

Draft Housing Strategy

2025/30



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Contents

Vision	3
Snapshot of Housing in South Kesteven	4
Achievements since the previous housing strategy	5

Priorities

1. The commitment to deliver new affordable and specialist housing in partnership	6
2. Continual improvement of the quality, standard and safety of homes	11
3. Support people to live healthy and independent lives in their homes	14
4. Facilitate housing to be sustainable	18
5. Support our communities to be sustainable	20

Housing Strategy Monitoring Framework	23
--	-----------

Vision

Our vision for housing across South Kesteven is to have a range of secure and safe, good quality 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.

The housing strategy is an overarching document across all housing policies and strategies. By 2030, the end of the strategy period, we will have met our intended outcomes for each of our key priorities. The housing strategy will be delivered by each service area, along with partnership 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.

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

We will be responsive to changing legislation and regulations and update our policies and service delivery accordingly. We will align with new legislation and regulations such as the new National Planning Policy Framework and The Regulator of Social Housing Consumer Standards: The Safety and Quality Standard; The Transparency, Influence and Accountability Standard; Neighbourhood and Community Standard and the Tenancy Standard.



Population

The age profile of the district shows an **aging population**.

23.57%

of the population is aged **65+**, higher than the national proportion of 18.69%.

The population is projected to grow, reaching

149,777

by 2030.

Housing Stock



67,100

domestic properties in the district registered for Council Tax (March 2024)



Very low levels of overcrowding at only

1.39%

(2021 Census)



Pattern of underoccupancy

82% of households have more bedrooms than required, 47% of households have two or more spare bedrooms. This is a level substantially above the national implied underoccupancy rate of 69% (Census 2021).

19.1% (12,002)

of dwellings in South Kesteven do not meet the Decent Homes Standard. The figure for England is 15.1% (MHCLG, 2020).



8,527 properties

(13.6% of the housing stock) containing HHSRS Category 1 Hazards. The estimated rate for England is 9.2%.

Homelessness



The homelessness **preventions and reliefs**

trend is the same in comparison to the wider East Midlands and as a nation, although not to the same extent.

The divergence may be the result of households presenting at a later stage that prevention is unviable, or internal variation in processing.

South Kesteven has seen a decline in **homelessness**

preventions and an increase in homelessness reliefs, in comparison with the other Lincolnshire local authorities.



Homeless households in **temporary accommodation**

are at a higher rate compared with other Lincolnshire local authorities, however below regional and national levels.

Housing Tenure



43,574

households in South Kesteven own or partly own their home (owns outright 23,765, mortgage or loan 19,155, shared ownership 654) (2021 Census). This is 69.33% of all households in the district, substantially above the national proportion of 62.3% and slightly above the Lincolnshire rate of 67.15%.

11,422

households (18.17%) live in private rented accommodation.

7,851

households (12.49%) live in social rented accommodation.



The five year period prices have risen faster in South Kesteven (**27.81% growth**), than the county (**22.87%**), the East Midlands (**27.70%**) and nationally (**24.21%**).

The rise in house prices has impacted affordability.

The median private monthly rental value was **£725** in 2022/23.

This compares with 7.08 for Lincolnshire and 7.36 for East Midlands.



The district's median rent is the **highest in Lincolnshire and above the regional rate**,

although below the national.

Housing Affordability



Average house sale price in South Kesteven in 2024 was **£270,938**

Average sale price five years ago was **£211,982**



In 2023, the median house sale price in South Kesteven was **7.91 times the median resident annual gross full-time salary**.

The lower quartile rate was **£585**, the upper quartile **£850**.

Snapshot of Housing in South Kesteven



Achievements since the previous housing strategy

New Corporate Plan (2024-2027). Sets out the strategic vision and key priorities of the Council. The Plan underpins the delivery of all of the Council's strategic activity and provides the performance framework for managing the delivery of the actions and priorities in the Plan.

Local Plan adopted in 2020 – allows for planned delivery of housing of the right type in the right places and expects 18,000 new homes to be delivered by the end of the Local Plan period in 2036.

Local Plan Review commenced – legally required to review Local Plan within 5 years of adoption.

Climate Action Strategy approved (in November, 2023). Sets out the Council's role in facilitating the transition to net zero carbon for the whole district of South Kesteven. This includes housing – one of the major contributors of CO2 emissions.

Successfully delivered the Housing Improvement Plan after self-referring to the Regulator of Social Housing in February 2021. The Regulatory Notice was lifted in October 2023.

Housing growth – delivery of over 2000 new residential properties

High number of affordable housing developed and increasing – 730 properties

Construction of 44 new Council properties.

Acquired 48 new Council properties.

Acquired 21 properties through the first tranche of the Local Authority Housing Fund (LAHF) money allocated to the Council and acquired a further 8 properties through LAHF 2.

Delivering a £6 million programme of renovation works to 119 properties in the Earlesfield Estate, Grantham.

Completion of the Social Housing Decarbonisation Fund Wave 2 which delivered 252 Solar PV Installations, 92 Air Source Heat Pumps, 106 Ventilation Measures and 122 insulation installations.

Grants awarded via the Local Authority Delivery Schemes (LADS) and Home Energy Upgrade Schemes (HUGS) - 5 million to low income households living in properties with a low EPC rating

Rolling programme of SKDC property condition surveys

Introduced new Council housing management and choice-based letting systems

Successfully set up a new night shelter for homeless people

Over 500 Disabled Facilities Grants awarded



Priority 1: The commitment to deliver new affordable and specialist housing in partnership

Mission

Ensure there is a pipeline of new affordable and specialist housing across the district, which meets different housing needs.

Ambitions

We will:

- Increase the supply of sustainable and high quality Council-provided housing, both through new build development, acquisitions and conversions.
- Work with developers, affordable housing registered providers and private landlords to ensure high quality, sustainable affordable housing is facilitated.
- Work with the county council and specialist housing registered providers and developers to facilitate delivery.
- Ensure the correct planning policies are in place and applied effectively, to enable the delivery of affordable and specialist housing.
- Bring empty homes back into use, including for the delivery of affordable housing.

