

## Theme 1: Help meet the needs of residents

Action Plan Ref	Action	Time Scale	Status Update April 2019	Further Actions/Comments	RAG rating
T1.3	Consider making small plots of SKDC land available to smaller builders/self-builders	Q1	<p>An assessment of housing delivery options for the Council's land and property portfolio has been completed and a number of sites emerged as having the potential to be developed by small builders or as self-build housing projects.</p> <p>The 7-year pipeline contains approx. 500 residential units that can be delivered across a range of tenure, design and construction.</p> <p>5 year SKDC housing development programme has been developed will deliver over 300 units, this has fed into the HRA capital programme, approved by Full Council in March 2019.</p> <p>A Non Key decision to purchase a site in Grantham has been approved, this will directly be targeted at local builders for development.</p>	Ongoing assessment of market demand in areas where sites are located needs to be determined before offering on market to smaller builders or self-build clients.	Green

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

T1.4	Ensure access is available to appropriate data to inform decisions on need and the types of units required	Ongoing	<p>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</p> <p>The Housing Strategy will be monitored alongside the implementation of the Local Plan. The Housing strategy is being refreshed and will included recent demand data and presented to Cabinet in September 2019.</p> <p>The evidence for housing need is in the Peterborough Housing Market Area and Boston Borough Council Strategic Housing Market Assessment (SHMA), March 2017. This information is reproduced in the Local Plan including information on employment, travel to work areas, affordability and land availability.</p> <p>A Gypsy and Traveller Survey completed in 2017 to inform the requirements for new sites and pitches and also informs the new Local Plan.</p> <p>Data is also collated on an area/parish and potential development site basis to inform decisions on housing required. This includes the character and physical make up of an area/parish/ site including size of housing, employment, facilities, rental and sales prices and availability, supplemented by data from our housing register; rural housing need surveys; re-lets and nominations; current Council and other registered provider stock in the area. This enables a wide picture to be established on the needs/ wants and affordability for housing in any given area.</p>	<p>The assessment and Local Plan policy will be considered by an independent Inspector as part of the Local Plan examination taking place in May. A planning application to provide additional pitches for gypsies and travellers at Cold Harbour is awaiting determination by the Council.</p>	Green
------	--	---------	--	---	-------

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

T1.7	Work with partners to develop schemes to address overcrowding and under-occupancy	Q3/4	<p>The Allocations Policy was reviewed in 2018, as part of the implications of the Homeless Reduction Act 2017, allowing social housing tenants releasing under occupied properties to be given appropriate priority for re-housing. Households who are overcrowded are given reasonable preference on the housing register.</p> <p>'Locata Exchange' (a new housing system) gives our tenants free registration to exchange their property with another tenant (mutual exchange).</p> <p>Draft Under Occupancy incentive scheme has been drafted and will be presented as a Non Key Decision for the Cabinet member for Housing in June 2019.</p> <p>Allocation Policy is being reviewed and will lead to introduce choice in allocations and incentivise downsizing to meet needs.</p>	<p>The Tenancy Engagement Framework will consider the use of financial and practical incentives to reduce under occupancy.</p> <p>Tenants who are under-occupying will be identified via our Housing and Benefit computer systems.</p> <p>Skyline article in the October issue gave information on under-occupancy and asks anyone under occupying and would like to move, to contact us.</p>	Green
T1.8	Work with other partners to ensure that residents can rent or buy affordable housing	Ongoing	<p>Longhurst (registered provider) completed the development of affordable homes off Caunt Road in Grantham. The Council supported their bid for funding. A new development off Hanbury Avenue in Grantham has just commenced and the Council supported Longhurst's bid for funding from HCA (now Homes England) to develop 46 affordable homes. The amount of funding secured from Homes England for this site is £538,214 and £891,776 recycled capital grant.</p> <p>Year 2018/2019 saw the completion of 78 affordable homes – 18 shared ownerships (Longhurst x 7 on Elsea Park, Bourne – Muir Group x 4 at Baston – Heylo x 3 on South Road, Bourne – Accent x 4 on Elsea Park, Bourne) and 7 x Intermediate Rent at Woolsthorpe by Belvoir with private landlord the Belvoir Trust Estate and 53 x Affordable Rent (Longhurst x 23</p>	<p>Work continues with partners on other sites. Planning gains remain a key element of securing affordable housing allocation on new developments.</p> <p>The affordable housing development programme may deliver as many as 100 new affordable homes for the year 2019/2020. Development has commenced on 8 sites in Baston, Bourne, Grantham and Stamford providing affordable rent, intermediate rent, shared ownership and discounted market with partners Muir Group, Longhurst, NCHA, Places for People, Gravitass and a private</p>	Green



