



Thursday, 19 June 2025

Report of Councillor Virginia Moran
Cabinet Member for Housing

South Kesteven District Council Draft Housing Strategy (2025-2030)

Report Author

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Purpose of Report

To present the draft Housing Strategy to the Housing Overview and Scrutiny Committee for review and comments.

Recommendations

The Committee is recommended to:

1. Review and comment on the draft Housing Strategy which is subject to further consultation.

Decision Information

Does the report contain any exempt or confidential information not for publication?

No

What are the relevant corporate priorities?

Connecting communities
Sustainable South Kesteven
Enabling economic opportunities
Housing
Effective council

Which wards are impacted?

(All Wards);

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 The financial and resource implications of developing and adopting the strategy will be met from existing budgets.
- 1.2 Over the five year strategy delivery period where actions can't be maintained within existing budgets a report will be submitted to request additional funding as required.

Completed by: David Scott – Assistant Director of Resources (deputy s151 officer)

Legal and Governance

- 1.3 Once the draft Strategy has been out for consultation and received comments it will need ratifying by the correct decision making body, after having returned to Housing OSC.

Completed by: James Welbourn, Democratic Services Manager

Climate Change

- 1.4 The draft Housing Strategy 2025-2030 includes five key priorities. One of these is to Facilitate Housing to be sustainable, and includes the ambition to decarbonise both the housing stock owned and maintained by the Council, but also to maximise the take up of government funded Help to Heat grants for private properties in the district.
- 1.5 Through implementing energy efficiency and low-carbon heating upgrades in properties, the Council will reduce the carbon emissions associated with the housing stock of the district whilst addressing fuel poverty for residents, mitigating issues of damp and mould and support the developing low-carbon sector.

Completed by: Serena Brown, Sustainability and Climate Change Manager

2. Background to the Report

- 2.1. South Kesteven District Council's current [Housing Strategy \(2020 – 2024\)](#) has reached the end of its approved period so needs to be updated. Although there is

neither a statutory nor regulatory requirement for the Council to have a Housing Strategy, it is recognised as best practice to have one in place.

- 2.2. The Housing Strategy sets the vision for housing across the district and works alongside the Council's existing plans, policies and strategies, providing a framework for the delivery of SKDC's housing priorities.
- 2.3. The Housing Strategy vision for South Kesteven is to have a range of secure, safe, good quality and sustainable housing of all tenures. We will support people to live healthy and independent lives in their homes, which meet changing needs now and, in the future, in sustainable communities.
- 2.4. In developing the draft strategy, a performance review of the current strategy was undertaken. This identified many achievements, which are outlined in the document on page 5.
- 2.5. The Housing Strategy sets out five priorities:
 1. The commitment to deliver new affordable and specialist housing in partnership
 2. Continual improvement of the quality, standard and safety of homes
 3. Support people to live healthy and independent lives in their homes
 4. Facilitate housing to be sustainable
 5. Support our communities to be sustainable
- 2.6. For each priority, the strategy sets out:
 - The mission
 - Ambitions
 - Why it is a priority
 - The Challenges
 - The Outcomes by 2030 - the end of the strategy
 - What we will do and how
- 2.7. In implementing this strategy our core threads of delivery are:
 - Consult customers and tenants in the formulation of strategies, policies and service delivery
 - Encourage scrutiny by our customers; tenants; elected members; auditors and regulators
 - Set out our service standards and measure our performance
 - Deliver services which offer value for money
 - Safeguard our residents
 - Deliver our services which allow for equal opportunities, diversity and inclusion
 - Measure customer satisfaction and identify customer experience

- Work in partnership with other statutory and voluntary agencies

2.8 The Housing Strategy document is accompanied by a Monitoring Framework which sets out how actions for each of the strategy priorities align with the context of the Council's Corporate Plan, where applicable.

3. Key Considerations

3.1. The strategy proposes clear priorities, which align with the Council's Corporate Plan priorities. The draft Housing Strategy sets the framework for all other housing related policies and strategies.

4. Other Options Considered

4.1 The 2020-2024 Housing Strategy could have been refreshed based on its current priorities and the data updated. However, the priorities were implemented in 2020 and the context for the priorities has changed considerably in the last 5 years with regards to national housing legislation, regulation and policy.

4.2 The Council could choose not to have a Housing Strategy as there is no statutory or legal requirement to have one in place. However, as outlined at 2.1 and 2.2 of this report, it is considered best practice to do so.

5. Reasons for the Recommendations

5.1. A new Housing Strategy is being recommended to provide a clear framework for all housing policy across the district for all tenures as this is considered best practice.

6. Consultation

6.1. Consultation has taken place with various internal and external people, to support the development of the draft Housing Strategy:

- A working group was set up, meeting every 4 weeks with the first meeting being held in May 2023 and the final working group meeting in November 2023 (a total of 6 meetings). It consisted primarily of key housing, planning, projects and private sector housing staff. The purpose of the working group was to review the current housing strategy; scope the new draft strategy; discuss challenges and set provisional priorities.

- A staff workshop was held in October 2023 with a wider number of officers from relevant service areas. This was to discuss challenges and set provisional priorities.
- An online survey to identify challenges and provisional priorities to assist with formulating the content of the new strategy, was sent to key partners. This included house builders, planning agents, affordable housing registered providers, Lincolnshire County Council, Ward and Parish Councillors and Homes England.
- One online survey was sent to housing partners and a more general survey to partner agencies such as the fire, police and health services.
- The outcome of the workshop and the response from the surveys was widespread support for the proposed priority themes.
- More recent meetings with key relevant officers across the Council have also taken place to discuss the draft strategy document and changes were made to reflect the feedback.

- 6.2. Further details are in the Consultation Report attached at Appendix 2 of this report.
- 6.3. Following presentation of the Draft Housing Strategy to the Housing Overview and Scrutiny Committee, the Council will commence the consultation process for the draft document. This will include consulting with:
 - Ward and Parish Councillors; Fire Service, Police, Health Services
 - External stakeholders, for example, Developers (open market and affordable); Planning Agents; Lincolnshire County Council and Homes England
 - Tenants through Housing Roadshows, Tenant Engagement Panel and Focus Group
- 6.4. A final draft of the Housing Strategy will be presented to the Committee at a future meeting.

7. Appendices

- 7.1. Appendix 1 – Draft Housing Strategy
- 7.2. Appendix 2 – Consultation Report
- 7.3. Appendix 3 – Equalities Impact Assessment