Why

There is currently a nationally recognised housing crisis. Housing supply is not matching housing demand, both for market and affordable housing. Due to this, housing is increasingly expensive to buy, which puts additional pressure on the rental market, both private and social rented.

The UK population is increasing and this, together with the housing supply shortage, especially affordable housing, has had an impact on the demand for private rentals, the number of people on Council housing registers, homelessness rates and the number of people in temporary accommodation, which have all increased.

There are currently huge pressures on the National Health Service and social care system, which is compounded further when adequate housing,

particularly for the elderly and vulnerable working age adults, such as supported and specialist housing, is not sufficient.

The Government's Plan for Change is to build 1.5 million new homes, of which there are aims to increase affordable housing, particularly Social Rent. The new Social and Affordable Housing Programme will receive £39 billion to fund this building programme. The Local Authority Housing Fund will receive an additional £50 million.

For South Kesteven, the Strategic Housing Market Assessment 2014 (SHMA) (part updated in 2017) [SHMA Update \(2017\)](#) which informs the Council's Local Plan (2011 – 2036) Affordable Housing Contributions policy, identifies a need for 343 additional affordable homes each year in the district.

The [South Kesteven District 2023 Local Housing Needs Assessment \(LHNA\)](#) updates the 2014 SHMA and is used as the evidence base for the Local Plan update (in progress). It identifies a requirement of 27-57% of the overall housing need figure of 701 to be affordable, resulting in a need of 188 - 402 homes per year (this will be subject to a viability assessment to determine the economically viable amount). The LHNA is being refreshed to reflect the new housing requirements in the [National Planning Policy Framework \(2024\)](#).

The LHNA states how there is a need for both affordable housing for rent (60% of the overall amount) and affordable home ownership (40%) across South Kesteven. Affordable housing for rent includes Social Rent and Affordable Rent and affordable home ownership includes Shared Ownership; Rent to Buy and discounted market sale such as First Homes.

The LHNA report states there is need for between 3,923- 4,053 (157–162 per annum) specialist homes for older people over the local plan period. The need or demand for these homes falls within, rather than additional to, the overall need for housing.

Of the disabled working age population, the largest group of vulnerable people potentially in need of specialist accommodation is people with learning disabilities. The number of people predicted to have a moderate or severe learning disability, possibly requiring supported housing, by 2040 is 435 people.

Challenges

Affordable housing

On major housing sites, there is a planning requirement to deliver a percentage of the housing as affordable housing. There is normally a shortfall between the affordable housing need and the delivery possible via planning requirements. This is because of other required planning obligations, such as infrastructure requirements having an impact on the viability of sites and the amount of affordable housing that can be delivered. This means that the Council, as a stock holding local authority, has a role in direct delivery and acquisition of affordable housing.

Council housing accounts for only part of the existing and new social housing lets across the district. This is why it is important for the Council to have strong partnerships with affordable housing registered providers, to continue to nominate households to their properties. Affordable housing registered providers (both non-profit and profit) can either acquire the planning required affordable housing or deliver 100% affordable housing sites; sometimes providing additional affordable housing to the planning required affordable housing, and sometimes the whole site as a design and build project.

It is only where there are no planning requirements on the affordable housing that Homes England grant funding can be used. South Kesteven, in the same way as all areas across the country, are seeing a decline in partner registered providers purchasing the planning required affordable housing (s.106 sites). One of the main reasons is that due to a large increase in build costs in recent years and increased Regulator of Social Housing requirements to improve their existing stock, there is limited resource available to purchase new properties.

The Council is likely to see the delivery of more 100% affordable housing sites. However, this contravenes the national planning policy framework aim of having mixed and balanced communities. The implications of this is that there is an even greater pressure on the Council to deliver affordable housing to meet, as a minimum, its statutory duties to provide housing. The Council, as an affordable housing registered provider, is also required to improve its existing stock and has the same difficulties with the increase of build costs and so the Council's reserves for development and acquisitions are limited.

The Council can use Right to Buy capital receipts from the sales of council housing and any s.106 financial commuted sums it receives, for delivery and acquisition. Councils can now retain 100% of Right to Buy receipts, introduced recently by the new



Government. They can also now be used in combination with any s.106 financial commuted sums, although these will only be received in exceptional circumstances when affordable housing cannot be delivered on site. This has the potential to improve the number and how affordable housing can be purchased. The amount of Right to Buy receipts is likely to reduce in the longer term, due to the Government recently reducing the level of discounts people can receive on the sale prices of properties.

The Council can also apply for Homes England funding. However, this is only for a percentage of the total build cost and the Council has to fund the remaining costs from its own reserves, once it has used all of its Right to Buy capital receipts.

Specialist housing

South Kesteven is forecast to experience a continual increase in the number of older people across the district. Correlated to this will be an increase in the number of people with mobility and other health problems, such as dementia. Most people's care and support needs will be met in mainstream housing but many will not and the district's housing stock across all tenures needs to change to meet these changing needs. The need for accessible and adaptable housing, including for wheelchair users; the need for extra care or assisted living housing with varying levels of care and support; and the need for dementia specialist care beds is forecast to increase. This is evidenced in the South Kesteven District 2023 Local Housing Needs Assessment (LHNA).

There is a need for both market and affordable specialist housing of all types. It is important that accessible and adaptable housing and housing which offers different levels of care and support as an intermediary between mainstream housing and care homes is delivered at a sufficient scale to prevent people needing to live in care homes. Detailed need information is set out in the LHNA and



incorporated in the Council's Local Plan evidence base and policies.

The population of people with learning disabilities is gradually increasing over time because of medical advances which result in higher survival rates at birth and longer life expectancy. The number of people who need supported housing for learning disabilities is also increasing.

Supported housing (both short-term and long-term (6-24 months)) is needed for people with other various vulnerabilities, such as mental ill health and substance dependency. The challenge with this is funding cuts meaning that provision for the district is limited.

LHNA states that two-bedroom self-contained flats or clusters of houses meet a range of different needs (for specialist acute needs). This type of accommodation can be used flexibly (e.g. to accommodate carers where required) or other households to meet changing needs over time.

