

6.5 EAST LINDSEY DISTRICT COUNCIL HOUSING STRATEGY ACTION PLAN 2005/6-2007/08

Corporate Objective/Housing Priority

1. Enable More Affordable Homes

5 year housing objective: Increase the sustainable development of high quality affordable housing which addresses demand, makes best use of available resources, encourages innovation and ensures that added value is incorporated to achieve this and other housing and corporate objectives

Related Community Strategy Medium to Long-term Objectives:

Increase the provision of affordable housing:

Ensure the availability of housing to meet need:

Ensure appropriate housing stock is accessible to all

Related ELDC Housing Service Business Plan performance targets

Housing Strategy and Development Team: Additional affordable housing units in progress or completed within the capital programme: Additional affordable housing units negotiated through the Affordable Housing Programme or through s106 agreements

5 year Housing Objective component	Target	By when	By whom 1.Delivery partners and 2.ELDC Responsible officer	Resource	Output	Outcome
Increase the amount of high quality affordable housing (see development priorities table for detailed breakdown)	120 homes for rent 80 for shared ownership completed	9 Nov 08	1.ESHA and ELDC Housing, Planning, Finance 2.HSDT Leader	£4 million capital expenditure 2004-08 in funding or land values already allocated	200 more homes constructed. Milestones (35 in progress by Nov 05) (75 in progress or completed by Nov 06) (125 in progress or completed by Nov 07)	2 0 0 households accommodated in high quality homes which meets their needs providing safe secure housing
	Support RSL partners to maximise delivery of 2004-2006 AHP programme	Mar 07	1. Housing Corporation, RSL partners, ELDC planning 2. HSDT Leader	Already allocated from 2004-06 AHP programme	180 affordable homes constructed and occupied 6 Homebuy purchases made	1 8 6 households accommodated in high quality homes which meets their needs providing safe secure housing
Make Best Use of Resources to enable more affordable homes (see development priorities table for detailed breakdown)	Work with Housing Corporation and RSLs to secure AHP allocation in excess of 04/05 allocation	Apr 06	1.ELDC Housing, Planning, Finance RSL partners Housing Corporation 2. HSDT Leader	Strategic supporting information will be provided within existing SDT 05/06 revenue budget Joint funding for schemes from £4 capital expenditure 2004-08 budget allocation	Minimum 200 more affordable homes receive grant funding from the Housing Corporation	2 0 0 households accommodated in high quality homes which meets their needs providing safe secure housing

	Produce an exceptions policy protocol for rural housing	Jan 06	1. ELDC Housing and Planning 2. HSDT leader	Within existing 2005/06 revenue budget	Written policy with clear and transparent procedure for allocation of land in rural communities	Affordable homes for local people in smaller communities
	Negotiate a minimum of 75 plots on Section 106 sites affordable for housing	Mar 08	1. ELDC Housing and Planning, private developer 2. HSDT leader	Within estimated and existing revenue budgets 2005/06-2007/8	75 more plots for affordable housing with signed section 106 agreement. Milestones (25 Mar 06) (50 Mar 07) (75 Mar 08)	Land opportunity for RSLs to deliver socially inclusive affordable housing to rent or for shared ownership
	Develop a 'site viability' position statement for implementing Section 106s in affordable housing	Mar 06	1. ELDC Housing and Planning, technical services private developers 2. HSDT leader	Within estimated and existing revenue budget 2005/06	Position statement	Clarity in negotiation with developers and consistency when considering viability of affordable housing quotas
Encourage innovation/added value	Evaluate need for an additional construction training facility	Oct 05	1. ELDC Housing, ELDC economic development, planning, CAZ, ESHA, Lincolnshire Development, Learning Skills Council 2. HSDT leader	Within existing 2005/06 revenue budget	Feasibility and need report for members of the HCP delivery group	Sound footing to take forward a bid to deliver a training scheme
	Subject to need submit a European Social Fund bid for construction training facility	Jan 06	1. ELDC Housing, ESHA, Lincolnshire Development, Learning Skills Council 2. HSDT leader	Scheme will not be deliverable without additional capital and revenue resources which will be bid for if there is a proven need for a scheme	ESF bid	Funding to deliver a training facility for local people in construction skills which will create quality employment opportunities
Sustainable Development to meet demand	Define and report on the options to meet other corporate aims as part of the HCP	Feb 06	1. ELDC Housing 2. HSDT leader	Within existing 2005/06 revenue budget	Feasibility Report to members of HCP delivery group and Councillors	Sound basis from which to pursue additional corporate aims
	Undertake research studies into needs of BME population and Key workers	Mar 06	1. ELDC Housing, RSLs, BME worker organisations 2. HSDT Leader	Within existing 2005/06 revenue budget	BME housing need Key worker housing needs Study	Informed decision making about housing services and development
	Rural housing needs surveys undertaken in 4 parishes	By Nov 06	1. Community Council Rural Housing Enabler, ELDC Housing and Parish Council 2. Rural Housing Enabler	Within existing funding for Rural Enabler project until Mar 06. Additional funding will need to be allocated with other partners to prolong the RHE programme	4. Local housing need surveys	Evidenced rural need and the potential to provide additional rural affordable homes for those in need.

Corporate Objective/Housing Priority

2.Improve the quality of housing

5 year Housing objective: To provide safe, secure, resource efficient and decent homes across tenures by providing high quality new build housing, improving the quality of homes in the private sector and regulating and enforcing legislative quality standards

Related Community Strategy Medium to Long-term Objectives:

Improve the quality condition and resource efficiency of all housing

ELDC Service Business Plan performance targets

Housing Regeneration Team: Number of properties where LA action has improved condition property: Number of inspections of HMOs for compliance with Management Regulations: Number of BV64 empty properties brought back into use; Households assisted with advice to improve energy efficiency: households receiving grants as a result of LA action

5 year Housing Objective component	Target	By when	By whom 1. Delivery partners and 2. ELDC Responsible officer	Resource	Output	Outcome
Improving private sector quality through grants and enforcement	Monitor effectiveness of empty property grant and research alternatives	Feb 06	1. HSD Team/HR Team Empty Owners 2. HSD Team Leader	Deliverable within existing revenue 2005-06 budget	Monitoring Report	Certainty that current system is working on basis and evidence elsewhere to change it.
	Improve the physical condition of 380 dwellings in the private sector through grant and enforcement action	Mar 07	ELDC Housing standards team, Housing grants team 2. HR Team Leader	£400,000pa allocated within capital existing budget	Minimum 380 dwellings improved for residents. Milestone 200 by Mar 06	People living in better quality accommodation
	Ensure income generated from Handyman service reduces net running cost to less than £10,000 so 100 homes improved	Mar 06	1. HR Team , Handyman 2. HR Team Leader	Review charge for service ,funding through Quick Wins programme	100 homes improved within budget	minimum 100 homes improved for current residents on low income or disabled
Reuse of empty homes	Review grant policy after HRSR implementation	Jan 07 Subject to implementation date	1. HR team 2. HRTeam leader	Deliverable within estimated revenue 2006-07 budget	Review	Information to base redirection of resources based on need
	Review affordable warmth strategy	Aug 05	1. HR team/Energy Efficiency Officer 2. HRTeam leader	Deliverable within existing revenue 2005-06 budget	Review	Information base for a new affordable warmth strategy
	Implement 5 Empty Dwelling Management Orders when commenced	Mar 07	1. HR Team HSD Team 2. HR Team Leader	Deliverable within existing revenue 2006-07 budget; and additional short term capital resource reclaimed through rents collected	Minimum 5 EDMO's made in year one	5 additional properties available for rent to those most in need eg homeless
	265 vacant dwellings are occupied	Mar 06	1. HR HA HSD Team Empty Owners 2. HR Team	Rent Assist Scheme deliverable with existing revenue 2005 - 06 2006 - 07 budgets	265 empty dwellings occupied	265 households accommodated and re use of existing homes

Improving resource efficiency	To give an energy efficiency presentation to 150 parish councils	Jun 07	HR team/Energy Officer 2 HRTeam leader	Efficiency	Deliverable within estimated revenue 2005/6- 2006/7 budget	150 presentations	Parish Council aware and publicising energy efficiency measures
	Provide training to support workers	Oct 05	HR team/Energy Officer/HS Team 2 HRTeam leader	Efficiency	Deliverable within existing revenue 2005-06 budget	Training Event	Support workers able to provide energy advice and potentially cut expenditure on fuel by vulnerable families



Anchor Housing : Sutton on Sea

Corporate Objective/Housing Priority

3. Improve the Accessibility of Housing

5 year housing objective: To ensure that everyone has access to an appropriate home, through accessible construction and adaptations, financial support and the provision of information, irrespective of his or her age, gender, ethnicity, or special needs (equality of accessibility)

Related Community Strategy Medium to Long-term Objectives:

Ensure appropriate housing stock is accessible to all

Increase the provision of affordable housing:

Ensure the availability of housing to meet need:

Related ELDC Housing Service Business Plan performance targets

Housing Regeneration team: reduction in DFG waiting times: Review effectiveness of the handyman service Number of completed DFG grants: DFG grants measured in days

Housing Strategy and Development team: Undertake housing needs analysis of BME groups in East Lindsey

5 Year Housing Objective component	Target	By when	By whom 1. Delivery partners and 2. ELDC Responsible officer	Resource	Output	Outcome
Accessibility in construction	Research Effectiveness of shared ownership and alternative tenure options as a new build option for affordable housing	Jun 06	1. ELDC, RSLs, Service users, 2. HSD Team Leader	Deliverable within existing revenue 2005-06 budget	Two research studies about effectiveness of tenure options	Housing to meet varied demands
Financial Support (housing benefit)	Introduce and undertake the first annual customer satisfaction survey	Mar 06	1. HB Team and service users 2. HB Team Leader	Deliverable within existing revenue 2005-06 budget	Customer satisfaction survey	Information to ensure the service is high quality and which meets customer expectation
	To provide a service level that meets as a minimum the 'New Performance Measures' by Pensions (DWP)	31 Mar 2007	1. HB Team 2. HB Team Leader	Deliverable within estimated revenue 2005/6- 2006/7 budget	Achieving the standard	A responsive high quality service for the service user
	Consistently meet the National Performance Standards across all performance indicators	31 Mar 2007	1. HB Team 2. HB Team Leader	Deliverable within estimated revenue 2005/6- 2006/7 budget	Achieving the standard	A responsive high quality service for the service user

	To achieve performance that is nationally in the top 25% of district councils in England and Wales	31 Mar 2007	1. HB Team 2. HB Team Leader	Deliverable within estimated revenue 2005/6 - 2006/7 budget	Achieving the standard	A responsive high quality service for the service user
	Investigate best practice over Rent Officer Determinations	Dec 05	1. HB Team 2. HB Team Leader	Deliverable within estimated revenue 2005-06 budget	Investigation	Potential to increase those on benefits accessing private sector accommodation
Accessibility through adaptations	450 DFGs delivered	Mar 08	1. HB Team 2. HB Team Leader	Deliverable with £4million housing quality capital expenditure budget	DFGs	450 households living in properties adapted to suit their physical needs
Access through information provision by a high quality housing service	Undertake a housing needs assessment a travellers (see 15.3)	Dec 06	1. Housing services, planning 2. HSD Team Leader	Deliverable within estimated revenue budget 2006/7	Needs assessment	Information to base further action for the needs of travellers
	Produce housing advice leaflets in the 5 most prevalent alternate languages (see 2.3)	Nov 05	1. HSD and HHA teams 2. HHA Team Leader	Specific revenue resources will need to be identified for this provision in addition to existing budget allocations from Corporate centre	Advice Leaflet in 5 alternative languages	Foreign nationals/BME groups able to access service and understand options available to them
Accessibility for all targets taken from Special Needs Supplement with location ref. number	Survey specific housing needs and issues of HIV/Aids sufferers (see 6.2)	Dec 06	1. HSD and HHA teams, Service user, Specialist agencies 2. HSD Team Leader	Deliverable within estimated revenue budget 2006/7	Survey	Understanding of and ability to respond to client groups needs
	Produce a draft hospital discharge protocol (see 7.2)	Dec 05	1. HSD and HHA teams, Service user, Specialist agencies 2. HSD Team Leader	Deliverable within estimated revenue budget 2006/7	Draft Protocol	Basis to ensure joint working and smooth transition of clients from hospital to housing
	Produce a support protocol for clients with learning disabilities (see 8.3)	Jun 06	1. HSD and HHA teams, Service user, Specialist agencies 2. HSD Team Leader	Deliverable within estimated revenue budget 2006/7	Support Protocol	Basis to ensure joint working so LD clients do not lose their home
	Review advice information for a range of client groups Learning disabilities (see 8.3) Mental Health (see 9.3) Older Persons (see 10.4)	LD Jun 06 MH Aug 06 OP Aug 06	1. HSD and HHA teams, Service user, Specialist agencies 2. HSD Team Leader	Deliverable within estimated revenue budget 2006/7	Information review	Information is accurate and provided in formats suited to peoples needs so they can make informed choices
	Undertake a rough sleeper (see 13.2)	Oct 05	1. HSD and HHA teams, Service user, Specialist agencies 2. HSD Team Leader	Deliverable within estimated revenue budget 2005/6	Rough Sleeper Count	Information to the extent of the issue to inform policy direction
	Further investigate the needs of teenage parents (see 19.3)	Jul 06	1. HSD and HHA teams, Service user, Specialist agencies 2. HSD Team Leader	Deliverable within estimated revenue budget 2006/7	Need investigation	Information as a basis for further action to address needs
	Identify teenage parent lead and implement training pack (see 19.3)	Dec 05	1. HSD and HHA teams, Service user, Specialist agencies 2. HS Team Leader	Deliverable within estimated revenue budget 2005/6	Lead officer and training pack	Liaison and lead officer to ensure teenage parent issues are addressed
	Produce young persons advice leaflet aimed at parents (see 16.4)	Aug 06	1. HSD and HHA teams, Service user, Specialist agencies 2. HSD Team Leader	Deliverable within estimated revenue budget 2006/7	Leaflet	Information to parents can effectively advise their children
	Target Louth Skegness shop areas regarding space above shops for accommodation (see 16.4)	Jul 06	1. HSD Team 2. HSD Team Leader	Deliverable within estimated revenue budget 2005/6	Report	Potential accommodation for conversion for young person occupation
	Pilot scheme private sector letting. (see 4.3)	Oct 06	1. HSD HR Team 2. HSD Team Leader	Deliverable within estimated revenue budget 2005/6	Pilot Letting	Person with challenging problems accommodated & supported in private sector
	Attend first CAMHS & LDT meeting (see 9.3)	Dec 05	1. HSD HR Team 2. HSD Team Leader	Deliverable within estimated revenue budget 2005/6	Meeting Attendance	Improved understanding & joint working

Corporate Objective/Housing Priority

4. Prevent Homelessness:

5 year housing objective-To prevent homelessness through the provision of a high quality homelessness service, which provides preventative advice and options; and for those that are homeless, suitable and decent accommodation; and effective support to prevent the loss of tenancy.