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

			<p>Empingham Road, Stamford, x 17 Elsea Park, Bourne – Muir Group x 4 South Road, Bourne, x 9 at Baston)</p>	<p>landlord. The majority of the affordable units will be delivered via the S.106 route the remaining units 2 at Baston have been purchased 'off the shelf' and the 46 at Hanbury Avenue is being built and funded by Longhurst with additional funding from Homes England.</p> <p>New sites being explored include Barrowby, Great Gonerby, Claypole, Long Bennington, Stamford with the potential of grant funding from Homes England.</p>	
--	--	--	--	--	--

Action Plan Ref	Action	Time Scale	Status	Further Actions/Comments	RAG rating
T1.9	Consider alternative approaches to the delivery of affordable housing in order to ensure that developments can be brought forward	Q2	<p>The pipeline contains approx. 500 units that can be delivered across a range of tenure, design and construction.</p> <p>This also includes method of delivery including joint ventures, disposable to ensure development.</p> <p>During 2018/19 there were 5 planning applications submitted by SKDC/Gravitas that included a range of designs and construction, 2 have been approved the others are being considered in May/June 2019.</p>	<p>5 year SKDC housing development programme has been developed will deliver over 300 units, this has fed into the HRA capital programme, approved by Full Council in March 2019.</p>	Green
T1.11	Develop schemes which enable tenants to sustain their tenancies	Q3/4	<p>The development of the Tenancy Engagement Framework includes 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 (e.g. CAB; P3 charity and the Credit Union) around financial well-being and agencies who can assist people to manage a property; hoarding and ASB issues.</p> <p>Continue to refer people to our Tenancy Sustainment Officer as well as the CAB and P3.</p>	Green

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

			<p>Any tenants within temporary accommodation are supported by our temporary accommodation officers to ensure that they know how to claim benefits, how to report repairs, to pay utility charges and to understand the types of behaviour that are acceptable as tenants.</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> <p>Identify tenants who would most benefit from this support and any new schemes via occupancy checks; notification from private landlords; RPs; referrals to the Tenancy Sustainment Officer.</p>	<p>Rough sleeper pathway funding secured to fund a P3 support officer to encourage tenancy sustainment, and re looking to employ an additional 2 members of staff to provide tenancy support with a view to sustainment.</p> <p>As part of the housing register application, add in a requirement that the prospective tenant will need to undertake pre-tenancy training/workshop before signing to a tenancy with the Council. Alternatively, add in a requirement as part of a revised tenancy agreement that new tenants have to undertake tenancy induction training/workshop.</p> <p>Housing Strategy and Needs team are also considering developing a Social Letting Agency which could incorporate a requirement by prospective tenants to complete some tenancy sustainment training.</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	<p>A consultation document 'Right to Buy- use of Receipts' has been responded to, which contains various options to maximise RTB's receipts for new housing.</p> <p>Announcement at the Conservative Conference to scrap the HRA borrowing Cap has made main headlines across the sector and can potentially deliver an additional 100,000 homes, for SKDC this could be up to 900, subject to affordability and final details from the removal of the cap.</p>	<p>Officers are assessing the opportunities related to the scrapping of the HRA borrowing cap to identify potential new growth.</p> <p>The Housing Asset Management Strategy development will further identify opportunities to maximise the potential resources available and make better use of our housing and land assets.</p>	Green



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

			The 5 year plan is an ambitious programme designed to make good resource of resources and for the next 3 years £30m has been allocated and approved to help the development of new homes.	The HAMS is programmed to be presented to Cabinet in October 2019	
--	--	--	---	---	--

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

Action Plan Ref	Action	Time Scale	Status	Further Actions/Comments	RAG rating
T2.11	Optimise the use of Council owned assets, including targeted remodelling	Ongoing	<p>Cabinet 11th January 2018 approved the progression of 105 new homes over 10 sites in Council Ownership for Phase 3- of its Housing Development Programme. These 10 sites have been assessed as part of a wider evaluation of all of the Council's land for their development potential, preferred delivery options, tenure and commercial opportunity.</p> <p>Other opportunities have been progressed for the provision of new housing on Council land;</p> <ul style="list-style-type: none"> <li>• 1 bed accommodation on 2 of the Councils ex garage sites/land to meet demand</li> <li>• Housing with care (extra care) to utilise available LCC funding subsidy to meet demand in Grantham</li> <li>• Utilisation of accrued s106 monies to deliver 11 affordable homes on sites in Stamford and Bourne.</li> </ul> <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>3 existing Council homes are included in the current programme for re-modelling to address the need for 4+ bedroom accommodation in SKDC.</p>	<p>Stock re-modelling proposals will be an integral part of the new Housing Asset Management Strategy for assessing stock performance and undertaking any identified rationalisation requirements.</p>	Green