Single homeless households requiring a one bedroom property accounts for approximately a third of the households on the Council's housing register each year. The majority of new affordable housing delivery is two and three bedroom properties and new market housing does not include many one

bedroom properties. There is a need for more one bed affordable housing generally and need for more one bedroom supported accommodation for single homeless households with additional needs ie; mental ill health and substance mis-use, with some people having multiple complex needs. The reason for the lack of one bedroom properties both in market and affordable housing is because housebuilders and housing associations generally do not want to develop or acquire these due to various reasons, such as cost and potential management issues. Housing built and acquired is often what is viable rather than what is needed. The Council needs to continue to develop and pursue opportunities to buy one bedroom properties. Increasing the district's affordable housing of the right type and size is as important as increasing the amount.

The Local Housing Allowance (LHA) rate for people under 35 years of age is a shared room rate only. This means that for most younger people reliant on welfare benefits to pay for housing costs, if they are not living with family, the only option is to live in a room in a shared house (sometimes a House of Multiple Occupation) or lodge with someone. Even for younger people who are not reliant on welfare benefits, the cost of housing to buy or rent is expensive and so many people have to continue to live with family during their 20s.

2030 Outcomes

- The net supply of all types and sizes of affordable housing has increased, both within our own housing stock and across the district as a whole. ✓
- A 3 year pipeline of new Council housing and a 1 year pipeline of new partner registered provider affordable housing, as a minimum. ✓
- Various types of new specialist housing across the district has increased. ✓
- Council new build affordable ground floor apartments and bungalows will be adapted to suit the needs of our residents, where feasible. ✓
- Policies and procedures are in place both within housing and planning services which enable the delivery of new affordable and specialist housing now and in the future. ✓



What we will do and how

	What	How	Initiatives/ Groups	Resources/Funding	Who
1.1	Commitment to build new Council housing to match housing needs.	Housing Asset Management Strategy (revision to be developed) Housing Revenue Account Business Plan (revision to be developed) Development Strategy (to be developed)		Right to Buy receipts s.106 financial commuted sums Homes England funding – Affordable Housing Programme and Continuous Market Engagement Council Housing Revenue Account reserves Development finance	Corporate Projects Team
1.2	Council acquisition of housing to match housing needs.	HRA Asset Acquisition and Disposal Policy (2023)		Right to Buy receipts s.106 financial commuted sums Homes England funding – Affordable Housing Programme and Continuous Market Engagement Council Housing Revenue Account reserves Development finance	Corporate Projects Team
1.3	Explore Council owned land and any other publicly owned land for development	Development Strategy (to be developed)			Corporate Projects Team
1.4	Use Modern Methods of Construction to reduce both the time and cost of development	Development Strategy (to be developed)			Corporate Projects Team
1.5	Work in partnership with affordable housing registered providers (not-for-profit and profit) in regards to market-led land-led and community-led housing schemes	SKDC Local Plan (2011-2036) Affordable Housing Contributions Policy (H2) Affordable Housing Supplementary Planning Document (to be developed)	Greater Lincolnshire Affordable Housing Group	Right to Buy receipts s.106 financial commuted sums Homes England funding – Affordable Housing Programme and Continuous Market Engagement Gifted land and dwellings	Planning Team Corporate Projects
1.6	Via planning gain and 100% affordable housing schemes (including Rural Exception Sites where possible) and in accordance with the Council's Local Plan (2011 – 2036)	National Planning Policy Framework (2024) National Planning Policy Guidance SKDC Local Plan (2011-2036) Affordable Housing Contributions Policy (H2) Affordable Housing Supplementary Planning Document (to be developed)	Greater Lincolnshire Affordable Housing Group	Right to Buy receipts s.106 financial commuted sums Homes England funding – Affordable Housing Programme and Continuous Market Engagement Gifted land and dwellings	Planning Team



What we will do and how

	What	How	Initiatives/ Groups	Resources/ Funding	Who
1.7	Ensure planning policy is applied effectively to maximise the delivery of affordable housing via planning gain	Local Plan Affordable Housing Contributions Policy (H2) Affordable Housing Supplementary Planning Document (to be developed)			Planning Team
1.8	Work in partnership with private rented sector landlords to secure properties let with a rent not exceeding the Local Housing Allowance rate and meet legislative requirements		SKDC Landlord forums National Landlord Association		Housing Options Team Public Protection Private Sector Housing Team
1.9	Maximise the development of Social Rent properties where possible and support a range of affordable housing tenures, such as Shared Ownership and other affordable home ownership options, to meet different households housing needs and income capacities	National Planning Policy Framework (2024) Local Plan Affordable Housing Contributions Policy (H2) Development Strategy (to be developed)			Planning Team Corporate Projects Team
1.1	Support the delivery of affordable supported and specialist housing for working age adults and older persons housing by working with relevant partners	Lincolnshire wide Supported Housing Strategy (as required by the Supported Housing Act 2023) – to be developed	Lincolnshire Health and Wellbeing Board Housing, Health and Ageing Well Delivery Group Greater Lincolnshire Affordable Housing Group		Housing Team Planning Team
1.11	Conclude the Council's Sheltered Housing Review				Housing Team
1.12	Support increased community led development	Neighbourhood Plans	Community Land Trusts		Planning Team
1.13	Support the conversion of properties both housing and commercial use (eg. shops and offices) into affordable housing	Local Plan (2011-2036) Housing Revenue Account Business Plan (revision to be developed)			Planning Team Corporate Projects Team
1.14	Bring empty homes back into use, including for affordable housing	Empty Homes Strategy	Empty Homes working group		Public Protection Housing Team
1.15	Maximise nominations to partner affordable housing registered provider properties	Nominations Agreements with partner affordable housing registered provider properties			Housing Team – Allocations Planning Team – Affordable Housing Enabler



Priority 1: The commitment to deliver new affordable and specialist housing in partnership



Priority 2: Continual improvement of the quality, standard and safety of homes

Mission

Ensure housing meets legislative requirements of high quality, standard and safety.