Related Community Strategy Medium to Long-term Objectives:

Ensure appropriate housing stock is accessible to all
Provide appropriate housing advice and support for all

ELDC Service Business Plan performance targets

Housing Advice/Homelessness Team: Reduction in incidences of homelessness: end the use of B&B for all households except in an emergency and then for no longer than 6 weeks

Housing Support Team: percentage of referrals processed within 14 days: percentage of cases successfully closed as assessed by client follow up: service satisfaction

BVPis: BVPI 176 Number of domestic violence refuge places: BVPI 183 Average length of stay of priority need households in B&B/Hostel accommodation BVPI 202 Number of people sleeping rough: BVPI 203 Change in families with dependant children or a pregnant woman placed in temporary accommodation: BVPI 213 number of homeless cases prevented: BVPI 214 Proportion of households accepted as statutorily homeless

Local Indicators Households assisted with Rent Assist Scheme: Average number of days to notify applicant of homeless decision: percentage of household applications processed within 14 days

5 year Housing Objective component	Target	By when	By whom 1. Delivery partners and 2. ELDC Responsible officer	Resource	Output	Outcome
Provision of a high quality homelessness service	Pilot a weekly joint agency homelessness advice session with CAB in Louth and Skegness for 6 months	Commence in Feb 06	1. HHA, CAB and Shelter 2. HHA Team leader	Deliverable within existing revenue 2005-06 budget	6 joint agency advice sessions	A service hub which means client access multiple services in one location
Provision of preventative advice and options	Produce a report defining options/implication for extended opening hours	Nov 05	1. HHA and HSDT 2. HHA Team Leader	Deliverable within existing revenue 2005-06 budget	Written Report	Information on which a corporate decision can be made about extended opening
	Annual Review 'outcome of housing referral card'	Sep 06	1.HHA and HSDT Service Users 2. HHA Team Leader	Deliverable within existing revenue 2005-06 budget	Review	Assessment of how effective referral cards are and need for any changes
	Set up on effectiveness monitoring procedure of current homelessness tool kit and review after 6 months	Jun 06	1. HHA team HSDT team Service Users 2. HHA team leader	Deliverable within existing revenue 2005-06 budget	Procedure and Review	Information on which to base an effective review. Appropriate alterations to the tool kit.

Suitable and Decent Accommodation	Increase provision of leased units to stop the use of B&B accommodation to a further 5 units	Jun 06	1. ELDC housing; RSL partner; Housing Benefit 2. HHA Team Leader	Deliverable within estimated revenue and capital 2006-07 budget	5 additional leased units	Families and individuals accommodated in better quality accommodation - preventing B&B use
	Research continued appropriateness of dispersed Domestic Violence (DV) accommodation against need for a DV hostel	Feb 06	1. HSD and HHA Teams; service users 2. HSD and HHA Team Leaders	Deliverable within estimated revenue 2005-06 budget	Research study	Informed decision whether to continue with dispersed model and/or provide hostel
	Research need feasibility of a 'wet house' (accommodation for those with alcohol problems) and progress bid to Housing Corporation, if evident	Oct 05	1. HSD and HHA Teams; service users 2. HSD and HHA Team Leaders	Deliverable within existing revenue 2005-06 budget	Research study and possible wet house provision	Informed decision whether to progress Accommodation for those that would normally be left on the street - improved community safety for client and community
	Research need/feasibility of a night shelter (see Special Needs supplement 16.4) Research need/feasibility of accommodation for those with drug problems (see Special Needs supplement 4.3)	Jan 07 Aug 06	1. HSD and HHA Teams; service users 2. HSD and HHA Team Leaders 1. HSD and HHA Teams; service users 2. HSD and HHA Team Leaders	Deliverable within estimated revenue 2006-07 budget Deliverable within estimated revenue 2006-07 budget	Research study Research study	Informed decision whether to progress Informed decision whether to progress
	Raise service awareness with key agencies (defined in output) through production and distribution of a service pack incorporating poster, referral forms, service criteria and introduction to support service leaflet	Produce service pack Oct 05 Distribute key agencies Nov 05	1. HS Team 2. HS Team Leader	Deliverable within existing revenue 2006-07 budget	Service Pack produced and circulated to key agencies	Those in need of service are made aware by partner agencies
	Pilot a drop in service by holding 2 initial sessions for people requiring housing support	Nov 05	1. HS Team 2. HS Team Leader	Deliverable within existing revenue 2006-07 budget	2 drop in sessions	Instant access for people needing support
	Provide 5 leased units specifically for victims of DV (See special needs supplement 3.3)	Mar 06	1. HHA Team, RSL Partner 2. HHA Team Leader	Deliverable within 2005-06 revenue budget	5 leased units	Appropriate, safe accommodation for victims of DV
	Contract Outreach service for DV	Mar 06	1. HHA Team, RSL Partner 2. HHA Team Leader + Victim Support	Deliverable within 2005-06 revenue budget	Support provision to leased units	Approved support for DV victims

Effective support to prevent loss of tenancy	Establish a homelessness support and service user focus group Skegness, Louth and Horncastle	Feb 06	1. HS Team 2. HS Team Leader	Deliverable within existing revenue 2006-07 budget	3 meetings of the Focus Groups held	Improvements to service delivery through consultation
	Ensure service ready to achieve Supporting People assessment level B	Nov 05	1. HS Team 2. HS Team Leader	Deliverable within existing revenue 2006-07 budget	B Rating	Improvements to service delivery
	Achieve Supporting People assessment level A	Nov 07	1. HS Team 2. HS Team Leader	Deliverable within estimated revenue 2007-08 budget	A Rating	Improvements to service delivery
	Initiate quarterly reporting on service user access to available services training, education, employment, community groups, health, sport/leisure, recycling	First quarterly reports provided Oct 05	1. HS Team 2. HS Team Leader	Deliverable within existing revenue 2006-07 budget	Quarterly Report	Evidence of how effective the service has been, which will inform further development
	Recruit at least 5 volunteers to provide housing support	Jun 06	1. HS Team 2. HS Team Leader	Deliverable within existing revenue 2006-07 budget	5 Volunteers	Additional support provided to people in need



Lincolnshires Rural Housing Association : Spilsby

6.6 Affordable Housing Development Priorities 2005/06 - 2007/08

The following table sets out our affordable housing development priorities and expected delivery until the end of 2007/08. (Estimated at in the region of 400 homes comprising 200 definitely funded by ELDC HCP and 200 estimated from 2006/08 AHP funding). Realistically we cannot predict what type of housing we will require from the 2008/10 AHP programme and whether ELDC will continue its own Housing Capital Programme beyond Nov 08 at this stage. We have based our priorities on demand in each location against current development, looking at the locations where the highest percentage proportions of need remains unaddressed. We also wish to target rural housing delivery.

We should also state that these are our priorities, and they do not preclude funding/bidding support for opportunistic development as well, as long as it is appropriate and addresses a clear housing need. They also exclude housing that will be delivered through Section 106 agreements, which can potentially be delivered without a grant.



Location	2005-06 from Housing Programme (additional to AHP)			2006-07 HCP and AHP schemes			2007-08 HCP and AHP schemes		
	Scheme	Land	Resource	Scheme	Land	Funding	Scheme	Land	Funding
COAST									
Skegness	6 Learning Disability Flats	RSL own	HCP and 2004-06 in year AHP	111 mixed tenure scheme	RSL own	2006-08 AHP	20 mixed	To be found	HCP / AHP
162 Units Extra Care Scheme	25 mixed	RSL site purchase underway	HCP	Extra Care Scheme	Possible remodel of existing RSL	2006-08 AHP			
Mablethorpe 40 Units				25 mixed	Land search underway	HCP/ 2004-06 in year AHP	15 mixed	To be found	HCP / AHP
Sutton on Sea 25 Units				15 mixed tenure/type 10 homes self build scheme	ELDC land	HCP/ 2004-06 in year AHP			
Chapel St Leonards 15 Units				15mixed scheme	Land search underway	HCP/ 2004-06 in year AHP			
Ingoldmells 15 Units				15 mixed scheme	ELDC land	HCP 2004-06 in year AHP			

MARKET TOWNS											
Louth											
50 Units											
Alford											
20 Units											
Horncastle											
30 Units											
Spilsby											
24 Units	10 Shared ownership plus 4 learning disability flats	RSL own site	HCP and 2004-06 in year AHP	10 rented homes	Land search underway	Land search underway	Land search underway	Land search underway	15 mixed	Land search underway	
RURAL SCHEMES											
Coningsby/Tattershall	10	Land search underway	HCP / AHP								
10 Units											
Woodhall Spa											
15 Units											
Sibsey	10 mixed	Land search underway	HCP / AHP								
10 Units											
Friskney	10 mixed	ELDC own	HCP / AHP								
10 Units											
Tetney											
10 Units											
Marshchapel											
10 Units				10 homes mixed scheme	Potential ELDC land				10 homes mixed scheme	Potential ELDC land	
416 Units											

6.7 Section 106 Affordable Housing Development Opportunities

Since 2001/02 approximately 100 affordable housing Section 106 plots have been developed or allocated to an RSL for development.

A number of sites are currently under negotiation and the Local Plan is allocating additional land to meet Structure Plan targets for East Lindsey for the period up to 2012. Whilst this is still ongoing it is possible to approximately estimate the further availability of land for affordable housing as a percentage of these allocated sites.

The exact number of Section 106 affordable housing plots, where and when they become available can only be an estimate. This is because it is subject to a number of variables including;

- The approval of Local Plan and the allocated sites within it
- When a planning application is made on an allocated site
- The total number of homes applied for on an allocated site having regard for density requirements and site limitations
- Whether the developer commences work on site (their obligation is to provide affordable plots after 12 months of commencement on site)

ESTIMATED SECTION 106 OPPORTUNITIES TO 2012			
CURRENT SITES WITHOUT PLANNING PERMISSION AND DRAFT LOCAL PLAN ALLOCATIONS			
Settlement	Approx. of number of private units on allocated land (subject to Local Plan and site constraints)	% of affordable housing required under current SPG based on need	Potential number of affordable units
Alford	105	30%	32
Stickney	30	15%	5
Coningsby/ Tattershall	85	25%	21
Holton-Le-Clay	72	20%	14
Marshchapel	18	20%	4
North Thoresby	34	15%	5
Tetney	16	15%	2
Horncastle	263	30%	79
Binbrook	20	15%	3
Grainthorpe	17	25%	4
Legbourne	18	10%	2
Louth	628	30%	188
N. Somercotes	75	15%	11
Mablethorpe/ Sutton	202	30%	60
Withern	18	25%	5
Burgh le Marsh	48	25%	12
Skegness	625	30%	188
Wainfleet All Saints	40	20%	8
Hundleby	19	25%	5

SITES BELOW CURRENT ELIGIBILITY THRESHOLD ELIGIBLE UNDER NEW LOCAL PLAN			
Bilsby	105	30%	32
Eastville/ New Leake	7	25%	2
Friskney	16	25%	4
New Kolingbroke	8	25%	2
Kirkby On Bain	5	25%	1
Fulstow	8	25%	2
Marshchapel	11	20%	2
Baumber	11	25%	3
Bucknall	14	25%	4
Alvingham	3	25%	1
Fotherby	112	25%	3
Grimoldby	11	20%	2
Louth	22	30%	7
Saltfleet	11	15%	2
Scamblesby	6	15%	1
South Reston	9	15%	1
Mablethorpe/ Sutton	14	30%	4
Burgh le Marsh	12	25%	3
Wainfleet All St.	23	20%	5

These are automatically development priorities as the provision of affordable housing plots on a site is based on housing need. If grant is not available for rented accommodation we would anticipate that our RSL partners can deliver shared ownership homes on Section 106 sites, in line with Housing Corporation expectations.

6.8 Special Needs Housing Development Provision until 2007/08

The supporting people strategy identified six priority client groups in Lincolnshire. In relation to these priorities and having considered the information in our Special Needs Issues supplement in East Lindsey up to 2007/08.