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

			The Council's Housing Revenue Account Asset Management Strategy is scheduled for review in 2018/19. This will provide an opportunity to identify priorities for additional development		
T2.12	Continue to build (more) Council houses	Ongoing	5 year SKDC housing development programme has been developed will deliver over 300 units, this has fed into the HRA capital programme, approved by Full Council in March 2019.	Further opportunities will be evaluated as part of the housing pipeline work identified in T 1.3 and T 2.11 actions.	Green
T2.13	Consider the role for the Council as a funder/investor in housing developments	Ongoing	<p>The Council has provided funding to Gravitas Housing Ltd to bring forward a development in Bourne and will continue to consider future opportunities with Gravitas and other development or funding partners.</p> <p>A recent (June 2019) Non Key Decision to purchase land for housing development was made by the Cabinet Member for property- The Deputy Leader. It is proposed that this will be progressed through the Council's Housing Company- Gravitas and enable local developers to deliver new homes in Grantham.</p>	<p>The Gravitas scheme is scheduled to commence at the end of September 2018 with a completion in October 2019.</p> <p>A further 5 sites have potentially been earmarked as future Gravitas scheme resulting in over 120 units completed (sale and rented).</p>	
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	<p>The recent Tenants Survey results showed 86% were satisfied with the neighbourhood they live and 80% with the quality of their home.</p> <p>Future developments will take into account a number of factors around social well-being and value, as well as the traditional number of units and ROI.</p>	Working with InvestSK to make South Kesteven an attractive place to live, work, visit and invest; where its residents have access to <i>great jobs</i> , <i>high quality</i> housing and an <i>excellent</i> education, and take pride in the place they live.	Green



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

Action Plan Ref	Action	Time Scale	Status	Further Actions/Comments	RAG rating
T2.15	Explore the use of prefab and modular build methods, and the Council's role in enabling this approach	Q4	<p>Research has found build/supply costs to be comparable to traditional building methods. Tangible benefits are possible due to a reduction in delivery timescales and project management resource requirements.</p> <p>Modular homes are still a relatively new concept and data on lifecycle costs of components, particularly the structure are relatively unknown so future repair (revenue) costs may be unpredictable.</p> <p>One planning application for modular housing has been approved and another one is being considered in June 2019.</p>	<p>It is proposed to continue to run a series of pilot housing delivery options, including modular build.</p> <p>A self-build and custom build scheme is currently being considered, further assessments will be completed before being presented to members for consideration.</p>	Green
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	<p>A total of 199 sites (1259) have full planning consents, but have not yet commenced development</p> <p>Land allocations in the draft Local Plan represent a total of 15,625 new homes by 2036</p>	<p>When a site is given planning permission, the conditions will state that they must commence development within a set timeframe, otherwise the permission will expire. Alternatively, the applicant can apply for an extension of time.</p> <p>Land allocations within the new Local Plan are set to be reviewed every 5 years after adoption. If allocations have shown no signs of moving forward with the planning process over the 5 year period, then the promoters of the site will be contacted to ask for a reason why; depending on reasoning, the site could face possible removal/reassessment as an allocation within the Local Plan due to the site being deemed as undeliverable.</p>	Green



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

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

Action Plan Ref	Action	Time Scale	Status	Further Actions/Comments	RAG rating
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 supported 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> <p>Working with LCC some sites are being considered for Extra Care, following more detailed assessments they will be presented to members for consideration in Autumn 2019.</p>		Green
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.</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>	<p>The response report will be a further opportunity to understand the impact and make further representations based on the report and is positive when developing supports schemes for the elderly and the young</p> <p>Opportunism will be identified during the developments of the HAMS.</p>	Green

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

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

Action Plan Ref	Action	Time Scale	Status	Further Actions/Comments	RAG rating
T4.1	Explore opportunities for a council run "local lettings agency" providing a letting service supporting local landlords	Q4	A draft paper has been developed and further assessment on its viability is being undertaken before being considered by the Cabinet Member for Housing and Cabinet.	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.	Green
T4.5	Review the housing enforcement policy to reflect new civil penalties legislation and ensure we can tackle 'rogue landlords' effectively	Q2	The policy was approved by Cabinet on 1 November 2018.		Green
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	The Tenant Fees Act 2019 has now received Royal Assent. The Tenant Fees Act bans most letting fees and caps tenancy deposits paid by tenants in the private rented sector in England.	The ban on tenant fees applies to new or renewed tenancy agreements signed on or after 1 June 2019.	Green