Ambitions

We will:

- Improve the quality, standard and safety of our Council housing stock to the Decent Homes Standard as a minimum and carry out timely repairs and regular maintenance.
- Listen to our customers and respond to any concerns regarding the quality, standard or safety of their Council home.
- Ensure the private rented housing stock meets legislative requirements and enforce where they do not.
- Ensure, through the planning and building control functions, housing across the district is of a high quality standard and safe.

Why

The Government has recently introduced several new pieces of legislation to improve the quality, standards and safety of homes. These primarily are:

- [Social Housing Regulation Act \(2023\)](#) – this includes enhanced Consumer Standards and strengthens the Regulator of Social Housing's power to carry out regular inspections of the largest social housing providers. It also incorporates Awaab's Law and the regulator has the power to set strict time limits for social landlords to address hazards such as damp and mould.
- [Building Safety Act \(2022\)](#) – this gives residents and homeowners more rights, powers, and protections, to make homes across the country safer.
- [Supported Housing \(Regulatory Oversight\) Act \(2023\)](#) – this introduces national supported housing standards, local authority oversight and enforcement powers. It requires local authorities to carry out a review of supported exempt accommodation in their area and publish a supported housing strategy.

A further new proposed act is the Future Homes and Building Standard which is likely to be enacted in 2025. This will require new build homes to have low carbon heating systems.

The Housing Act 2004 implemented the [Housing Health and Safety Rating System \(HHSRS\)](#) which is already in place. This is used to assess health and safety risks and hazards in properties. Central Government will also be implementing the Decent Homes Standards for private rented housing (currently applicable to social housing only).



Challenges

The Regulator of Social Housing 'Safety and Quality' Standard requires affordable housing registered providers, including the Council, to have an accurate, up to date and evidenced understanding of the condition of their homes that meet the Decent Homes Standard and ensure the health and safety of tenants in their homes and associated communal areas. It also requires an effective, efficient and timely repairs, maintenance and planned improvements service for the homes and communal areas for which they are responsible.

The Council has approximately 6000 properties and knowing the condition of all our stock at any one time is challenging. We have put into place a rolling programme of stock condition surveys of all of our stock.

The cost of works to bring properties up to Decent Homes Standard and deliver a planned and reactive repairs and maintenance service has increased significantly. Sourcing building materials and parts can take a long time and the recruitment of contractors/ works team is challenging.

There are competing demands on the Council's budgets to maintain our housing stock to the required standards and building and acquiring new stock to maintain revenue from rents. All of this also needs to be done with regard to meeting carbon emission reduction targets in terms of both development and on-going maintenance.

The Council is legally required to ensure our own housing stock has full safety checks in regards to gas, electric, water, asbestos, fire, damp and mould. This can be challenging due to tenants sometimes not allowing access to our properties to do these checks. Knowledge by residents on combating damp, mould and condensation can be limited.

The Council is also responsible for inspecting private rented housing to check for any hazards using the Housing Health and Safety Rating System (HHSRS). The most common hazards are damp and mould and excess cold.

For residents to have adequate space, circulation and storage inside their home, there needs to be sufficient internal space standards. This is important for people to live healthy lives. These standards that can be required through planning when a property is being built or converted.

2030 Outcomes

- All Council housing stock meets the Decent Homes Standard as a minimum and we are compliant with all of the required health and safety checks. ✓
- We provide an effective repairs and maintenance service and improve our stock. ✓
- We routinely and actively listen to our customers in regards to any repairs or maintenance issues of Council properties, take timely action and provide feedback regularly. ✓
- Private rented housing is of a good quality and standard and meets legislative requirements. ✓



Priority 2: Continual improvement of the quality, standard and safety of homes

What we will do and how

	What	How	Initiatives/ Groups	Resources/ Funding	Who
2.1	Ensure all buildings are built and improved in accordance with building regulations and planning requirements.	Local Plan (2011-2036)			Planning Team Building Control Team
2.2	Carry out regular safety checks (gas, electric, water, fire risks, damp and mould, lift maintenance) on our own Council properties.	Total Housing Compliance Policy (2023) Damp and Mould Policy (in progress)			Housing Team Health and Safety Lead
2.3	Assess private rented properties in accordance with the Housing Act 2004 and the Housing Health and Safety Rating System (HHSRS) and relevant associated legislation.	Corporate Enforcement Policy (being updated)			Public Protection Private Sector Housing Team
2.4	Support the decarbonisation of both SKDC properties and across the market sector.	Climate Action Strategy (2023)	SKDC Decarbonisation Project	Home Upgrade Grant Local Authority Delivery Scheme Public Sector Decarbonisation Scheme	Corporate Team – Sustainability and Climate Change Manager
2.5	Achieve the Decent Homes Standard, as a minimum, on all Council properties.	Voids Policy (2021-2024) SKDC's Re-let Standard			Housing Team – Housing Services and Technical Services
2.6	Require the minimum Nationally Described Space Standards for all affordable housing.	Local Plan (2011 – 2036) update (in progress)			Planning Team
2.7	Licence Houses in Multiple Occupation (HMO) in accordance with the legislation to increase standards.	Houses of Multiple Occupation Licensing Policy (2024)			Public Protection Private Sector Housing Team
2.8	Review the supported exempt accommodation in South Kesteven.	Supported housing strategy (to be developed)			Housing Services



Priority 2: Continual improvement of the quality, standard and safety of homes



Priority 3: Support people to live healthy and independent lives in their homes

Mission

Support people to be independent and healthy, within both private and social housing with timely and effective interventions by the Council.

Ambitions

We will:

- Work in partnership with other relevant professional agencies to improve residents standard of living and quality of life.
- Proactively ensure the housing needs of our most vulnerable residents are met.
- Provide housing advice to those who require it.
- Prevent homelessness where possible and address the underlying causes so that it becomes rare, brief and non-recurring.
- Enable people to stay in their home and receive care and support, where required, possible and when they wish this.
- Ensure residents homes are free from damp, mould and condensation and that they are not living in fuel poverty.

Why

There are various pieces of legislation in place which require councils to safeguard and support residents in their communities. These include:

- [Homelessness Reduction Act \(2017\)](#) – introduced to place a statutory duty on local authorities to prevent and relieve homelessness.
- [Anti-social Behaviour, Crime and Policing Act \(2014\)](#) – introduced simpler, more effective powers to tackle anti-social behaviour that provide better protection for victims and communities.