6.8.1. Physical/Sensory Disability Accommodation.

We will require our RSL partners to deliver a minimum of 5% enhanced physical disability specification housing on schemes of 10 dwellings or more delivered on coastal and inland towns. We want to achieve a minimum of 5% disability adapted properties as part of our HCP/ AHP housing programmes. We do not exclude rural locations from this target but need to be certain of need so as not to waste resources if there is no demand.

6.8.2. Mental Health Needs

We will support schemes for an additional 20 units of mental health supported accommodation.

6.8.3. Older Persons

As this is our most significant client group we will ensure that 30% (subject to planning constraints) of the affordable housing delivered over the next 2.5 years will be single storey and/or specific designated elderly persons accommodation. We also strongly support the delivery of an extra care scheme in Skegness.

6.8.4. Homeless People

Apart from the general increase in affordable housing in the district, we will investigate the needs for "wet house" and substance misuse accommodation. We will also increase the number of temporary leased units by a further 5.

6.8.5. Those Fleeing Domestic Violence

We will support a bid for the provision of dispersed floating housing support to victims of domestic violence within the district. We will also continue with the dispersed hostel model unless ongoing monitoring shows a significant need for a refuge, and expand the provision by a further 5 dispersed units.

6.8.6 Young People

We will increase the proportion of one bed and one bed flatted accommodation within the development programme to address young persons needs (as well as single persons needs) for housing to 10% of the programme. We require all flatted accommodation to have separate access to each flat for security reasons. We would welcome bids for specific young persons accommodation.

6.8.7. Other special needs group.

Learning Disabilities

We are already working to deliver 10 learning disability supported homes. In view of this we will limit prioritising additional development of learning disabilities until 2007/08, unless a significant need is established.

Teenage Parents

Prison Leavers

Housing for those with HIV/Aids

We address the needs of these groups primarily by supporting and encouraging appropriate joint working and floating support rather than the construction of specific properties, although we are receptive to specific scheme bids.

We are targeting ourselves to investigate accommodation provision for those with drug and alcohol issues and the needs of gypsies and travellers.

Chapter Seven - Conclusion: What will we have achieved?

We recognise that there are limits to what we can achieve. We cannot solve all our housing issues and housing need is a constant process, new households emerge that will be in need, the condition of property deteriorates with age; homelessness is a constant threat to vulnerable households. Equally we recognise that doing nothing is not an option. If we do not work to achieve our priorities and maximise the outcomes to improve the housing circumstances for the residents of East Lindsey, housing need will only further increase.

This 2005-2010 strategy is our clear, transparent and accountable action plan for the delivery of our housing priorities. The document builds on the work we have already undertaken and planned in previous strategies, and defines how we intend to address the serious housing and housing related issues affecting the district over the next 5 years.

The document is a robust and realistic plan, which has been exposed to intensive consultation and is based on the principles of realism, equality, accessibility and best use of resources. We will continue to work in partnership internally and externally to ensure that we deliver what we have targeted ourselves to do.

We will consider that we have achieved what we set out to do if by March 2008 (when we plan a major review of the strategy) we have delivered the targets we set ourselves in our action plan.

The summary outcomes for our residents will be:

- 186 affordable homes delivered by the current AHP 2004-06 programme
- a minimum 475 more high quality affordable homes delivered or in progress providing safe, secure, warm and decent housing in locations where needed;
- reduced numbers faced with homelessness and tenancy failure;
- access to housing for people with a range of specific or special needs; and
- major improvement to the quality of housing in the private sector with 380 improvement outcomes and 450 disabled facilities grants in completed.

In final conclusion this strategy in conjunction with our service plans is what we will deliver and is what our customers and we, will measure success by.



Glossary of Terms

A8 Countries	These are 8 of the ten new countries, which joined the European Union and the European Economic Association on 1 May 2004. The A8 countries are Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Slovakia and Slovenia.
Affordable Housing	Housing that is subsidised to provide homes at lower cost than would be possible without the subsidy, for rent or sale to meet the needs of people who otherwise would not be able to afford housing.
ADP/AHP "Approved Development Programme"	
Affordable Housing Programme	Grant programmes which provide funding to RSL's towards the development costs of affordable housing. AHP as term was first used for 2004-06 allocation, formally it was called ADP. AHP is granted every 2 years ie 2004-06 / 206-08
Aim	Something that you wish to achieve
CAMHS	Children and young adult mental health services
Capital Expenditure	Expenditure on the acquisition of a fixed asset or which adds to and not merely maintains the value of an existing fixed asset. A fixed asset is defined as a tangible asset that yield benefits to the local authority and the services it provides for a period of more than one year. Also included in the definition of capital expenditure are advances, grants or other financial assistance, towards expenditure which would, if incurred by the local authority, be capital expenditure.
Capital Programme	The Council's plan on how it will spend money on Capital projects during the current and future years.
Capital Receipts	Money received from sale of assets, mostly Council house sales through the Right to Buy scheme.
Capital Resources	The amounts of money available to finance the Capital Programme. They include such things as credit approval, revenue contributions and a percentage of capital receipts.
Coastal Action Zone	A partnership of organization including ELDC working to improving the quality of life on ELDC's coastline
Community Alarm	An emergency alarm system provided to people in the private sector and public sector connected to a control centre operated 24 hours a day.
Community Care Plan	A document produced by Social Services setting out strategies for implementing Care in the Community policies.
Community Strategy	A community strategy is intended to enhance
Corporate Strategy	A strategy defining what the Council aims and priorities are, reflecting the needs of the district.
Council's Housing Register	A list of people who have applied to the Council for housing.
Disabled Facilities Grant	A grant given to a person with disabilities towards the cost of improvement, adaptation or providing facilities to make his/her home more suitable for him/her to live in.
Discounted market housing	Housing sold on the open market at a percentage below its full market value
Enabling Role	The Council's role to assist and encourage other agencies to meet identified housing needs.

Exception Policy	A planning policy which enables affordable housing development to meet a proven housing need on land that would not be allocated for private market housing
Fuel Poverty	Households that spend more than 10% of their disposable income on maintaining a satisfactory heating regime (21°C in the main living area and 18°C in all other occupied areas of the home) may be classified as 'fuel poor'.
General Fund	Income and expenditure, which relates to all services, excluding the provision and management of the Council's housing stock.
Health Improvement Programme – HIP	A three-year strategic plan, produced by the Health Authority in partnership with all stakeholders, aimed at improving the health and well being of the population.
Houses in Multiple Occupation - HMO	Houses that contain more than one separate household.
Housing Association	See Registered Social Landlord
Housing Corporation	A body set up by the Government, which provides assistance regulation and control of Registered Social Landlords (RSL's). It also distributes grant funding for the construction of affordable housing (AHP/ADP)
Housing Investment Programme - HIP	The Council's annual programme of major and planned housing works. Sometimes referred to as "the housing capital programme". The money to pay for these works comes from borrowing, capital receipts, contributions from rents and Council Tax.
Housing Markets	Housing Markets are defined as 'somewhere one would typically expect the majority of household moves (70%) are contained within and a close relationship with labour markets and travel to work areas is also expected'.
Housing Needs Study	A comprehensive area study to identify all forms of housing need, especially for affordable housing.
Large Scale Voluntary Stock Transfer (LSVT)	The transfer by Local Authorities of their Council Housing stock to a Housing Company/RSL. Usually the company receiving the stock is set up specifically to do so by the Council.
Local Plan	A document produced by the Council following public consultation and a public inquiry, which sets out a framework and policies for the control of development in the District and identifies land for specific uses.
LSP – Local Strategic Partnership	Local partners, service providers, user groups and the local community coming together to agree local needs and set a programme of work through the Community strategy.
MAPPA – multi-agency public protection panel agency	A panel comprised of the Police, Probation, Health, Education, Social Services and local authority housing officers that meets to discuss those leaving prison that may cause problems within the community. The participants agree on the safest housing solution and methods for monitoring and supporting the prison leaver's requirements. This then has a positive impact on reducing further serious re-offending and public safety.
Objective	What we want to achieve from our priority
Office of the Deputy Prime Minister (ODPM)	The Central Government department responsible housing as well as other areas

Output	A specific thing that a target achieves eg 200 homes built
Outcome	The wider benefit of the output eg 200 households living in high quality affordable homes
Priority	The most important things to do to achieve an aim
Priority Need	Under the homelessness legislation, the Council has a greater duty to people accepted as being in priority need This includes people with dependent children and people who are vulnerable.
Regional Housing Board	A body comprising of a range of organizations including the East Midlands Development Agency, East Midlands Regional Assembly, East Midlands Regional Assembly Housing Group, English Partnerships, The Government Office for the Regions, Housing Corporation and Countryside Agency, which priorities national housing policy at the regional level through the production of a Regional Housing Strategy
Registered Social Landlords (RSL's)	Independent non-profit making organisation that provide affordable homes for people in housing need. (Also known as Housing Associations.) To do so they must be registered with the Housing Corporation
Renewal Grants	A grant awarded by the Council to help people improve or repair their property including adaptations for disabled persons and specific works for elderly occupiers wishing to stay their own homes.
Rent Assist Scheme	Also known as rent deposit or rent advance schemes. The authority provides money for a rent deposit/bond and initial rent payment, which is then claimed back through Housing Benefit payments.
Revenue Expenditure	Revenue expenditure is expenditure that is of a non-capital nature and covers items that represent the annual running costs of providing a service. So for example it will include items such as salaries and staffing costs, services such as heating and lighting costs, supplies such as stationary, transport costs such as mileage and rail fares, minor maintenance and repairs, small items of equipment, printing, advertising etc.
Right to Buy - RTB	A Government scheme, which allows secure tenants of Council Housing and former Council housing following Large Scale Voluntary Stock transfer to buy their homes with a discount.
Rural Housing Enabler - RHE	Employed by local authorities and RSLs, but principally the Community Council of Lincolnshire to seek to provide small-scale rural developments to address the local needs of those communities where possible. This is a vital process to evidence the existence of this often hidden need in cases where the Housing Register does not show the whole picture.
Section 106 Agreement	A section of the Town and Country Planning Act 1990 which enables agreements, sometimes complex, to be reached between landowners/developers and local authorities, usually enabling the provision of social facilities or affordable housing.
Shared Ownership Register	A list of people who are interested in buying a half share of a home via a mortgage and then pay rent on the remainder to an RSL until they can afford to buy further shares in the property.
Sheltered Housing	Homes for older people, usually with a Scheme Manager on site or on call to offer help and support

Special Needs	A term used to refer to a person requiring any special services, based on physical, developmental, emotional or behavioural conditions.
Structure Plan	A planning document prepared by all County Council's setting out policies for strategic land use matters throughout the country and sites district targets for housing land allocation.
Sustainable Communities	Sustainable Communities are defined as flourishing, economically prosperous places with easy access to appropriate facilities and employment opportunities. They are safe, healthy, environmentally sensitive places that are well designed and built fostering a diverse and vibrant culture. They rely on a range of organisations working together to engage with local people so they able to actively participate in their own development. The key aim is to ensure that environmental, economic and social considerations are simultaneously taken into account to meet current needs whilst respecting the needs of future generations
Single Regeneration Budget - SRB	A scheme run by Central Government where the Council can bid for resources to regenerate areas
Social Inclusion	Working to create prosperous, inclusive and sustainable communities for the 21st century - places where people want to live that promote opportunity and a better quality of life for all.
Supporting People	A programme which funds housing related support services and which is administered in each county by a Supporting People Team
Target	A specific action that is measurable on achievement, has a clear time when it will be achieved by and who is responsible for achieving it identified. There should also be resources in existence to cover the cost of the target.

List of Related Documents

Document/ Publication	Author	Contact for copy	Available on Website
Additional work on background on the East Midlands housing market 2004	CURS	0121 414 3101	
Affordable warmth strategy	ELDC	ELDC Housing Regeneration 01507 601111	www.e-lindsey.gov.uk
AHP pre-prospectus Document 2006-08	Housing Corporation	Leicester office 0845 230 7000	www.housingcorp.gov.uk
Annual survey of hours and earnings 2004 – weekly pay gross	Office for National Statistics	0845 601 3034	http://statistics.gov.uk/downloads/theme_labour/ASHE_2004_inc/tab8_1a.xls
Asset management plan (property strategy)	ELDC	Property Services Section 01507 601111	www.e-lindsey.gov.uk
Capital strategy	ELDC	ELDC Financial Services 01507 601111	www.e-lindsey.gov.uk
Census 2001	ONS	Office of National Statistics 0845 601 3034	http://www.statistics.gov.uk/
Community Needs Analysis	ELDC		http://www.e-lindsey.gov.uk/community/community-strategy/loader.cfm?url=/commonspot/security/getfile.cfm&PageID=17371
Community Strategy	LSP	ELDC Policy and Performance 01507 601111	www.e-lindsey.gov.uk
Core Lettings Summary Statistics 2003-2004	Core	01334 467291	http://www.core.ac.uk/documents/reports/LAR_eports03_04/East_Lindsey_LA_Report_212.pdf
Corporate Strategy	ELDC	Policy and Performance 01507 601111	www.e-lindsey.gov.uk
CURS Housing Need Assessment 1999	CURS	ELDC Housing Strategy 01507 601111	No
CURS Update 2003	CURS	ELDC Housing Strategy 01507 601111	No
Decent homes standard quality and choice - A Decent Home For All	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_housing/documents/page/odpm_house_027427.hcsp
Delivering Adaptations: A Good Practice Guide November 2004	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_housing/documents/page/odpm_house_032628.hcsp
Delivery Plan	ELDC	Policy and Performance 01507 601111	www.e-lindsey.gov.uk
Draft Local Plan	ELDC	ELDC Local Plan Team 01507 601111	www.e-lindsey.gov.uk

