implementation of the Local Plan
T1.7	Work with partners to develop schemes to address overcrowding and under-occupancy	Q2/3	The Allocations Policy was reviewed in 2017 allowing social housing tenants releasing under occupied properties to be given appropriate priority for re-housing	The Tenancy Engagement Framework will consider the use of incentives to reduce under occupancy
T1.8	Work with other partners to ensure that residents can rent or buy affordable housing	ongoing	With our support, Longhurst (registered provider) secured £538,000 of funding from the Government's Affordable Homes Programme to support the construction of 46 affordable homes (28 rented, 16 shared ownership) in Grantham. Work is expected to start Spring 2018.	Work continues with partners on other sites. Planning gains remain a key element of securing affordable housing allocation on new developments

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T1.9	Consider alternative approaches to the delivery of affordable housing in order to ensure that developments can be brought forward	Q2	The roundtable sessions with Registered Providers and Developers were a success and will be repeated to explore this area further	
T1.11	Develop schemes which enable tenants to sustain their tenancies	Q2/3	<p>The development of the Tenancy Engagement Framework will include advice, guidance and training opportunities for council tenants to sustain their tenancies</p> <p>The development of the framework included undertaking a survey with tenants to identify key issues affecting their tenancy with a view of supporting tenants</p>	<p>Further work will include working with other agencies around Financial well-being</p> <p>The implementation of the Homeless Reduction Act 2017 in April 2018 provides opportunities to support private sector tenants who may be at risk of becoming homeless earlier and consider initiatives which make people “tenancy ready”</p>
T1.12	Lobby Government to; relax current restrictions affecting the ability of local authorities to borrow money, abolish the ‘Right to Buy’ and the retention of a negotiated quota on new developments	ongoing	A recent report from the Treasury Committee (January 2018) in response to the Autumn 2017 budget calls on Government to remove the Housing Revenue Account borrowing cap	SKDC works closely with the Association of Retained Council Housing (ARCH) in regards to lobbying government on a range of ‘housing issues’ including RTB and borrowing cap

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Theme 2: Facilitate the delivery of new housing across a range of tenures

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T2.11	Optimise the use of Council owned assets, including targeted remodelling	ongoing	<p>10 identified Council owned sites have been earmarked for development</p> <p>A review of the supported housing provision will identify potential remodelling of existing provision to increase the supply of much needed 1 bed accommodation</p> <p>The Council's Housing Revenue Account Asset Management Strategy is scheduled for review in 2018. This will provide an opportunity to identify priorities for additional development</p>	
T2.12	Continue to build (more) Council houses	ongoing	<p>27 new Council homes were completed between April 2017 and February 2018</p> <p>Further opportunities will be evaluated as part of the housing pipeline work identified in T 1.3</p>	
T2.13	Consider the role for the Council as a funder/investor in housing developments	ongoing	The Council has provided funding to Gravitas Housing Ltd to bring forward a development in Bourne and will continue to consider future opportunities	
T2.14	Consider, and then market, the quality of life available to current and future residents of South Kesteven, including work, play and home	ongoing	InvestSK has been established with a remit to make South Kesteven an attractive place to live, work, visit and invest; where its residents have access to <i>great jobs, high quality</i> housing and an <i>excellent</i> education, and take pride in the place they live	

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T2.15	Explore the use of prefab and modular build methods, and the Council's role in enabling this approach	Q4	Research has found costs to be comparable to traditional methods. The main benefits are reductions in timescales and project management. As modular homes are still a relatively new concept and data on lifecycle costs of components, particularly the structure are relatively unknown so future repair costs may be unpredictable	It is proposed to run a series of pilot housing delivery options, including modular build
T2.22	Support the Government's aspiration – as expressed in the Housing White Paper, to target builders to deliver within a certain time-frame, or land will revert to old use	ongoing	A total of 199 sites (1259) have full planning consents, but have not yet commenced development Land allocations in the draft Local Plan represent a total of 17,000 new homes by 2036	

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Theme 3: Enable those whose independence may be at risk to access housing (including their current home) which meets their needs

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T3.3	Consider the use of the Council's – and other public sector – assets to further support day care for the elderly	Q3	<p>The review of supporting housing provision will include possible sites that can be remodelled into day care provision</p> <p>The potential to further promote independence for Council tenants will be considered as part of a review of the supported housing service</p>	
T3.9	Lobby Government to ensure a sustainable future for sheltered and supported housing	Dependent on timing of government response	<p>Funding for Supported Housing – two consultations (one on housing costs for sheltered and extra care accommodation, and one on housing costs for short-term supported accommodation) closed in January 2018. Government is currently analysing the responses</p> <p>A recent announcement confirms the funding approach to supported housing accommodation costs from 2020 and has provided some assurance on key areas of supported housing</p>	The response report will be a further opportunity to understand the impact and make further representations based on the report

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Theme 4: Encourage, support and regulate the private sector to provide well managed, safe homes

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T4.1	Explore opportunities for a council run “local lettings agency” providing a letting service supporting local landlords	Q4		There are a number of models available; however, a thorough understanding of the market, demand, the services for which landlords will be prepared to pay, and of the level of charges that landlords would regard as competitive is needed.
T4.5	Review the housing enforcement policy to reflect new civil penalties legislation and ensure we can tackle ‘rogue landlords’ effectively	Q2	The current policy expires in 2018	
T4.7	Lobby Government to introduce a cap on rent fees/increases Lobby Government to restrict the amount of deposit payable	Bill progressing through Parliament	A draft Tenants Fees Bill was introduced to Parliament on 1 November 2017 to ban up front letting agents fees and cap holding deposits	The draft Bill is now being scrutinised by the Communities and Local Government Committee