- [Domestic Abuse Act \(2021\)](#) – created a statutory definition of domestic abuse, emphasising that domestic abuse is not just physical violence, but can also be emotional, controlling or coercive, and economic abuse.
- [Care Act \(2014\)](#) – requires local authorities to provide or arrange services that help prevent people developing needs for care and support or delay people deteriorating such that they would need ongoing care and support.

In response to this legislation, a countywide response has been taken and the following have been developed:

- [Lincolnshire Homelessness and Rough Sleeper Strategy \(2022-2027\)](#)
- [Safer Lincolnshire Partnership](#)
- [Lincolnshire Preventing Domestic Abuse Strategy \(2025-2028\)](#)
- [Lincolnshire Safeguarding Adults and Children Boards](#)
- [Lincolnshire Joint Health and Wellbeing Strategy 2024](#). The strategy priority relevant to housing is 'Homes for Independence'. The implementation of the strategy is via different delivery groups. The delivery group relevant to this priority is the Housing, Health and Ageing Well Delivery Group.

South Kesteven District Council has implemented district specific responses with the following:

- [SKDC Landlord Services Anti-Social Behaviour \(ASB\) Policy \(2023\)](#)
- [SKDC Domestic Abuse Policy \(2022 – 2025\)](#)
- [South Kesteven District Council Safeguarding Policy \(2024-2027\)](#)
- [South Kesteven Health and Wellbeing Action Plan](#)

Challenges

Residents across the district are still impacted by the Cost of Living Crisis which effects their direct and associate housing costs such as mortgage, rent, fuel and households bills. To assist with supporting residents most in need, the Council has been allocated by central Government, a Household Support Fund to grant to these residents.

It is important there continues to be a range of house types and sizes across the district, both within market and affordable housing to meet varying levels of income. If properties are built or retrofitted to be energy efficient, this of course reduces the cost of fuel bills as well. A challenge is that to build in or retrofit properties to be fuel efficient, it is expensive to do.

There is an increase in the number and complexity of homeless households across the district, which mirrors the countrywide situation. There are many challenges to this in that an increase in the amount of affordable housing, particularly an increase in the number of one bedroom properties needed, pose viability issues. Many homeless households also need support to sustain their housing.

Homelessness can have a significant impact on someone's health, both physically and mentally.

It is important that housing related support funding is available to prevent residents needing more expensive supported accommodation and to enable people's independence. This can be challenging as the funding is limited.

Anti-social behaviour continues to be a problem for residents living in both social and private housing. The Council, together with the Police and partner agencies tackle this but can be challenging due to resourcing issues.

To assist people with living healthy and independent lives, there needs to be a range of older people housing options across the district; for example, assisted living and extra care. There is a currently a lack of this type of housing. There also needs to be provision of accessible and adaptable housing. To build this type of housing or retrofit either directly or via planning requirements, there are often viability issues. Households need to be supported to stay at home rather than go into a care/nursing home. People prefer to stay in their own home with support and it is more economically viable in the long term.

2030 Outcomes

- Vulnerable residents housing needs are met ✓
- Housing advice is provided to all who require it and eligible households in the highest housing need are re-housed, within a reasonable timeframe ✓
- The level of homeless households reduced from the current level ✓
- The range of housing options has increased, enabling the number of residents moving into care homes kept to a minimum, where it is desired to stay in current home with care. ✓
- Anti-social behaviour the Council is responsible for tackling is dealt with effectively. ✓
- Households in cost of living crisis difficulties (including fuel poverty) reduced. ✓



Priority 3: Support people to live healthy and independent lives in their homes

What we will do and how

	What	How	Initiatives/Groups	Resources/ Funding	Who
3.1	Review SKDC sheltered housing provision and ensure it is fit for purpose	Sheltered Housing Review			Housing Team
3.2	Enable the provision of a wide range of housing options, including specialist housing, across the district	Local Plan housing policies	Lincolnshire Public Health Housing, Health and Ageing Well Delivery Group		Planning Policy Team Planning Development Management Team Planning Development Management Team Housing Options Team
3.3	Provide disability aids and adaptations (directly for Council housing and via grants for private sector housing)	SKDC Aids and Adaptations Process (2022) Lincolnshire Discretionary Housing Financial Assistance Policy (2024)			Housing Team Public Protection Private Sector Housing Team
3.4	Provide housing advice and assistance, including for the prevention and assessment of homeless households and provide temporary accommodation, where appropriate.	Homelessness Reduction Act (2017) Lincolnshire Homelessness and Rough Sleeper Strategy (2022-2027) SKDC Preventing Homelessness and Rough Sleeping Strategy (to be developed)	Lincolnshire Homelessness Strategy Group SKDC Homelessness Forum SKDC Vulnerable Adults Panel Complex Needs Panel Multiple Agency Risk Assessment Conference (MARAC) Rough Sleeper Initiative	Government Homelessness Prevention Grant	Housing Options Team Rough Sleeper Initiative Team
3.5	Provide secure housing in safe neighbourhoods to have relative low levels of crime and anti-social behaviour	SKDC Tenancy Strategy (2020-2025) SKDC Landlord Services ASB Policy (2023) Lincolnshire Domestic Abuse Policy SKDC Domestic Abuse Policy Tenancy Management Policy (2023) Estate Management Policy (2023)	Safer Lincolnshire Partnership (SLP) - a Lincolnshire wide multi-agency approach Multiple Agency Public Protection Arrangements (MAPPA) Joint Agency Meetings (JAM) Antisocial Behaviour Risk Assessment Conference (ASBRAC)	Housing Revenue Account	Housing Team – Tenancy Services