Document/ Publication	Author	Contact for copy	Available on Website
Empty Property Strategy	ELDC	ELDC Local Plan Team 01507 601111	www.e-lindsey.gov.uk
Gershon Review	HM Treasury	020 7270 4558	http://www.hm-treasury.gov.uk/media/B2C/11/efficiency_review120704.pdf
Gypsies and travellers a strategy for the campaign for racial equality 2004-07	Commission for Racial Equality	020 7939 0000	http://www.cre.gov.uk/policy/gtstrat/role.html
Halifax House Price Index	HBOS plc	N/A	http://www.hbosplc.com
Housing Act 2004	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_housing/documents/divisionhomepage/0352228.hcsp
Housing Corporation Scheme Development Standards	Housing Corporation	Housing Corporation 0845 230 7000	http://housingcorplibrary.org.uk/housingcorp.nsf/AllDocuments/F88FC069D09617D380256CFB0052682C
Identifying the sub regional housing markets of the East Midlands January 2005	DTZ Piedad Consulting	0118 967 2020	http://www.eastmidlandsobservatory.org.uk/details.asp?key=83131 0 3E910015453861 R 1001 190340185200545922134
Indices of Deprivation 2000	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=4603&l=3
Indices of Deprivation 2004	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=4610&l=3
Land Registry	Land Registry	http://www.landreg.gov.uk/contact/contacts/	http://www.landreg.gov.uk/
Lifetime Homes Standards	Habinteg Housing Association	020 7822 8700	http://www.lifetimehomes.org.uk/16pointsfront.php
Lincolnshire County Homeless Strategy 2003-2008	ELDC	ELDC Housing Strategy 01507 601111	www.e-lindsey.gov.uk
Lincolnshire Domestic Violence Strategy 2004	County Domestic Violence Management	Tel: 01522 558034	www.dvhelp.co.uk
Lincolnshire Drugs Audit Report 2004	Lincolnshire Drugs and Alcohol Action Team	01522 823448	http://gis.sheffield.ac.uk/newpages/powerpoints/Garrett/drugaudit1.pdf

Document/ Publication	Author	Contact for copy	Available on Website
Lincolnshire Homeless Strategy Research	University Of Lincoln 2004	Peter Somerfield or Alan Rust 01522 882000	No
Lincolnshire Structure Plan	Lincolnshire County Council	Lincolnshire County Council 01522 552222	www.lincolnshire.gov.uk
Living with Physical Impairment in Rural Areas, Challenges and Reponses	ELDC	ELDC Housing Strategy Section 01507 601111 Ext 589	Not at date of publication
Local Needs Assessment - A Guide to Good Practice 2000	DETR	ODPM Publications 0870 1226236	No
Medium Term Budget Strategy	ELDC	ELDC Financial Services 01507 601111	www.e-lindsey.gov.uk
Mental Health and Social Exclusion June 2004 Social Exclusion Unit	ODPM	ODPM Publications 0870 1226236	http://www.socialexclusionunit.gov.uk/download/doc.asp?id=134
Migration In Lincolnshire 2003	Lincolnshire Development	01522 550567	http://www.research-lincs.org.uk
National Service Framework for Children, Young People and Maternity Service	Dept of Health	0207 210 4850	http://www.dh.gov.uk/PolicyAndGuidance/HealthAndSocialCareTopics/ChildrenServices/ChildrenServicesInformation/fs/en
National Service Framework for Long Term Conditions (Dept of Health March 2005)	Dept of Health	0207 210 4850	http://www.dh.gov.uk/assetRoot/04/10/53/69/04105369.pdf
National Service Framework for Mental Health (Dept of Health 1999)	Dept of Health Housing Association	0207 210 4850	http://www.dh.gov.uk/PublicationsAndStatistics/Publications/PublicationsPolicyAndGuidance/PublicationsPolicyAndGuidanceArticle/fs/en?CONTENT_ID=4009598&chk=jmAMlk
New Earnings Survey	Office for National Statistics	0845 601 3034	http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=13101
Part M of the Building Regulations	ODPM	ODPM Publications 0870 1226236	http://www.adpm.gov.uk/stellent/groups/odpm_buuldreg/documents/page/odpm_breg_025494.hcsp
Population Projections - Lincolnshire and Its Districts 2003-2028	Lincolnshire Development	01522 550567	http://www.research-lincs.org.uk
Prison Leavers Protocol	ELDC	01507 601111 ext 363	www.e-lindsey.gov.uk

Document/ Publication	Author	Contact for copy	Available on Website
Private Sector Stock Condition Survey	ELDC	ELDC Housing Regeneration 01507 601111	No
Quality and Choice for Older Peoples Housing January 2001 ODPM	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_housing/documents/page/odpm_house_601723.hcsp
Regional Housing Strategy	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_housing/documents/page/odpm_house_035227.hcsp
Regional Investment Strategy	Housing Corporation	0845 230 7000	http://www.housingcorporation.org.uk/housingcorp.nsf/AllDocuments/FED755F674B2032080256C3700560ED5/\$FILE/emris.pdf
Regional Planning Guidance 8	GO-EM	0115 971 2759	http://www.goem.gov.uk/goem/psc/suscom/rss/
Regulatory Reform Order 2002	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_housing/documents/page/odpm_house_601681.pdf
Section 106 Policy - Planning for Affordable Housing	ELDC	ELDC Local Plan Team 0870 1226236	www.e-lindsey.gov.uk
Service Business Plan	ELDC	ELDC Housing Strategy 01507 601111	www.e-lindsey.gov.uk
Spending Review 2002	HM Treasury	020 7270 4558	http://www.hm-treasury.gov.uk/spending_review/spend_sr02/report/spend_sr02_repindex.cfm
Supporting People Quality Assessment Framework	Lincolnshire Supporting People Team	01522 554200	http://www.nihe.gov.uk/supportingpeople/quality_assessment_framework_briefing.pdf
Supporting People Strategy 2005-2010	Lincolnshire Supporting People Team	01522 554200	Not at date of publication
Sustainable Communities - Settled Homes Changing Lives 2005	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_homelessness/documents/page/odpm_home_035965.pdf
Sustainable Communities - Homes For All 2005	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_about/documents/page/odpm_about_034045.pdf

Document/ Publication	Author	Contact for copy	Available on Website
Sustainable Communities in the East Midlands: Building for the Future	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_communities/documents/page/odpm_comm_022203-02.hcsp
Sustainable Communities - People Places and Prosperity	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_about/documents/page/odpm_about_035312.hcsp
Sustainable Communities Plan 2003	ODPM	ODPM Publications 0870 1226236	http://www.odpm.gov.uk/stellent/groups/odpm_communities/documents/sectionhomepage/odpm_communities_page.hcsp
The Census Atlas 2005	Lincolnshire Development	01522 550500	http://www.research-lincs.org.uk/
Unemployment Related Benefit Claimant Counts	NOMIS	N/A	http://www.nomisweb.co.uk/
Valuing People A New Strategy for Learning Disabilities (Dept of Health March 2001)	Dept of Health	0207 210 4850	http://www.dh.gov.uk/PolicyAndGuidance/HealthAndSocialCareTopics/LearningDisabilities/fs/en

Appendix I - List of Consultees

SPECIFIC HOUSING STRATEGY CONSULTATION				
CONSULTEE	METHOD OF CONSULTATION			
	Full draft document	Face to face meeting	Presentation /discussion	Other
ELDC				
Councillors (all)	Yes		At area Committees and specific consultation	
Staff at area offices	Yes	Yes		
Housing Teams	Yes	Yes		
Development Control	Yes	Yes		
Forward Planning	Yes	Yes		
Economic Development	Yes	Yes		
Sustainability Officer	Yes	Yes		
Waste Strategy Officer	Yes	Yes		
Policy and Performance	Yes	Yes		
Finance	Yes	Yes		
Community Safety Officer	Yes	Yes		
Sport and Leisure	Yes	Yes		
Transport Officer	Yes	Yes		
EXTERNAL				
Acis Housing Association	Yes	RSL Forum		
Advance Housing and Support	Yes	RSL Forum		
Age Concern	Yes		At voluntary agency meeting	
Area Committees	Yes		Yes	
Boston Borough Council	Yes			
Boston Mayflower Housing Association	Yes	RSL Forum		
Boston Women's Aid	Yes		Yes	
Centrepont	Yes			
Children and Adolescent Mental Health services (CAMHS)	Yes	Yes	Yes	
Citizens Advice Bureau – Louth and Skegness	Yes		At area committee	
Citizens Advocacy Lincolnshire Links	Yes		At voluntary agency meeting	
Community Council of Lincolnshire	Yes		Yes	
Community Chest Furniture recycling	Yes		At agency meeting	
Community Mental Health Team	Yes			
Connexions	Yes			
County Domestic Violence Manager	Yes			
Domestic Violence Officer	Yes			

Drugs and Alcohol Team	Yes	Yes		
East Lincolnshire PCT	Yes			
Eastern Shires Housing Association	Yes	RSL Forum		
Furniture recycling agencies	Yes			
General Public	Website Copy in libraries and Post Offices Copy in Area Offices	Face to face consultation survey	Area Committee presentation	Press Release
Health Improvement co-ordinator	Yes		At voluntary agency meeting	
Help the aged	Yes		At voluntary agency meeting	
Homestart	Yes		At voluntary agency meeting	
Housing Corporation	Yes			
Jigsaw	Yes			
Job Centre Plus	Yes			
John Barkers Solicitors	Yes			
LEAP	Yes			
Learning Disabilities team	Yes			
Lincoln Women's Aid	Yes			
Lincolnshire Partnership Trust	Yes			
Lincolnshire Probation Service	Yes	Yes		
Lincolnshire Rural Housing Association	Yes			
Linkage – specialist accommodation provider	Yes			
Linx Homes tenants forum	Yes	Yes	Yes	
Linx Homes Local Strategic Partnership theme groups	Yes	RSL Forum		
Longhurst Housing Association	Yes	RSL Forum		
Louth and District Help for Homeless	Yes		At voluntary agency meeting	
LSWPCT	Yes			
Mablethorpe Furniture recycling group	Yes		At agency meeting	
Market Rasen Foyer	Yes			
Mediation services	Yes			
Monks Dyke Technology College	Yes			
Multi Agency Public Protection Panel	Yes			
NACRO	Yes			

NCH	Yes			
New Wolds Housing Trust	Yes	RSL Forum		
Newly re-housed tenants	Yes	Yes		
Older Person's team	Yes			
Parish Councils	Yes (at area committee)		Area Committee	
Patricia Williams Letting Agents	Yes			
Physical Disability focus group	Yes	Yes	Yes	
Platform, Skegness	Yes			
Post offices - 32 in the district	Yes			
Private Landlords forum	Yes	-	Yes	
Renew – voluntary agency	Yes			
Resettlement team HM Prison, Lincoln	Yes			
Ringrose Solicitors	Yes			
Rural Housing Enabler	Yes	Yes		
Salvation Army	Yes			
Sense East	Yes		At voluntary agency meeting	
Service Users	Yes	Yes, disabled wheelchair user		
Shelter- Prison Liaison officer	Yes			
Shelter- Lincoln	Yes			
Shelter- Older Persons worker	Yes			
Skegness Volunteer Bureau – furniture recycling	Yes		At agency meeting	
Social Services – Physical disability team	Yes	Yes	Yes	
Social Services – Learning disability team	Yes	Yes	Yes	
Social Services – Older person's team	Yes			
Social Services – Young person's team	Yes			
Social Services – Access team	Yes			
South Holland District Council	Yes			
St Matthews	Yes			
Supporting People, Lincolnshire	Yes			
Surestart	Yes			
Teenage parent co-ordinator	Yes			
Victim Support	Yes			
WLPCT	Yes			
Youth Health Advisor	Yes			
Youth Offending Team	Yes	Yes		

ONGOING SERVICE DIRECTION /SERVICE USER CONSULTATION	Period	Method	Data used for Other
Homelessness Housing Advice Appointment Customer satisfaction	Ongoing	Postal	Improving advice service
Housing Strategy and Development Customer satisfaction	Ongoing	Email/postal	Improving speed/quality of responses
Survey of tenants views on their home having been allocated a property either brand new or an existing home	Ongoing	Telephone	Monitoring advice service, length of waiting times to be re-housed and quality of property allocated
Hidden households on the Housing Register	Quarterly	Telephone	To monitor problems and enable improvements in service
Those placed in temporary accommodation, having fled Domestic Violence	Quarterly	Postal	To establish preferences for a refuge or dispersed accommodation
Staff	Snapshot	Email	Consultation whether willing to consider different working patterns to provide greater coverage
Housing register applicants	Snapshot	Postal, to those on housing register	Whether opening hours and signage to offices are appropriate
General public	Snapshot	Face to face	Whether opening hours and signage to offices are appropriate – testing knowledge of who to approach with a problem
Young people	Snapshot	Postal	To highlight issues for young people, including transport and access to services
Empty property owners	Annually	Postal	To raise awareness of assistance on offer
Private landlords	Snapshot	Postal	To highlight any problems renting to those on the RAS
Housing register applicants	Ongoing	Postal	To measure future housing aspirations
Hostel occupants	Ongoing	Postal	To consider add on/support services required.

