



19th June 2025

Report of Councillor Virginia Moran –
Cabinet Member for Housing

South Kesteven District Council 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. Recommend the draft Housing Strategy to Cabinet for approval, subject to no substantive changes following the further consultation.

Decision Information

Does the report contain any exempt or confidential information not for publication? No

What are the relevant corporate priorities? All:
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 Consult with Richard Wyles or David Scott (Do not delete)

Completed by: (insert name and job title)

Procurement

1.2 Consult with Helen Baldwin (delete if not applicable)

Completed by: (insert name and job title)

Legal and Governance

1.3 Consult with Graham Watts or James Welbourn (Do not delete)

Completed by: (insert name and job title)

Risk and Mitigation

1.4 Consult with Tracey Elliott (Delete if not applicable)

Completed by: (insert name and job title)

Health and Safety

1.5 Consult with Phil Swinton (Delete if not applicable)

Completed by: (insert name and job title)

Equalities, Diversity and Inclusion

1.6 Consult with Carol Drury (Delete if not applicable)

Reminder - Is an Equality Impact Assessment required?

Completed by: (insert name and job title)

Safeguarding

1.7 Consult with Sarah McQueen (Delete if not applicable)

Completed by: (insert name and job title)

Human Resources

1.8 Consult with Fran Beckitt (Delete if not applicable)

Completed by: (insert name and job title)

Community Safety

1.9 Consult with Ayeisha Kirkham (Delete if not applicable)

Completed by: (insert name and job title)

Mental Health and Emotional Wellbeing

1.10 Consult with Fran Beckitt (Delete if not applicable)

Completed by: (insert name and job title)

Climate Change

1.11 Consult with Serena Brown (Delete if not applicable)

Completed by: (insert name and job title)

2. Background to the Report

- 2.1. South Kesteven District Council's current [Housing Strategy \(2020 – 2024\)](#) is now out of date and needs to be updated. Although there is neither a statutory or regulatory requirement imposing a requirement to have a housing strategy, it is nevertheless recognised as best practice for local authorities to have one in place.

- 2.2. In addition, in July 2024, the Secretary of State for Housing, Communities and Local Government, Angela Rayner MP, delivered a statement in the House of Commons on “Building the homes we need” and announced the government’s intention to publish a long-term housing strategy. It is therefore considered important to have a local authority level housing strategy, setting out priorities and showing how they could fit within a national housing strategy.

- 2.3. The Housing Strategy is an overarching document across all housing policies and strategies. By 2030, the end of the strategy period, we intend to have met our outcomes for each of our key priorities. The housing strategy will be delivered by each service area, along with partner agencies, via detailed strategies, policies, processes and procedures. The finance to deliver these functions will primarily be the Council's revenue from our housing stock rents and central government grant funding.
- 2.4. The Housing Strategy vision for housing across South Kesteven is to have a range of secure and safe good quality sustainable housing of all tenures of market; affordable; social and specialist housing. 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.
- 2.5. 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.
- 2.6. 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
- 2.7. 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
- 2.8. 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

2.9 The Housing Strategy document is accompanied by a Monitoring Framework. This sets out how the actions for each of the strategy priorities fits within the context of the Council's Corporate Plan, where relevant.

3. Key Considerations

3.1. Option 1 – recommend the draft Housing Strategy for approval.

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, both within the Housing and Property Directorate and across other directorates. For example, some of the Local Plan housing policies and Public Protection private sector housing.

Delivery of the strategy priorities such as 'continual improvement of the quality, standard and safety of homes' will primarily be from the Council's revenue from our housing stock rents and priorities such as 'the commitment to deliver new affordable and specialist housing' could use central government and Homes England grant funding; 'Rent to Buy' capital receipts and financial commuted sums received from section 106 planning agreement requirements, where applicable.

3.2 Option 2 – refresh of current strategy.

The draft strategy could have been refreshed based on the current priorities and just update the data. However, the priorities were set when the previous strategy was implemented in 2020 and the context for the priorities has changed considerably in regards to national housing legislation; regulation and policy in the last 5 years.

Additionally, unlike the current housing strategy, the new draft strategy identifies against each priority action and key performance indicator, how they link with different policies, strategies, initiatives and groups across different service areas within the Council and external partners, rather than in isolation. This is with the aim of bringing policy and performance together holistically. For example, rather than simply measuring the number of new affordable housing properties in the district, the implementation of the strategy will measure the type of affordable housing and where it is delivered, to ensure it means current and future needs.

4. Other Options Considered

4.1 Option 3 – taking no action. To take no action is possible as having a housing strategy in place is not a statutory or regulatory requirement. 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. The reason for this is that, it is best practice for a local authority to have a current housing strategy in place and will fit within a new national housing strategy.

6. Consultation

- 6.1. Consultation has taken place with various internal and external people, in various formats:

Working group
Staff workshop
Online surveys
Meetings

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 amount 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, dated December 2023 and appended to this report.

7. Appendices

- 7.1. Appendix 1 – Draft Housing Strategy
- 7.2. Appendix 2 – Monitoring Framework
- 7.3. Appendix 3 - Equalities Impact Assessment
- 7.4. Appendix 4 – Consultation Report (dated December 2023)