What we will do and how

	What	How	Initiatives/Groups	Resources/ Funding	Who
3.6	<p>Support people to sustain their housing via:</p> <p>Financial budgeting advice (referrals to partner agencies and grant funding support to Citizens Advice). Cost of Living support.</p> <p>Referrals and signposting to partner agencies for various advice and support.</p>			<p>Government Homelessness Prevention Grant</p> <p>Government Household Support Fund</p>	<p>Housing Team – Tenancy Sustainment</p> <p>Cost of Living Team</p>
3.7	<p>Support people to live free from fuel poverty in both Council properties and private housing through direct work, grants and advice.</p>		SKDC Decarbonisation Project	<p>Public Sector Decarbonisation Scheme</p> <p>Home Upgrade Grant</p> <p>Local Authority Delivery Scheme</p>	<p>Technical Services – Decarbonisation Project</p> <p>Cost of Living Team</p> <p>Corporate Team – Sustainability and Climate Change Manager</p>
3.8	<p>Design housing to allow for households changing needs eg. planning for and implementing housing with adaptable doorways.</p>	<p>Local Plan (2011-2036)</p> <p>Design Guide SPD (2021)</p> <p>Design Code (in progress)</p>			<p>Planning Team</p> <p>Housing Team</p>





Priority 4: Facilitate housing to be sustainable

Mission

Facilitate the development and retrofitting of both private and social housing to be more sustainable to reduce carbon emissions.

Ambitions

We will:

- Ensure our own Council housing stock is energy efficient and cost effective to maintain.
- Encourage take up of grants for the installation of decarbonisation measures in market sale and private rented properties.

Why

Sustainable properties

The UK is committed to reaching net zero by 2050 (the total greenhouse gas emissions would be equal to the emissions removed from the atmosphere, with the aim of limiting global warming and resultant

climate change). To tackle this, the Government has developed two strategy publications: the [Net Zero Strategy](#) (2021) and [Powering Up Britain: The Net Zero Growth Plan](#) (2023).

The National Planning Policy Framework supports the development of sustainable housing. This is in terms of the building materials used and how the properties can be heated/cooled and also the right infrastructure in place for the communities to be sustainable.

The Council, like many local authorities, declared in 2019 a Climate Emergency (to reduce the Council's carbon footprint by 2030 and to become net-zero carbon by 2050). As a result, the SKDC Climate Action Strategy (2023) has been put into place.

Challenges

Sustainable properties

Energy efficient housing is more expensive to build.

Retro-fitting of properties is expensive and many occupants do not know how to use it.

2030 Outcomes

- The number of homes across the district with EPC rating C or above significantly increased. ✓
- Housing across the district is energy efficient and inexpensive on fuel, including our own Council housing stock. ✓
- Households are living free from damp, mould and condensation. ✓



What we will do and how

	What	How	Initiatives/ Groups	Resources/ Funding	Who
4.1	Install decarbonisation measures in our own Council properties		SKDC Decarbonisation Project Greater Lincolnshire Energy Efficiency Network (GLEEN)	Social Housing Decarbonisation Fund (SHDF)	Housing Team – Decarbonisation Team
4.2	Sell SKDC old, energy inefficient, expensive to maintain housing.	Housing Asset Management Strategy (revision to be developed) Housing Revenue Account Business Plan (revision to be developed) Decant Policy (in progress)	Stock condition survey – rolling programme in progress		Corporate Project Team
4.3	Reduce carbon emissions through energy efficient housing both in market and social housing - encouraging take up of grants	Climate Action Strategy (2023) Local Plan (2011-2036)			Corporate Team – Sustainability and Climate Change Manager
4.4	Support people to live free from damp, mould and condensation in Council properties through direct work, grants and advice.	SKDC Landlord Services Damp and Mould Policy (in progress)			Technical Services – Damp and Mould Team
4.5	Support people to live free from damp, mould and condensation in private housing (sale and for rent) through grants and advice.	SKDC Corporate Enforcement Policy (in progress)			Public Protection Private Sector Housing Team Corporate Team – Sustainability and Climate Change Manager
4.6	Support people to live free from fuel poverty through grants and advice.				Corporate Team – Sustainability and Climate Change Manager Cost of Living Team





Priority 5: Support our communities to be sustainable

Mission

Ensure the district has the right housing in the right places for both market and affordable housing so that the district's communities are more sustainable.

Ambitions

We will:

- Plan for, enable, build and acquire housing (market and social housing) of the right type and sizes in sustainable locations
- Sustain and maximise the housing stock to make best use of it.
- Allocate and nominate households to social housing properties effectively and fairly
- Sustain households in their homes.

Why

The Council has in place a [Local Plan \(2011 - 2036\)](#) which aims to have a mix of housing types and sizes to meet the different needs of all households across the district.

The Council also has a [Housing Allocations Policy \(2023\)](#) which aims to allocate both Council and housing association properties effectively to maximise the sustainability of the social housing stock across the district.

Challenges

Housing, which does not meet needs or aspirations causes a high turnover of households. This in turn can create unstable communities.

The location of new affordable housing tends to be in towns and the very largest villages. This means that small and medium sized villages become more expensive to live in, resulting in communities no longer being sustainable due to services and public transport being reduced or discontinued as a result.

2030 Outcomes

- Housing across the district matches housing needs. ✓
- An up to date Local Plan and Housing Allocations Policy are in place. ✓
- Nominations Agreements are in place with all partner affordable housing registered providers. ✓



What we will do and how

	What	How	Initiatives/Groups	Resources/ Funding	Who
5.1	<p>Ensure the district has the right housing in the right places for both market and affordable housing:</p> <p>Right housing – plan, develop and acquire market and affordable housing of the right type and sizes, reducing high stock turnover.</p> <p>Right location - plan, develop and acquire housing in locations people need to live and which reduces travel. This is sustainable locations with places of employment, health services, social care services, leisure facilities, amenities such as schools, community centres, shops and pubs, public transport and good transport connectivity.</p>	<p>SKDC Local Plan 2011-2036</p> <p>SKDC Development Strategy (to be developed)</p> <p>SKDC Housing Allocations Policy (2023)</p>	Greater Lincolnshire Affordable Housing Group		<p>Planning Team</p> <p>Housing Team</p>
5.2	<p>Allocate social housing properties effectively – in terms of the type (including adapted properties) and location.</p> <p>Sustain current housing stock where possible – Council housing and Shared Ownership, rather than being sold under the Right to Buy and Right to Acquire by applying the national permitted exemptions.</p>	<p>SKDC's Housing Allocation Policy</p> <p>SKDC's Choice Based Lettings System</p>			<p>Housing Team – Housing Options</p> <p>Planning Team</p> <p>Housing Team</p>
5.4	<p>Maximise the housing stock – adapting and converting properties to make best use of them and bringing empty homes back into use.</p>	<p>Housing Asset Management Strategy (revision to be developed)</p> <p>Housing Revenue Account Business Plan (revision to be developed)</p> <p>Empty Homes Strategy (2024)</p>	<p>SKDC Aids and Adaptations Process (2022)</p> <p>Empty Homes Working Group</p>		<p>Housing Team</p> <p>Public Protection - Private Sector Housing Team</p>