Appendix Ia - Shortfall of Affordable Housing

Register Band	Number in band	% of lets	Number of lets pa	Waiting time (years)	Target waiting time	Total current lets over targeted time	Total Increase in lets needed
High	582	50%	406	1.4	1	406	176
Medium	1141	30%	245	4.7	2	490	651
Low	1840	15%	122	15.1	5	610	1230
Very Low	1667	5%	41	40.1	10	410	1257
TOTAL	5230	100%	813				3314

Therefore to reduce the waiting time to the target we need to provide 3314 more affordable homes. If we average this out over the maximum targeted waiting time of 10 years we need to provide an addition 331 per annum.

This figure assumes no further increase in the housing register, which in reality is increasing steadily and a sustained level of existing new build of 163 units over the ten year period which is not guaranteed.

Appendix II - Summary of Housing Renewal Grants

New grants available from December 2004.

- **Emergency Repairs** grant of up to £5,000 for clients who are not able to manage a full Renewal grant. Repairs would be targeted at making the property weather tight, providing a level of hot water/heating, ensuring that imminent threats to health and safety are resolved. All other options for rehousing will be considered before this grant is approved.
- **Warm Front Top-Up grant** - a grant to a maximum value of £2,000 to top a warm front grant for heating or insulation measures with the same qualifying benefits. Warm front have invested significant resources in the district in the last two years and by providing a top-up grant more of the most vulnerable households are receiving assistance to eliminate fuel poverty.
- **Sewerage grant** - a housing renewal grant available for failed septic tank/cesspool systems, which have failed and are creating an actionable statutory nuisance e.g. polluting a neighbour's garden or watercourse and where there are no plans for Anglian Water to install a mains sewerage system.
- **Home Security grant** - this has been increased to £1,000 maximum to allow for replacing doors or other joinery items where they are so defective that they cannot be made secure. The Council's Handyman Service carries out these works within two weeks of approval and works are specified by the Crime Reduction Officer of Lincolnshire Police.

- **The Empty Property Grant** has been changed to a simple £5,000 maximum grant which must be match funded by the landlord. The grant can be used for repairs, heating insulation, new bathrooms and kitchens in order to make the property fit or bring it to an acceptable standard for letting. The Council in return requires nomination rights for 5 years from a choice of potential tenants. Grants are repayable if the property is sold within ten years.

Appendix IIa - Decent Homes

RSL	ELDC STOCK	DHS FAILURE	NUMBER OF NON DECENT HOMES STANDARD HOMES						
			2004	2005	2006	2007	2008	2009	2010
Anchor	124	0	0	0	0	0	0	0	0
Advance	20	0	0	0	0	0	0	0	0
Havelok	11	1	1	1	1	1	1	0	0
Linx	5000	625	625	535	410	270	130	95	0
Lincs Rural	111	2	2	1	0	0	0	0	0
Longhurst	402	10	10	10	10	10	10	10	0
Wolds	419	19	19	4	0	0	0	0	0

Appendix III - Homeless Prevention Toolkit Details

- **A mediation service** provided in partnership with the Lincolnshire Family Mediation to resolve disputes between parties, which have culminated in a person being told to leave home.
- **The Rent Assist Scheme** assists clients with moves into the private sector, providing up to £800 to cover the first month's rent and written guarantee, which is paid back through housing benefit. The prime target for the scheme are clients who are homeless or those threatened with homelessness within 28 days; and can be used for those living in unsuitable or hostel accommodation and those faced with exclusion.
- **Homeless Prevention Budget** enables frontline staff (Housing Advice Officers) to proactively prevent incidences of homelessness by offering loans of up to £800 to those threatened with homelessness for example with rent arrears.
- **Discretionary Housing Benefit** specifically allocated a budget of £10,000 to provide additional time limited Housing Benefit Payments to clients who for reasons of economic need would otherwise become homeless.
- **Fast-track Housing Benefit** The system allows housing officers to liaise with and make recommendations to Housing Benefits to fast track payments for the prevention of homelessness.
- **Safe at Homes Scheme** is a victim centred scheme, which aims to make it possible for victims of domestic violence and hate crime to remain in their homes and feel safe, by providing additional physical security measures to make their homes secure. Referrals to the scheme come from various agencies including the Police, Women's Aid, and Social Services.
- **Illegal evictions Officer** Using priority need monies to employ part time officer working solely with regards to illegal evictions. This work has been achieved by working with Shelter (strong multi agency working).

Appendix IV - Service Business Plan Performance Targets

Performance Indicator	Source	Indicator Type	Target 2004/05	Actual 2004/05	Target 2005/06	Target 2006/07	Target 2007/08
Housing Strategy and Development							
Additional affordable housing units in progress or completed within the capital programme (Cumulative)	Corporate Strategy	Service	New	New	54*	108*	162*
* These figures are a financial year estimate. Actual programme is based upon November to November cycle (as contained within capital programme and monitored against partnership agreement)							
Percentage of Housing Strategy Action Plan targets met	Team day	Management	New	New	80%	90%	100%
Customer satisfaction of service - Housing Strategy	Team day	Service	New	New	85%	90%	95%
Additional affordable housing units negotiated through the affordable housing Programme or through s106 agreements	Service delivery day	Service	New	New	75**	78**	80**
** Targets are based upon previous ADP/AHP allocation plus expected s106 quotas. Negotiations with the Housing Corporation take place in the year preceding the allocation. Therefore the outcome of these negotiations may not be known until the following financial year, depending on when the Housing Minister approves the proposed programme.							
Housing Grants							
Number of properties where LA action has improved condition of property	Team Day	Service	New	New	40	45	50
BV64 empty properties returned to use -	ODPM	BVPI	6	115	127	138	150
Number of completions of DFG grants	Corp. Strategy	Service	New	New	200	110	125
Disabled facilities grants measured in days - Survey list to survey	Team Day	Management	New	New	60 days	50 days	45 days
Energy Efficiency							
Households assisted with advice to improve energy efficiency	Corp. Strategy	Service	New	New	1300	1400	1500
Households receiving a grant as a result of LA Action	Corp. Strategy	Service	New	New	800	850	900
Housing Support							
Service satisfaction - housing support worker service	Corp. Strategy	Service	85%	100%	85%	90%	95%
Percentage of housing support referrals processed within 14 days	Team Day	Service	New	New	90%	95%	100%
Percentage of cases successfully closed as assessed by our clients by follow up	Team meeting	Service	New	New	85%	90%	95%
Cross Section							
Percentage of staff attending at least one professional development-training event during the year	Service plan	Management	New	New	100%	100%	100%
Percentage of staff receiving 6 weekly supervision sessions	Team Meeting	Management	New	New	90%	95%	100%
Housing Benefit							
Speed of Processing New Claims (BVPI 78a)			37 days	38.25 days	37 days	35 days	30 days
Speed of Processing Changes in Circumstance (BVPI 78b)			10 days	16.56 days	12 days	10 days	7 days
Accuracy of processing (BVPI 79a)			98.1%	94.80%	94%	96%	99%

Housing Grants							
Performance Indicator	Source	Indicator Type	Target 2004/05	Actual 2004/05	Target 2005/06	Target 2006/07	Target 2007/08
Number of properties where LA action has improved condition of property	Team day	Service	New	New	40	45	50
BV64 empty properties returned to use	ODPM	BVPI	6	115	127	138	150
Number of completion DFG grants	Corp Strategy	Service	New	New	200	110	125
Disabled facilities grants measured in days - Survey list to survey	Team Day	Management	New	New	60 days	50 days	45 days
Energy Efficiency							
Households assisted with advice to improve energy efficiency	Corp Strategy	Service	New	New	1300	1400	1500
Households receiving a grant as a result of LA Action	Corp Strategy	Service	New	New	800	850	900
Housing Support							
Service satisfaction - housing support worker service	Corp Strategy	Service	85%	100%	85%	90%	95%
Percentage of housing support referrals processed within 14 days	Team Day	Service	New	New	90%	95%	100%
Percentage of cases successfully closed as assessed by our clients by follow up	Team Meeting	Service	New	New	85%	90%	95%
Cross Section							
Percentage of staff attending at least one professional development - training event during the year	Service Plan	Management	New	New	100%	100%	100%
Percentage of staff receiving 6 weekly supervision sessions	Team Meeting	Management	New	New	90%	95%	100%
Housing Benefit							
Speed of Processing New Claims (BVPI 78a)	37 days	38.25 days	37 days	35 days	30 days		
Speed of Processing Changes in Circumstance (BVPI 78b)	10 days	16.56 days	12 days	10 days	7 days		
Accuracy of processing	98.1%	94.80%	94%	96%	99%		

Appendix V - Resource Allocation to Housing compared to other Corporate Priorities

FORECAST CAPITAL EXPENDITURE ON ELDC PRIORITIES UNTIL 2008/09						
PRIORITY/YEAR	2005/2006 £	2006/2007 £	2007/2008 £	2008/2009 £	TOTAL	%
Crime & Disorder	170,629	173,952	315,786	28,620	688,987	2
Waste Minimisation	1,700,000	900,000	0	0	2,600,000	8
Healthier Lifestyles	24,350	100,000	100,000	100,000	324,350	1
Quality Housing	1,150,000	1,150,000	1,150,000	900,000	4,350,000	13
Affordable Housing	1,032,768	1,140,000	1,000,000	850,000	4,022,768	12
Employment Opportunities	613,330	1,592,370	2,400,000	1,060,000	5,665,700	17
Sport & Leisure	978,818	3,744,137	3,705,223	625,000	9,053,178	28
Asset Management	1,618,466	997,774	575,514	0	3,191,754	10
Non Priority	1,679,907	656,056	170,249	171,984	2,678,196	8
TOTAL	8,968,268	10,454,289	9,416,772	3,735,604	32,574,933	100

Notes

Housing Priorities forecast to receive 25% of all capital resources over the next 4 years

Appendix VI - Housing General fund - Revenue Estimates 2002/03 to 2005/06

Revenue expenditure on all housing services is estimated to be approximately 14.7% of the Council's net General Fund expenditure. The table below analyses 2002/03 to 2004/05 net actual expenditure over the different areas of activity and provides an estimate of the income and expenditure for 2005/2006.

	2002/2003		2003/2004		2004/2005		2005/2006 ESTIMATE		NET
	ACTUAL EXPENDITURE	NET EXPENDITURE	ACTUAL EXPENDITURE	NET EXPENDITURE	ACTUAL EXPENDITURE	NET EXPENDITURE	EXPENDITURE	INCOME	£
	£	£	£	£	£	£	£	£	£
Housing Regeneration									
Administration of Renovation/Disabled Facilities Grants	860,412	0	464,937	0	958,990	0	1,330,788	-371,000	959,788
Handy Person Scheme	0	0	0	0	0	0	40,330	-40,330	0
Sub Total	860,412	0	464,937	0	958,990	0	1,371,118	-411,330	959,788
Housing Advice, Homelessness and Support									
Homelessness Prevention	161,537	0	97,057	0	347,352	0	686,099	-308,230	377,869
Housing Advice	187,721	0	208,968	0	171,017	0	166,176	-452,970	166,176
Housing Support	0	0	0	0	-32,356	0	427,727	-761,200	-25,243
Sub Total	349,258	0	306,025	0	486,013	0	1,280,002	-761,200	518,802
Housing Strategy & Development									
Housing Strategy	112,476	0	114,578	0	114,781	0	131,418	-50,050	81,368
Registered Social Landlords	86,926	0	258,076	0	56,939	0	67,946	-50,050	67,946
Sub Total	199,402	0	372,654	0	171,720	0	199,364	-50,050	149,314
Housing Benefits									
Housing Benefits Administration	1,066,069	0	794,395	0	767,175	0	2,022,488	-1,007,471	1,015,017
Housing Benefit Non-HRA Rent Rebates	65,225	0	81,579	0	60,460	0	216,648	-195,240	21,408
Housing Benefits Rent Allowance Payments	1,056,284	0	1,082,640	0	-169,287	0	20,352,180	-20,521,000	-168,820
Sub Total	2,187,578	0	1,958,614	0	658,348	0	22,591,316	-21,723,711	867,605
Other Miscellaneous Items									
Housing Advances (Mortgages)	-14,249	0	-602	0	590	0	5,867	-6,900	-1,033
Other (e.g private sector stock condition survey)	14,604	0	816	0	0	0	3,500	0	3,500
Non-HRA Housing Council Property (e.g. land maintenance)	15,228	0	7,279	0	3,684	0	11,078	-5,631	5,447
Sub Total	15,583	0	7,493	0	4,274	0	20,445	-12,531	7,914
TOTALS	3,612,233	0	3,109,723	0	2,279,345	0	25,462,245	-22,958,822	2,503,423

Appendix VII - Housing Capital 2002/03 TO 2008/09

	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9
NOTES	ACTUAL £'000	ACTUAL £'000	ACTUAL £'000	ESTIMATE £'000	ESTIMATE £'000	ESTIMATE £'000	ESTIMATE £'000
QUALITY HOUSING							
RENOVATION GRANTS	433	158	597	400	400	400	400
DISABLED FACILITIES GRANTS (DFGs)	506	473	557	750	750	750	750
TOTAL	939	631	1,154	1,150	1,150	1,150	1,150
AFFORDABLE HOUSING							
1							
HOUSING DEVELOPMENT PROGRAMME				1,000	1,000	1,000	1,000
OTHER HOUSING DEVELOPMENT GRANTS		195		33	170		
TOTAL	0	195		1,033	1,170	1,000	1,000
TOTAL HOUSING CAPITAL	939	825	1,154	2,183	2,320	2,150	2,150
FUNDING OF CAPITAL EXPENDITURE							
BORROWING APPROVALS	322	208					
GOVERNMENT GRANT (FOR DFGs)	303	284	298	317	317	317	317
CAPITAL RECEIPTS AND FUNDS	314	334	856	1,866	2,003	1,833	1,833
TOTAL	939	825	1,154	2,183	2,320	2,150	2,150

NOTES

1. The delivery of affordable housing through Local Authority Social Housing Grant ceased at the end of March 2003. During 2003/2004 and 2004/2005 the Council supported a few developments from its own resources and worked with the Housing Corporation on the delivery of affordable housing through the AHP. The Council has recently entered into a four year agreement with Eastern Shires HA to provide up to 200 new homes. The Council is putting £4m of its own resources over 4 years into this initiative.
2. The level of government grant support for Disabled Facilities Grants is only confirmed up to 2005/2006. The level of support beyond this period has been assumed at the same ongoing level.

