



## 2025 – 2030 Housing Strategy

### Report Author

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### Purpose of Report

To seek approval for the adoption of the Housing Strategy which has been presented to the Housing Overview and Scrutiny Committee on 19 June 2025.

### Recommendations

#### Cabinet is recommended to:

1. Approve the draft Housing Strategy
2. Delegate to the Director of Housing and Projects, in consultation with the Cabinet Member for Housing to make minor amendments to the Strategy, as required by changes to regulation or legislation.

### Decision Information

Is this a Key Decision?	Yes
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	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 There are significant financial and resource implications arising from the delivery of the actions set out in the Housing Strategy. The actions will need to be fully costed in the context of ensuring the financial sustainability of the HRA 30 year Financial Business Plan.

*Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer*

### ***Legal and Governance***

- 1.2 There is no current legislation or regulations requiring local authorities to produce a Housing Strategy. However, it is considered best practice to have one in place.

*Completed by: Alison Hall-Wright, Deputy Monitoring Officer*

### ***Equalities, Diversity and Inclusion***

- 1.3 An Equality Impact Assessment has been completed and is attached at Appendix 3.

### ***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 requires updating. 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, polices 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 to be achieved by 2030
  - What we will do and how
- 2.7. In implementing this strategy, the core threads of delivery are:
  - Consult residents and tenants in the formulation of strategies, policies and service delivery
  - Encourage scrutiny by residents; tenants; elected members; auditors and regulators
  - Set out service standards and measure performance
  - Deliver services which offer value for money

- Safeguard residents
- Deliver 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 Housing Strategy proposes clear priorities, which align with the Council's Corporate Plan priorities and 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:

- 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.

- An online survey was sent to housing partners, and a more general online survey was sent to partner agencies, such as the fire, police and health services.
- Details of the outcome of the online survey are in the Consultation Report attached at Appendix 2 of this report.
- The outcome of the workshop and the response from the surveys was widespread support for the proposed priority themes.
- 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. Following the presentation of the Draft Housing Strategy to the Housing Overview and Scrutiny Committee on 19 June 2025, the Council consulted on the draft document. This included an online survey which the following people/services had the opportunity to respond:

- 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
- Residents

6.3. The outcome of the online survey consultation on the draft Housing Strategy was generally positive. The Consultation Report attached at Appendix 3 shows the results of the online survey.

6.4. A workshop was held with councillors on 1 September 2025 to discuss the draft Housing Strategy which resulted in a range of queries being raised which have all been responded to. The draft Housing Strategy received positive feedback and general support.

## 7. **Background Papers**

7.1. [Housing Overview and Scrutiny Committee report \(19<sup>th</sup> June 2025\).](#)

## 8. **Appendices**

- 8.1. Appendix 1 - Draft Housing Strategy
- 8.2. Appendix 2 – Consultation Report (December 2023)
- 8.3. Appendix 3 – Consultation Report (August 2025)
- 8.4. Appendix 4 - Equality Impact Assessment