What we will do and how

	What	How	Initiatives/Groups	Resources/ Funding	Who
5.5	Maximise affordable housing – ensuring planning policies are in place to enable delivery and the Council maximises opportunities for development, acquisition and nomination.	<p>Local Plan (2011-2036)</p> <p>Housing Asset Management Strategy (revision to be developed)</p> <p>Housing Revenue Account Business Plan (revision to be developed)</p> <p>HRA Asset Acquisition and Disposal Policy (2023)</p> <p>Nomination Agreements with partner affordable housing registered providers in place.</p>			<p>Planning Team</p> <p>Housing Team</p>
5.6	Sustain households in their homes – housing advice financial budgeting advice etc	<p>Lincolnshire Homelessness and Rough Sleeper Strategy 2022-2027</p> <p>Tenancy Management Policy (2023)</p>	Rough Sleeper Initiative		<p>Housing Team – Housing Options</p> <p>Rough Sleeper Initiative Team</p> <p>Cost of Living Team</p> <p>Tenancy Services</p>



Housing Strategy Monitoring Framework

1. The commitment to deliver new affordable and specialist housing in partnership

	Action	KPI Corporate Index	Corporate Action	Corporate Target	Service
1.1	Commitment to build new Council housing to match housing needs	HOUS8	Deliver a pipeline of new build housing following a hybrid approach of construction and acquisition when appropriate to maximise funding streams.	*Deliver 80 properties over life of Corporate Plan (2024-27) * Delivery of Swinegate, Grantham development * Delivery of Elizabeth Road, Stamford development *Delivery of Larch Close, Grantham development	Corporate Projects Team
1.2	Council acquisition of housing to match housing needs	HOUS8	Deliver a pipeline of new build housing following a hybrid approach of construction and acquisition when appropriate to maximise funding streams.		Corporate Projects Team Housing Team
1.3	Explore Council owned land and any other publicly owned land for development				Corporate Projects Team
1.4	Use Modern Methods of Construction to reduce both the time and cost of development				Corporate Projects Team
1.5	Work in partnership with affordable housing registered providers (not-for-profit and profit) in regards to market-led land-led and community-led housing schemes				Planning Team Corporate Projects
1.6	Via planning gain and 100% affordable housing schemes (including Rural Exception Sites where possible) and in accordance with the Council's Local Plan (2011 – 2036)	HOUS10	Ensure the Local Plan continues to facilitate sustainable growth across the district and the Local Plan Review is successfully completed in 2026.	*Maintaining a 5-year housing supply *Adherence to review programme as published in the local development scheme	Planning Team

	Action	KPI Corporate Index	Corporate Action	Corporate Target	Service
1.7	Ensure planning policy is applied effectively to maximise the delivery of affordable housing via planning gain	HOUS11	Ensure the planning process is effective, efficient, high quality and timely.	80% Major Applications Determined in Time	Planning Team
1.8	Work in partnership with private rented sector landlords to secure properties let with a rent not exceeding the Local Housing Allowance rate and meet legislative requirements				Housing Options Team Public Protection Private Sector Housing Team
1.9	Maximise the development of Social Rent properties where possible and support a range of affordable housing tenures, such as Shared Ownership and other affordable home ownership options, to meet different households housing needs and income capacities				Planning Team – Affordable Housing Enabler Housing Team
1.1	Support the delivery of affordable supported and specialist housing for working age adults and older persons housing by working with relevant partners				Housing Team Planning Team
1.11	Conclude the Council's Sheltered Housing Review				Housing Team
1.12	Support increased community led development				Planning Team
1.13	Support the conversion of properties both housing and commercial use (eg. shops and offices) into affordable housing				Planning Team Corporate Projects Team
1.14	Bring empty homes back into use, including for affordable housing	HOUS9	Develop a joint approach to bringing Empty Homes back into use. (Refreshed Empty Homes Strategy was updated and approved in July 2024).	A working group is planned to establish a new approach to Empty Homes. The creation of KPI measures will be an objective of this group.	Public Protection Housing Services Team
1.15	Maximise nominations to partner affordable housing registered provider properties		Nominations Agreements with partner affordable housing registered provider properties		Housing Team – Allocations Planning Team – Affordable Housing Enabler Planning Team – Affordable Housing Enabler

2. Continual improvement of the quality, standard and safety of homes

	What	KPI Corporate Index	Corporate Action	Corporate Target	Service
2.1	Ensure all buildings are built and improved in accordance with building regulations and planning requirements.				Planning Team Building Control Team
2.2	Carry out regular safety checks (gas, electric, water, fire risks, damp and mould, lift maintenance) on our own Council properties.	HOUS5	Ensure the Council's housing stock is high quality and suitable for the needs of tenants now and into the future.	*Properties with EICR up to 5 yrs. old * % Dwellings with valid gas safety certificate	Housing Team Health and Safety Lead
2.3	Assess private rented properties in accordance with the Housing Act 2004 and the Housing Health and Safety Rating System (HHSRS) an relevant associated legislation.				Public Protection - Private Sector Housing Team
2.4	Support the decarbonisation of homes (using Government decarbonisation funding), both SKDC properties (Decarbonisation Project) and across the market sector (via funding such as Local Authority Delivery Scheme and the Home Upgrade Grant.	HOUS4	Deliver the £3.3 million decarbonisation programme.	* % of programme delivered * Properties upgraded	Housing Team – Decarbonisation Project Corporate Team – Climate Change and Sustainability Officer
2.5	Achieve the Decent Homes Standard, as a minimum, on all Council properties.	COUN14 HOUS1	Develop and deliver Planned Maintenance Strategy and accompanying action plan. Review the quality of existing properties across all tenures and seek to reduce the impacts of poor housing on residents and communities.	*Develop and adopt the strategy and action plan. *% of total actions in action plan on target/complete. *Ration of planned to reactive repair work. *Percentage of own Properties meeting the Decent Homes Standard	Housing Technical Services
2.6	Require the minimum Nationally Described Space Standards for all affordable housing.				Planning Team
2.7	Licence Houses in Multiple Occupation (HMO), in accordance with the legislation, to increase standards.				Public Protection - Private Sector Housing Team
2.8	Review the supported exempt accommodation in South Kesteven.				Housing Services