Appendix VIII - 2003 Housing Strategy Targeted Action Plan Outcomes

1) Improve Individual and Community Health and Wellbeing

Housing Aims	Objectives	Year Two Target	Accountable Officer	Outcome
1) Maximising personal income	<ol style="list-style-type: none"> Investigate ways to reduce fuel poverty and implement measures targeted at the most vulnerable groups Promote the work of the Citizens Advice Bureau debt counselling Services to users of our service 	<ol style="list-style-type: none"> Organise and host an affordable warmth awareness workshop for stakeholder groups by December 2002. To organise a series of training events following the above by February 2003. 	Housing Manager (Regeneration)	<p>Unachieved, due to long term staff resource issues</p> <p>Top up grant for Warmfront available</p> <p>Training provided to community groups inc Surestart training provided to housing officers to act as referral agents</p> <p>Established and working well.</p>
2) Ensure Choice for all in respect to housing	<ol style="list-style-type: none"> To ensure housing advice and information is available to all To decrease the incidence of youth homelessness To make housing advisory services more accessible to young people 	<ol style="list-style-type: none"> Publish locality specific housing advice leaflets by March 2003 Provide 5 units of emergency bed spaces for young people in East Lindsey. Provide Housing Advice leaflets for all secondary schools in East Lindsey by March 2003 	<p>Housing Manager (Enabling)</p> <p>Housing Manager (Enabling)</p> <p>Housing Manager (Enabling)</p>	<p>Achieved.</p> <p>The leaflet was passed to the Lincolnshire Benchmarking Group (LBG) and have been adopted countywide, with the support of the County Youth Strategy group.</p> <p>Achieved.</p> <p>6 units of accommodation have been made available at Witham Lodge, Skegness.</p> <p>Achieved. Aims to work with Horncastle, Spilsby and youth groups were unsuccessful due to lack of interest. Leaflets were distributed to schools in Louth, Skegness, Mablethorpe and Alford.</p> <p>The new LBG leaflet has been passed to all local secondary schools.</p> <p>Informal system in place, including open invite to Connexions to attend joint assessments.</p>

<p>4) To increase the style of housing advice leaflets into different formats- e.g. Large print, tape, Braille etc - to improve communication with service users</p> <p>5) Undertake research into the housing needs of young people in rural communities</p> <p>6) Produce consistent County Wide approach to dealing with Homelessness</p>	<p>1) Have leaflets produced and distributed to all Council offices by December 2002</p> <p>1) Undertake and produce a research report after consultation with young people by March 2003</p> <p>2) Monitor the number of youth homeless claims that are drug related for 3 month period to be completed by 31st December 2002</p> <p>1) Produce Countywide Homelessness strategy in partnership with all Lincolnshire Housing Authorities by September 2003</p>	<p>Housing Manager (Enabling)</p> <p>Housing Manager (Enabling)</p> <p>Housing Manager (Enabling)</p>	<p>Corporate response is on an as and when basis. The housing section is actively pursuing document translation in Russian, Polish, Portuguese, Lithuanian and Turkish. Also into Braille</p> <p>Achieved.</p> <p>Achieved.</p>
<p>3) Ensure vulnerable people have equal access to a decent and secure home</p> <p>1) Provide rent guarantees for 16 -17 year olds entering RSL accommodation</p> <p>1) Produce housing advice information in a format for people who have special needs</p> <p>2) Improve the quality of the service those waiting for a disabled facilities grant</p>	<p>2) 1) To be operational by no later than Nov 2001</p> <p>1) 1) To be in place by January 2003</p> <p>3) 1) Reduce the waiting list for disabled facilities grant surveys from 12 to four weeks by April 2003</p>	<p>Housing Manager (Enabling)</p> <p>Housing Manager (Enabling) Senior Housing Advice Officer</p> <p>Housing Manager Regeneration</p>	<p>In place, 3 currently in operation.</p> <p>Achieved. A series of workshops were held at the Social Education Centre in Louth with those with learning disabilities, to ensure that a leaflet was produced that was meaningful and easy to understand. The council purchased a computer programme containing recognised symbols in order to produce this. Failed to achieve target due to increase in demand and severe staff shortages .</p>

4) Ensure all social housing providers in the district have plans to meet the Decent Homes Standards	1) Request information from non-partner RSLs by December 2002.	Housing Manager (Enabling)	Achieved. Confirmation received from all partner RSLs and non-partners that the decent homes standard will be achieved by 2010.
4) Improve access to housing services for the BME community	1) Apply for an Innovation and Good practice Grant to research BME access to housing in a rural authority by December 2002. 2) Provision of leaflets in alternative languages by December 2002.	Housing Manager (Enabling)	1) Target replaced with research carried out to establish levels of need by ethnic groups in the district. This showed a low response rate 2) As 2.4.
5) Reduce use of Bed and Breakfast for homelessness families	1) Establish leasing arrangements with RSLs to provide dispersed accommodation in existing stock by March 2003 2) Examine the potential for a homeless hostel in East Lindsey by December 2002.	Housing Manager (Enabling)	1) Achieved, to date a total of 12 properties are leased, dispersed throughout the district. 2) Achieved. Further consideration of this will be discussed with RSL partners on whether to take this forward as a pipeline bid, and if there should be restrictions to a particular age group
6) Provide housing support for 1) vulnerable homeless people	1) Appoint 3 housing support workers, in order to provide a high level of support to those classed as priority homeless and placed in temporary accommodation by October 2002.	Housing Manager (Enabling)	Achieved. Scheme proved so successful, that 7 further support workers employed, providing a range of specialisms e.g. mental health and very vulnerable people.
7) Provide a high quality advice services	1) Attain Quality Mark Accreditation for the Housing Advice Service by June 2003	Housing Manager (Enabling)	Achieved. Status level is currently at...hoping to achieve specialist level at next review in....
8) Monitor condition of all Houses in Multiple on a 3 year inspection cycle	1) Inspect 33% of the Authority's HMOs by June 2003	Housing Manager (Regeneration)	All requests for service inspected cyclical inspections not achieved due to staff vacancies.

2) Make Best Use of Our Assets to serve the Community

Housing Aims	Objectives	Year One Target	Accountable Officer
1) Maximising personal income	1) To ensure that applicants for full housing benefit receive their full entitlement	1) Attain target of 98%	Housing Benefits Manager
			99.99%

2) To ensure that claims are processed correctly by the local Authority	1) Attain target of 98%	Housing Benefits Manager	96.64%
3) Average time for processing claims	1) To attain average of 38 days	Housing Benefits Manager	38.25 days
3) Make Our Communities Safer			
Housing Aims Objectives Year One Target Accountable Officer			
3) Ensure vulnerable people have equal access to a decent and secure home	<p>1) To provide help and assistance to people suffering from domestic violence</p> <p>2. Examine the possibility of Drop In Centres available to those experiencing DV by December 2002.</p> <p>3. To carry out an appraisal of the potential for a joint DV refuge with WLDC by December 2002</p> <p>4. Place stickers with domestic violence helpline numbers in ladies public toilets throughout the district by April 2003</p> <p>5. To introduce a DV leaflet aimed at YR 6 children (10-11yr olds) by April 2003</p>	<p>Establish Protocol/liaison meetings with Police Domestic Violence Officer in relation to housing for specific cases by December 2002.</p> <p>Housing Manager (Enabling)</p>	<p>1) Due to increasing workloads, the DVO officer could not commit to this. However, there is a strong liaison and response system in place.</p> <p>2) Funding supplied by the County DV manager enabled "Jigsaw" to establish drop in services based in Louth. The service covers the East Lindsey area, providing help support and counselling to victims of rape and DV. ELDC has a referral agreement in place with this organisation.</p> <p>3) Appraisal completed. A refuge in a rural location is an unrealistic solution to the need for emergency accommodation. The innovative solution is to provide units of dispersed accommodation throughout the district to ensure both male and female victims can be assisted, and male children aged over 12 can remain with their families, which they currently can't in refuges.</p> <p>4) Achieved.</p> <p>5) Target overridden by NACRO's successful bid to the Children's Fund for Drama Into Schools. This is a dramatic presentation given to schools on the subject of crime and the fear of crime including subjects such as substance misuse, homeless and domestic violence. This took place in schools south of the area and it has become a target of the county youth strategy to introduce it to all schools aimed at yr 10/11 pupils.</p>

<p>2) Undertaking housing research to establish concerns and priorities for a variety of specific groups</p>	<p>1) Research the needs of: a) People with Learning Disabilities b) Older persons in frail elderly accommodation c) Concealed Households in the district d) Occupants of Louth and Skegness Hostels all by April 2003</p>	<p>Housing Manager (Enabling)</p>	<p>Achieved. Specific needs identified and are part of the specific needs information for this strategy. Work in this area will proceed, however, as part of BVPI 225</p>
<p>2) Ensure there is an adequate supply of low cost affordable houses in East Lindsey</p>	<p>1) Provide Local Authority Social Housing Grant to support the provision of Social Housing in East Lindsey</p> <p>2) Commission the development of at least 30 units of affordable social housing to rent in East Lindsey.</p> <p>3) Provide funding for 20 units of affordable housing on Section 106 land</p> <p>4) Provide at least 10 units of shared ownership accommodation in East Lindsey</p>	<p>Director of Environmental Services Director of Finance</p>	<p>of Achieved</p>
<p>4) Sustain and Enhance our Environment</p>			
<p>Housing Aims Objectives</p>			
<p>4) Improve the sustainability of all properties in East Lindsey</p>	<p>1) Ensure that future RSL developments provide added value by addressing sustainability issues in all new builds</p> <p>2) Ensure that RSLs are taking sustainability into account in their housing stock by addressing energy, water, transportation and waste issues.</p> <p>3) Ensure that local architects, developers, and RSLs partners are equipped to implement sustainability into housing developments.</p> <p>4) Reduce the utility costs for residents of the district through the use of simple, low cost measures to reduce energy and water consumption</p>	<p>Director of Environmental Services</p> <p>Director of Environmental Services</p> <p>Director of Environmental Services</p>	<p>Following abolition of LASHG enhanced sustainability criteria was incorporated in our partnership agreement under the HCP</p> <p>Achieved. With the formation of the ESHA/EL partnership, this is now an agenda item at each meeting. A highly energy and resource efficient scheme was delivered in Spilsby with Lincs Rural Housing Association</p> <p>Not achieved</p>
<p>5) Ensure that there is adequate land identified for new housing provision.</p>	<p>1) Identify suitable land for social housing development</p>	<p>Director of Environmental Services</p>	<p>Regular events hosted throughout the area including light bulb giveaways and talks to all parish councils . Approx 3000 residents sought advice from The Lincolnshire Energy advice Centre which is based at ELDC</p> <p>This was reviewed as part of the planning process and a revised SPG published in February 2005</p>

Appendix IX - ELDC Homelessness Strategy Action Plan 2003-08 (within Lincolnshire 2004-08 Homelessness Strategy)

A) PREVENTION 'to prevent homelessness, to advise and assist all homeless persons'					
5 YEAR PRIORITIES	OPTIONS	TARGET	WHEN	WHOM	Achieved
1. Increasing pre crisis advice and intervention to prevent homelessness	a) Developing the advice service by increasing capacity through training	1. Host a series of training events on homelessness issues for agencies across the sectors 2. Develop ELDC website to incorporate specific homelessness information	Nov 03 Feb 04	Shelter ELDC	Achieved. 5 sessions of related training hosted by ELDC between May and July 2003. Attended by other authorities, voluntary and statutory agencies. Website information in place August 04, to be reviewed, August 05
	b) Proactive working with other agencies to raise awareness	3. Host training events as above specifically for other agencies involved in homelessness	Nov 03	Shelter	Achieved. 5 sessions of related training hosted by ELDC between May and July 2003. Attended by other authorities, voluntary and statutory agencies.
	c) Look at innovative ways to publicise advice service	4. Undertake and complete research into alternative methods and potential effectiveness which will guide delivery methods within 6 months of research completion	Nov 03	ELDC	Achieved. Website in place, Housing advice posters produced and distributed via LBG. Consultation with public identified advertising on local buses as an option. Will be examined as an option under LBG, which will be the most cost effective as most buses move around the county,
3. Mechanisms for accessing and delivering housing advice	d) Look at innovative ways to deliver advice service	5. Research potential alternative locations for advice delivery to inform delivery within 6 months of research completion 6. Develop website as target 2 for enhanced customer service and access	Jan 04	ELDC	Achieved. There was corporate consideration of an outreach "bus" service to supply information to outlying villages, but due to costs this was not implemented. Achieved
B) TEMPORARY ACCOMMODATION 'to provide a home they can access and afford of good quality private or social rented in a decent environment'					
5 YEAR PRIORITIES	OPTIONS	TARGET	WHEN	WHOM	Achieved
1. Phase out use of B&B other than in absolute	a) New Build	Potential for additional new build with ADP grant funding will be explored with the Regional Housing Board- however specific targeting not possible due to reasons stated	Dec 03	ELDC	Ongoing discussions held with Housing Corporation and 186 unit allocation secured 2004-06
	b) Provide specialist vulnerable group accommodation	Any additional accommodation for homeless persons will be non specific for reasons stated.	Ongoing	ELDC	Providing temporary accommodation leased from RSLs
	c) Leasing Arrangements	Monitor use and demand for leased units arranged with Longhurst housing, increasing supply if demand warrants.	Ongoing	ELDC	Achieved. Initial arrangements were for 3 properties. Now increased to 12.