3. Support people to live healthy and independent lives in their homes

	What	KPI Corporate Index	Corporate Action	Corporate Target	Who
3.1	Review SKDC sheltered housing provision and ensure it is fit for purpose				Housing Team
3.2	Enable the provision of a wide range of housing options, including specialist housing, across the district				Planning Policy Team Planning Development Management Team
3.3	Provide disability aids and adaptations (directly for Council housing and via grants for private sector housing)	HOUS2	Ensure services to support residents to remain living in their community with as much independence as possible, ideally within their own home, with the right support.	Number of Adaptations Completed	Housing Team Public Protection - Private Sector Housing Team
3.4	Provide housing advice and assistance, including for the prevention and assessment of homeless households and provide temporary accommodation, where appropriate.	HOUS12	Deliver an effective Housing Options Service	*Number of cases overdue a full homelessness decision *Number of homelessness approaches (domestic abuse presented separately) * Number in temporary accommodation and temporary accommodation spend (benchmarked to peers) *Number of successful homelessness outcomes (for all the duties owed)	Housing Services – Housing Options Team
3.5	Provide secure housing in safe neighbourhoods to have relative low levels of crime and anti-social behaviour				Housing Team – Tenancy Services Public Protection Neighbourhoods Team

	What	KPI Corporate Index	Corporate Action	Corporate Target	Who
3.6	<p>Support people to sustain their housing via:</p> <p>Financial budgeting advice (referrals to partner agencies and grant funding support to Citizens Advice). Cost of Living support.</p> <p>Referrals and signposting to partner agencies for various advice and support.</p>	HOUS13	Protect our most vulnerable residents with robust safeguarding processes.	<p>*Number of 3rd party support referrals</p> <p>* Number of safeguarding referrals (by demographic)</p> <p>*% of referrals actioned within defined timescale</p>	<p>Housing Team – Tenancy Sustainment and Housing Options</p> <p>Cost of Living Team</p>
3.7	Support people to live free from fuel poverty in both Council properties and private housing through direct work, grants and advice.				<p>Technical Services – Repairs and Improvements</p> <p>Corporate Team – Climate Change and Sustainability Officer</p>
3.8	Design housing to allow for households changing needs eg. planning for and implementing housing with adaptable doorways.				<p>Planning Team</p> <p>Housing Team</p>

4. Facilitate housing to be sustainable

	What	KPI Corporate Index	Corporate Action	Corporate Target	Who
4.1	Install decarbonisation measures in our own Council properties		SKDC Decarbonisation Project Greater Lincolnshire Energy Efficiency Network (GLEEN)	Social Housing Decarbonisation Fund (SHDF)	Housing Team – Decarbonisation Team
4.2	Sell SKDC old, energy inefficient, expensive to maintain housing.	HOUS5	Seek to dispose of properties which are economically unviable.		Housing Team
4.3	Reduce carbon emissions through energy efficient housing both in market and social housing - encouraging take up of grants	ENVIRO5 ENVIRO15	Review and implement energy efficiency and renewable energy opportunities across the sheltered and social housing properties. Review and implement energy efficiency and renewable energy opportunities within private properties in the district.	*% of owned properties EPC C or above *Implementation of energy conservation measures *Number of properties improved *Number of energy efficiency measures implemented	Housing Team – Decarbonisation Project Corporate Team – Climate Change and Sustainability Officer
4.4	Support people to live free from damp, mould and condensation in Council properties through direct work, grants and advice.	HOUS1	Review the quality of existing properties across all tenures and seek to reduce the impacts of poor housing on residents and communities.	*Number / % of properties with category 1 or 2 HHSRS damp & mould hazards (own stock)	Technical Services – Repairs and Improvements
4.5	Support people to live free from damp, mould and condensation in private housing (sale and for rent) through grants and advice.				Public Protection Private Sector Housing Team Corporate Team Sustainability and Climate Change Manager
4.6	Support people to live free from fuel poverty through grants and advice.				Corporate Team Sustainability and Climate Change Manager Cost of Living Team

5. Support our communities to be sustainable

	What	KPI Corporate Index	Corporate Action	Corporate Target	Who
5.1	Allocate social housing properties effectively – in terms of the type (including adapted properties) and location.				Housing Team – Housing Options
5.2	Sustain current housing stock where possible – Council housing and Shared Ownership, rather than being sold under the Right to Buy and Right to Acquire.				
5.3	Maximise the housing stock including adapting and converting properties to make best use of them and bringing empty homes back into use.	HOUS3 HOUS9	Review and rationalise the Council's assets portfolio to ensure an optimal return for the Council. Develop a joint approach to bringing Empty Homes back into use.	*Availability of EPC and Stock Condition Data *Number of lets per month *Number of mutual exchanges per month A working group is planned to establish a new approach to Empty Homes. The creation of KPI measures will be an objective of this group.	Housing Team Public Protection - Private Sector Housing Team
5.4	Maximise affordable housing – ensuring planning policies are in place to enable delivery and the Council maximises opportunities for development, acquisition and nomination.				Planning Team Housing Team
5.5	Sustain households in their homes – housing advice financial budgeting advice etc				Housing Team – Housing Options Change4Lincs Tenancy Services

Contact Details

**Alternative formats are available on request:
audio, large print and Braille**

**South Kesteven District Council
01476 40 60 80**

 www.southkesteven.gov.uk



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**