<p>emergency and ensure sufficient alternative and suitable accommodation is provided for all vulnerable groups</p>	<p>d) Redefine and improve Rent Advance Scheme</p>	<p>Undertake research into all options for the RAS, compiling an option analysis and take action to implement findings within 6 months of completion</p>	<p>Feb 04</p>	<p>ELDC</p>	<p>Achieved. Revised scheme introduced May 04, re-publicised with better quality eye-catching leaflets and financial assistance of up to £800 per eligible applicant. Eligibility widened to assist more groups.</p>
<p>2. Ensure the steps already taken are appropriate and effective</p>	<p>a) Monitor Demand and quality of accommodation provided</p>	<p>Demand for alternative accommodation will be monitored as in target 7. Qualitative monitoring of the accommodation through exit surveys for users will be implemented</p>	<p>September 04</p>	<p>ELDC</p>	<p>Survey carried out as pilot in January 2005 to examine standards and choices given for temporary accommodation. Demand is high- the units are usually occupied. This type of accommodation was identified as preferable to a women's refuge. The fixtures and fittings were perceived as of a high standard. Some occupants preferred to share with another member of the same sex. Standard exit survey being consulted upon with staff, to be introduced by May 05.</p>

C) PROVISION OF HOUSING SUPPORT 'to advise and assist all homeless people to maintain a home, in order that every day living can be resumed'

5 YEAR PRIORITIES	OPTIONS	TARGET	BY WHEN	BY WHOM	
<p>1. Respond to the wider client eligibility and increased demand for this service after April 1st 2003</p>	<p>a) Review working practices/eligibility for support worker scheme b) Engage additional staff to support worker scheme</p>	<p>7. Full review of service to be completed by Senior Support Worker to inform service development. 8. Employ senior support worker</p>	<p>Dec 03 August 03</p>	<p>ELDC ELDC</p>	<p>Achieved and ongoing. 7 further staff employed since September 04 Achieved. Due to size of team and the need to cover two major areas, 2 posts created and filled.</p>
<p>2. The level of support that should be provided</p>	<p>a) Expand areas of support</p>	<p>Need to expand support will be addressed through joint working.</p>			
<p>3. How best to continue and improve links with other agencies to deliver a comprehensive support package</p>	<p>a) Wider tenancy support b) Make specific approaches to other agencies such as PCT to establish partnership potential</p>	<p>Approach social services, PCT and voluntary sector agencies regarding support provision to map what additional support could be provided by existing agencies</p>	<p>Dec 03</p>	<p>ELDC</p>	<p>FRAN Responding Work in progress with Mental health, older persons groups.</p>

D) YOUNG PEOPLE 'to advise and assist all homeless persons find a home'

5 YEAR PRIORITIES	OPTIONS	TARGET	BY WHEN	BY WHOM
1. Work with other agencies to address the wider issues that affect young people to prevent homelessness	a) Young Persons Strategy	Strategy Document Completed	June 04	ELDC
	b) Working with training providers /job centre plus	Make initial approach to Connexions to establish how we can most effectively address employment and training needs for homeless young people	Oct 04	ELDC
2. Provision of advice, accommodation and support for young people in the most appropriate formats to meet their needs and expectations	a) Review of the housing needs and expectations of young people	Complete research into homelessness and housing issues. Evaluate key findings and implement most appropriate action points	June 04 Oct 04	ELDC ELDC

E) JOINT WORKING 'to assist us to meet all our vision'

5 YEAR PRIORITIES	OPTIONS	TARGET	BY WHEN	BY WHOM
1. Develop and expand joint working across the statutory and voluntary sectors to promote co-ordinated services that prevent and support those who are faced with homelessness	a) Mapping of Services of all agencies who are involved in homelessness	Map service provision by all key agencies involved in homelessness	May 04	ELDC
	b) Formal Partnerships	Formal partnerships created if considered necessary	July 04	ELDC
	c) Customer Charter	Provide an ELDC customer charter for homelessness service users	July 04	ELDC

Partially achieved, delayed due to countywide youth survey being implemented. Consultation on draft document completed April 1st 05. Launch due June 05.

Achieved. Connexions supportive of the "Wheels to work" moped scheme, attended initial meeting in April 05.
Senior support worker to shadow Connexions advisor to look at potential joint working improvements.

Achieved, research expanded to countywide rather than just local, to be included in the county youth strategy.

Outcomes will be targeting parents with housing information, mediation services, introduction of a Nightstop facility.

Held by Supporting People, to be undertaken as part of the County Youth Strategy

Achieved – Exceptions policy introduced, in conjunction with mental health services.
Joint assessment protocol re-introduced, fully supported by Social Services with Staff from both agencies receiving joint training on procedures.
DARREN to Respond

Appendix X - Empty Property Strategy Target Review

TARGETS FOR 2003/04- 2004/05	BY WHOM BY WHEN	ACHIEVED
To bring back into use 5/10 empty properties as per the Best Value indicator BVPI64 each year.	By all council departments attending empty property forum/Rural Housing Enabler/Councillor support, Ongoing	Yes. Those properties brought back into use under the Rent Advance Scheme have previously not been included. This year, therefore, the total brought back into use is 125
To gain approval of a private landlord leasing scheme, guaranteeing rent levels for a period of 3-5 years, let to housing register applicants.	Housing Manager, March 04	Achieved. 1 property in Skegness leased from a private landlord to accommodate those classed as homeless, for a term of five years.
Monitor and review the working scheme with Longhurst Housing Association to use difficult to let properties as temporary accommodation	Principal Housing Officer/Senior Enabling Officer October 04	Continuing to existing 3 properties leased from Longhurst. No further difficult to let properties offered by Longhurst.
To establish the main reasons why owners are reluctant to return their properties into use	Senior Enabling Officer, May 04	Achieved Consultation exercise showed that most people felt that the grants offered contained too many restrictions and means testing is a barrier
To review the current grants available	Senior Enabling Officer, July 04	Achieved Results as above
Change grants to match market requirements	Regeneration Manager July 04	Grants now changed to a maximum of £5,000 within available resources available. Monitoring enquiries to see if there is a demand
Set up the Empty Homes web page, with web-form facility for council officers and the public, for speedy referral of empties	Senior Enabling Officer, April 04	Achieved April 04, but council website was not 'Live' until August 04. Web form facility not currently available but ongoing corporate development of website.
Establish a new empty property database Introduce an empty property 'Hotline' number (subject to E Government changes!)	Senior Enabling Officer, November 04	Unable to introduce a new number as no spare numbers available along with a corporate requirement for customer services to take the initial call and direct through.
Establish links with other relevant departments such as Council Tax, Finance, Environmental Health, Planning, Enforcement	Senior Enabling Officer, November 04	Achieved. Initially, reports on empty properties were sent to these departments on a monthly basis. These are now quarterly. This highlights any common problem properties.

<p>Issue an electronic flyer via all user email to engage staff in identifying properties</p>	<p>Senior Enabling Officer, November 04</p>	<p>Achieved. Issued November 2004, including councillors.</p>
<p>Assess the current waiting list to target areas of housing need, particularly in rural areas in conjunction with the Rural Housing Enabler</p>	<p>Senior Enabling Officer, November 04</p>	<p>Not achieved. Timescales and workloads have limited joint working opportunities.</p>
<p>Create an empty property working group within the local authority</p>	<p>Senior Enabling Officer, November 04</p>	<p>Not achieved. Key officers have felt that time constraints will not allow them to commit to attend.</p>
<p>Target potential landlords Carry out a promotional exercise, via the free paper, East Lindsey Messenger, or when Council tax bills are issued, April 04</p>	<p>Press Officer, Senior Enabling Officer, January 04</p>	<p>Achieved, a copy of the flyer printed in the East Lindsey messenger, to be repeated each year.</p>
<p>Produce an advice booklet for owners of empty homes advising them on the range of options available and specifically how to rent their property privately</p>	<p>Senior Enabling Officer, April 05</p>	<p>Achieved, to be distributed to those on the council tax empty property database as soon as available.</p>
<p>Support current private landlords via the landlords Forum Regular contact with the Landlord Forum, and distribute a landlords' questionnaire to inform our understanding of the private sector perspective.</p>	<p>Housing Manager, Regeneration Manager, Senior Enabling Officer, April 05</p>	<p>Achieved. Landlord's questionnaires returned, showing that their greatest concern is the changes to direct payments of housing benefits. Incentives need to be offered to encourage landlords to enter into the long term leasing scheme.</p>
<p>Negotiating with a number of key service providers including letting agents, estate agents and financial institutions to provide a package of incentives to encourage the owners of private sector empties to return their properties to use</p>	<p>Senior Enabling Officer Nov 04</p>	<p>Senior enabling officer held meetings with a number of organisations but was unable to secure commitment. No further action proposed</p>
<p>Actively involve members as Community leaders to encourage support partnerships to bring empty properties back into use via political and civic links.</p>	<p>Senior Enabling Officer, Ongoing</p>	<p>Circulated information to Members and have had initial responses from Members where issues local to their area</p>
<p>Include all relevant departments in the consultation process, tying in empty property work with other renewal initiatives</p>	<p>Senior Enabling Officer, Ongoing</p>	<p>Not achieved. Key officers have felt that time constraints will not allow them to commit to attend a specific meeting however empty property issues raised with relevant officers on an adhoc basis</p>
<p>Ensure there are links to and within all the local strategies and policies - including the Corporate Strategy Housing, Homelessness, Local Strategic Partnership, Transport and Affordable Warmth, Community Safety and the Best Value Performance Plan</p>	<p>Senior Enabling Officer, Ongoing</p>	<p>Responded to consultation as and when required</p>
<p>Awareness of national issues Continuing to work closely with national organisations such as The Empty Homes Agency, (EHA)</p>		<p>Responded to consultation and monitor best practice</p>

<p>such as The Empty Homes Agency, (EHIA)</p>	<p>Senior Enabling Officer, Ongoing</p>	
<p>To develop Empty Homes Initiatives Obtain Best Practice information and to contact other Councils where they have successful initiatives</p>	<p>Senior Enabling Officer, April 06</p>	<p>To be achieved</p>
<p>To work with the Rural Housing Enabler to ensure that the empty property database is adequately maintained using local knowledge</p>	<p>Senior Enabling Officer, Ongoing</p>	<p>Working relationship to discuss empty properties in rural areas</p>
<p>To bring back into use a property identified by joint work with EMDA and the brownfloors project</p>	<p>Conservation Officers, Senior Enabling Officer, Ongoing</p>	<p>Not achieved, The funding providers, Lincolnshire Enterprise have now made it clear that housing was not a priority issue for them, and they would not be prepared to fund the project any further.</p>
<p>Ensure there are links to all National Policy Objectives – Decent Homes, E- Government, Tackling Social Exclusion, Sustainable Communities, Affordable Warmth</p>	<p>Regeneration Manager, Senior Enabling Officer, Ongoing</p>	<p>Empty property issues are set out with the 2005-10 Housing Strategy</p>

NOTES

Appendix XI - 2005-10 Housing Strategy Option Appraisal

The resource implication is summarised as:

- RED Cannot proceed without resource input by the Council/External source in addition to what has already been allocated
- AMBER Some can be delivered within existing budgets/staff resource on the whole, but may require some additional funding and officer input from other sections to maximise outcome
- GREEN Can be delivered within existing capital and revenue budgets and with existing housing officer time.

CORPORATE OBJECTIVE/HOUSING PRIORITY- ENABLE MORE AFFORDABLE HOMES

Housing Objective: To increase the amount of high quality affordable housing contributing to sustainable communities in locations to meet demand in the district by making best use of available resources, encouraging innovation and ensuring that added value is incorporated

Key Elements to Objective	OPTIONS to address issues raised in strategy	Resource needed for chosen option	RISK(R) /MITIGATION (M)	RATIONALE- HOW TO PROCEED
Increasing the amount of affordable housing	Further Direct funding by the Council	RED	Non delivery of schemes within a capital programme means close partnership working vital to assist in and monitor delivery against a targeted timescale	Council has made the decision to fund a capital programme already for a minimum of 200 additional affordable homes over the next 4 years. Further direct funding from the Council is unlikely within this period. Therefore the primary objective is to deliver the existing capital programme to timetable, securing as many benefits as possible. Any additional affordable housing increase will depend on external resources
	Attract Funding/partnership working	GREEN	A poor allocation of AHP for ELDC will seriously impact on ability to address housing need. Therefore close partnership working and information sharing is vital. Equally the capital programme can be extended by joint funding	Attracting external funding is vital to meet housing needs therefore we need to set targets to investigate alternative funding sources and delivering additional units in partnership with the Housing Corporation
Sustainable Development to meet demand	Build only in the most sustainable locations	GREEN	R. Needs elsewhere go unmet, but unsustainable locations are likely to be less popular M. Robust needs assessments	To be an effective housing authority we cannot merely build in what can be termed as sustainable locations if we are to address rural housing need. We should therefore have targets in relation to rural housing delivery in the strategy.
	Build only in highest demand locations based on housing register information versus a more pragmatic approach	GREEN	R. Building only in highest demand locations risks leaving others in high need. Building in low demand locations could waste resources where need is greater R. Housing register does not always show whole picture M. Robust understanding of housing markets, current and future demand	We cannot be an effective housing authority without fully understanding the needs in our district therefore it is vital we have a substantial research base which understand current and future needs across the district for a range of clients, irrespective of age, gender, sexuality or ethnicity. Procuring external research is costly and (beyond what is already allocated) will be in excess of our allocated resources therefore we must set targets for research and consultation that can be delivered in house and with partners such as the Rural Housing Enabler

<p>Make Best Use of Land Resources</p>	<p>Increase Section 106 quotas</p>	<p>GREEN</p>	<p>R. Too excessive quotas may be a disincentive to developers providing homes in district M. Set sensible targets</p>	<p>We revised our policy in February 2005 and increased the element of affordable housing. It is too early to consider any further increase to this requirement. The issue of developers considering viability issues from increased obligations is likely to be more prevalent, therefore we should develop a policy statement/response on site viability. Local plan has incorporated a policy statement. We consider smaller sites will still be viable with an element of affordable housing quotas. In order to pre-empt any issues regarding site viability we should look at a policy statement Exceptions policy is potentially vital in delivering small rural schemes, and an area we must progress, however land must be used appropriately where there is need. We should develop an exceptions policy use protocol for the delivery of housing on these sites This is something which planning will or will not take forward as part of the Local Plan process, we will encourage them to look at this option</p>
<p>Adding Value</p>	<p>Lower site threshold Utilise Exceptions policy more effectively Specific allocation of land for affordable housing Build affordable housing solely to meet housing demand or seek wider outcomes related to corporate aims risking a reduced number of homes due to increased costs</p>	<p>GREEN GREEN GREEN GREEN AMBER</p>	<p>R. Sites become unviable M. Sensible targets R. Inappropriate development M. Robust needs investigation and clear policy R. Inappropriate allocations M. Clear policy and rationale R. Delayed and problematic housing delivery for little benefit R. Increased cost of delivery M. Ensure there is a need for and that the added value is appropriate. Potential attraction of additional funding where possible</p>	<p>Enabling more affordable homes is our principle responsibility and target under this priority and the process of adding value can delay this outcome. However in acknowledging the relationship between housing and community and the need to maximise wider benefits from the process, such as community safety and employment opportunities we must seek to incorporate as much added value as possible within the constraints of resources.</p>
<p>CORPORATE OBJECTIVE/HOUSING PRIORITY- IMPROVE THE ACCESSIBILITY OF HOUSING Housing Objective-To ensure that everyone has reasonable access to an appropriate home, through accessible construction and adaptations, financial support and the provision of information , irrespective of his or her age, gender, ethnicity, or special needs</p>				
<p>Key Elements to Objective</p>	<p>OPTIONS</p>	<p>RESOURCE REQUIRED</p>	<p>RISK</p>	<p>RATIONALE- HOW TO PROCEED</p>

<p>Improve access through construction – variety of property type and tenures</p>	<p>Increase special needs provision through new build or other means</p>	<p>GREEN</p>	<p>R. Non provision is not socially inclusive R. Inappropriate development in inappropriate locations will waste resources R. Securing funding for development M. Evidence of need is vital to prioritise and substantiate any bid for funding</p>	<p>We simply do not have sufficient resources to address the housing needs of all special/specific needs groups. Part of our new build affordable housing can be used to address needs, but also consider other options with existing stock with partner RSLs, thereby promoting choice and opportunity. This is particularly attractive where the special need to does not require any adaptation but the needed is provided for through support. Targeting should prioritise needs groups, accommodation provision and research and try and balance provision with demand.</p>
<p>Improved access broadening tenure and type choices</p>	<p>Continue to build rented accommodation or widen tenure choice</p>	<p>GREEN</p>	<p>R. Building wrong type or tenure wastes resources and fails to address need M. Understanding needs and demand Eligibility Criteria</p>	<p>This links clearly with our priority to improve the accessibility of housing and is very much on the Government agenda. Also the changes to the housing market mean demand is rising for alternative options. We should target proportions of shared ownership in the strategy (a proven tenure choice) and target ourselves to investigate other alternatives to ensure that they would be effective and appropriate in East Lindsey</p>
<p>Physical adaptations to the home</p>	<p>Broaden opportunities to own a home through tenure changes This is primarily achieved through DFGs which are a mandatory requirement We could also look the provision of adaptability at the point of new build e.g. lifetime homes or some new build physically adapted properties</p>	<p>GREEN AMBER AMBER</p>	<p>R. Inappropriate delivery which waste resource M. Research need R. Insufficient budget or staff resource to meet demand M. Budget Review and partners in delivery</p>	<p>This is very much the thrust of Government Policy and is something we wish to achieve . We have targeted an increasing proportion of shared ownership from our development programme and should investigate wider demands and the effectiveness of them. DFGs are a mandatory requirement. Resources have been increased and we need to speed up the delivery of the adaptation, which cannot be achieved in house. We should therefore utilise external agencies to assist in speeding up the process.</p>
<p>Access through financial support</p>	<p>Provision of a housing benefit service is obligatory- options range on the level of investment into making the service the best possible</p>	<p>GREEN</p>	<p>R. Wasting resources through inappropriate construction in wrong location M. Understanding need, costing alternatives R. Service standards decline without investment in service development M. Service improvement planning to maintain and improve high standards</p>	<p>We need to liaise closely with partners such as Social Services and understand the disability needs on our housing register to ensure provision is at the appropriate level and in appropriate locations. This process is also informed by Housing Corporation research undertaken in East Lindsey. We should agree a policy on accessibility in new build affordable housing with our partner RSLs , social service and service users</p> <p>Targeting to achieve the best possible standards is important if it is to be a high quality service for the residents of East Lindsey</p>

<p>Access through information by a provision by a high quality housing service</p>	<p>Expansion of the service Or maintain current level External outsourcing Partnership working</p>	<p>AMBER</p>	<p>R. In accessible housing services, people are not aware of their housing options. R. Increased cost of delivery M. Service user consultation and partnership working</p>	<p>As a strategic enabling authority the provision of impartial housing advice and accessible housing services is a cornerstone of our function. We also consider delivery is cost effective as it is carried out in conjunction with our homelessness duties therefore we do not consider out sourcing appropriate. However in order to expand the accessibility of our service we will investigate alternative methods of delivery, publicity and partnership working</p>
<p>CORPORATE OBJECTIVE/HOUSING PRIORITY-PREVENT HOMELESSNESS</p>				
<p>Housing Objective-To prevent homelessness through the provision of a high quality homelessness service, which provides preventative advice and options; and for those that are homeless, suitable and decent accommodation; and effective support to prevent the loss of tenancy.</p>				
<p>Key Elements to Objective</p>	<p>OPTIONS</p>	<p>RESOURCE REQUIRED</p>	<p>RISK</p>	<p>RATIONALE- HOW TO PROCEED</p>
<p>Provision of a high quality homelessness service</p>	<p>Extension of opening hours Expand joint working Increased Publicity</p>	<p>AMBER AMBER AMBER/ GREEN</p>	<p>R. Resource and safety implications M. Risk and impact assessment R. Service duplication-uncoordinated delivery M. Openness and honest and appropriate protocols R. Cost and high demand on existing resources M. Additional resources</p>	<p>In order to have a fully accessible service extension of opening hours as well as delivery in new locations is essential. However the process raises potential resource issues and risks for staff. Therefore before this can be undertaken a full implication assessment needs to be undertaken with recommendations We should continue to work with other agencies to address homelessness, developing service agreements and protocols where appropriate Within the current budget additional resources are not likely. However it is important that we maximise awareness of the housing services we offer and should undertake appropriate publicity. The impact on the service should be monitored to ensure that high quality can still be maintained and working with partners to deliver services as efficiently as possible is important We consider that we offer a high quality service and dealing effectively with homelessness should be within the Local Authority function. Research shows that those authorities, which have contracted out the service, are generally not happy with the outcome. We therefore do not feel it is appropriate to follow this course of action but will look to work in partnership with other agencies The tool kit is relatively new and further resources unlikely to be allocated. Equally before there is any expansion it is important to assess the effectiveness of the current items within the tool kit to ensure we are making best use of resources</p>
<p>Effective preventative and support</p>	<p>Contract out the homelessness service Extend homelessness prevention toolkit</p>	<p>AMBER GREEN</p>	<p>R. Quality and impartiality of the service and meeting our statutory obligations M. Monitoring procedures</p>	<p>R. Ineffective prevention tools M. Monitoring of outcomes</p>

Suitable and decent accommodation	Increase number of high quality leased units by 50% 4/5 houses Louth and Mablethorpe	AMBER	R. Failure to meet B&B targets without provision M. Proceed with option	The delivery of an additional 5 units can be achieved with existing resources and should not place undue demands on staff. We are also appointing a Homelessness Accommodation Liaison Officer (HALO) to deal with the day to day running of the leased units .
Effective support to prevent tenancy breakdown	Expand the service as a response to need	GREEN	R. Overstretching service and loss of quality M. Limited expansion and service monitoring	The current housing support service is working at capacity in terms of the number of clients. Publicity is important to ensure that those that are most vulnerable are aware of the service, and consideration should be given to creative ways of delivering the service to maximise the benefit to those who are vulnerable
CORPORATE OBJECTIVE/HOUSING PRIORITY- IMPROVE THE QUALITY OF HOUSING				
Housing Objective-To provide safe, secure, resource efficient and decent home across tenures by providing high quality new build housing, improving the quality of homes in the private sector and regulating and enforcing legislative quality standards				
Key Elements to Objective	OPTIONS	RESOURCE REQUIRED	RISK	RATIONALE- HOW TO PROCEED
Improving quality in new build	In house research	LOW	Accuracy of information and scope of task within existing resources	The importance of collecting correct and accurate information on which to base future action cannot be overstated. Therefore it is appropriate to incur a high resource implication by appointing an external consultancy.
Improving quality in the private sector-	Increasing the expenditure on housing renewal grants./Re allocation of existing grant budget	HIGH	R. Vulnerable households remain in poor quality accommodation M. Monitor grant uptake to ensure it is addressing serious needs	Any further resource allocation to the grant budget is not likely. Therefore the option here is to re allocate funding to each grant category within the overall budget. This will not be undertaken immediately as the new health and safety-rating system is set to come into force in October 2005, changing the options for grant delivery for example targeting it at the most vulnerable groups. Therefore we should examine our options for grants after an initial assessment of the impact of the new HSRS. Expansion of the handy-man service which could undertake smaller works
Improving quality in the private sector- housing enforcement	Mandatory and volunteering licensing of HMOs Working in partnership with landlords accreditation	AMBER/ GREEN	R. Resource implications of licensing M. Prioritisation and joint working where possible	Mandatory licensing of larger HMOs is not optional. We have the option to licence smaller HMOs, which is something we would like to do if resources permit. Again we should assess the impact of the HSRS system before making formal changes. We can work in partnership with private landlords to encourage them to set up and run a voluntary accreditation scheme, which means that resources can be targeted at those landlords, which flout legislation.

<p>Improving quality in the private sector-energy efficiency</p>	<p>Continue and expand service to occupants of existing homes. Encourage and influence higher levels of efficiency in new build housing</p>	<p>AMBER/ GREEN</p>	<p>R. Fuel poverty and associated ill health. M. Improve knowledge of the issues</p>	<p>We have limited resources to deliver improvements on our own therefore joint working with developers and RSLs is vital. We can also increase publicity and promote awareness of funding opportunities.</p>
<p>Improving quality in the private sector-bring empty homes back into use</p>	<p>Bringing empty homes back into use is a national target and makes best use of resources. However options arise from how to do it. A range are available from advice, funding to compulsory purchase</p>	<p>AMBER</p>	<p>R. Limited ELDC resources for grants R. Time implication in pursuing CPOs and EDMOs within existing staff M. Realistic targeting prioritisation</p>	<p>The authority must balance its available housing regeneration resources over a number of requirements including DFGs, renovation grants for those living in unfit standards. Therefore there are limits to how much funding is available for empty property grants and it is not realistic to predict an increase at this stage. Therefore the main methods available are through publicity and awareness raising with owners, targeting empty homes as part of the affordable housing programme for purchase and conversion, rent assist schemes for vacant properties to let, management orders and compulsory purchase. These solutions have to be used appropriately to the extend of the problem.</p>

THE EAST LINDSEY DISTRICT



Louth Area Office



Part-time Office,
Holton le Clay



Mablethorpe Area Office



Alford Part-time Office



Skegness Area Office



Horncastle Area Office



Spilsby Area Office



Council Headquarters at Tedder Hall
Manby Park, near Louth

HOUSING ADVICE SURGERIES

Tedder Hall headquarters, Manby (01507) 601111

Louth Area Office, Cannon Street (01507) 617300
Surgery Tuesday 9.00 am - 4.00 pm

Mablethorpe Area Office, Victoria Road (01507) 474300
Surgery Monday 9.00 am - 4.00 pm

Skegness Area Office, North Parade (01754) 897400
Daily (exc Thursday) 9.00 am - 4.30 pm

Spilsby Area Office, Halton Road (01790) 755700
Surgery Friday 9.00 am - 12 noon

Horncastle Area Office, Boston Road (01507) 528200
Surgery Wednesday 9.00 am - 4.00 pm

Holton le Clay (Peppercorn Walk), Tattershall (The HIVE Centre),
Wragby (Old Grammar School Way) & Alford (Market Place) Part-time
Offices - contact Tedder Hall for appointment (01507) 601111

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