



East Lindsey DISTRICT COUNCIL

Executive Summary

Housing Strategy
2005-10

*'Giving everyone the opportunity
of a decent and affordable home'*



PRISTATOME JUMS EAST LINDSEY APYLINK S TARYBOS 2005-2010 APGYVENDINIMO STRATEGIJ

Mes norime, kad šis dokumentas būtų Jums prieinamas, kad ir kokie būtų Jūsų poreikiai

KITI FORMATAI

Jei Jums reikia šio dokumento santraukos

- ◀ Stambiu šriftu
- ◀ Audio juostoje
- ◀ Kita kalba

Kreipkitės Apgyvendinimo Strategijos Grupę (Housing Strategy Team), ir mes Jums ją pateiksime reikiamu formatu.

WITAMY OSOBY ZAINTERESOWANE STRATEGIĄ DOTYCZĄ C POLITYKI MIESZKANIOWEJ NA LATA 2005-2010 OKRĄGOWEJ RADY OBSZARU WSCHODNIEGO LINDSEY.

Naszym celem jest zapewnienie publicznego dostępu do ww. dokumentu niezależnie od Państwa aktualnych potrzeb

INNE DOSTĘPNE FORMATY

Jeśli chcecie Państwo uzyskać dostęp do streszczenia wykonawczego wyżej wspomnianego dokumentu

- ◀ dużym drukiem
- ◀ na taśmie audio
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Prosimy o kontakt z Zespołem ds. Mieszkaniowych, a podejmiemy kroki w celu udostępnienia Państwu dokumentu w wymaganym przez Państwa formacie.

BEM-VINDO À ESTRATÉGIA DE HABITAÇÃO DO EAST LINDSEY DISTRICT COUNCIL PARA 2005-2010

Queremos que este documento seja acessível para si, sejam quais forem as suas necessidades

FORMATOS ALTERNATIVOS

Caso necessite do Sumário Executivo deste documento em

- ◀ Letra grande
- ◀ Cassete de áudio
- ◀ Outra língua

Queira contactar a Housing Strategy Team (Equipa de Estratégia de Habitação) e providenciaremos um exemplar no formato que pretender.

EAST LINDSEY 2005-2010

Executive Summary

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(Housing Strategy Team),

EAST LINDSEY BELDE BELED YES 'N N 2005-2010 YILLARI ARASI KONUT STRATEJISINI SUNUYORUZ

Bu belgeyi Türkçe ya da büyük harflerle basılmış olarak okuyabilir, isterseniz kasetçalarda dinleyebilirsiniz.

ÇE TL EKLE VE FORMATLARDA

Bu belgenin Yöneticiler için Özet bölümünü (Executive Summary)

- ◀ büyük harflerle basılmış olarak
- ◀ Teyp kaseti şeklinde
- ◀ Türkçe ya da başka bir dilde edinebilirsiniz.

Konut Stratejisi Ekibi'ne (Housing Strategy Team) başvurursanız, personelimiz bu belgeyi istediğiniz formatta almanız için gerekli girişimlerde bulunacaktır.

Welcome to East Lindsey District Council's 2005-10 Housing Strategy Executive Summary

We want this document to be accessible to you regardless of your needs.

ALTERNATIVE FORMATS

If you require this Executive Summary in:

- large print
- audio tape
- another language

Please contact the Housing Strategy Team who will arrange to provide it in the format you want.

CLARIFICATION

We have written the summary in plain language where possible. Abbreviations and technical words are explained in the glossary at the back of the main Housing Strategy. If you want to discuss or need clarification on anything, please contact the Housing Strategy Team.

COMMENTS/ COMPLIMENTS / COMPLAINTS

In producing the strategy, we consulted widely. But we welcome further comments. Whether you think the points in the strategy are right or wrong, please tell the Strategy Team.

THE HOUSING STRATEGY TEAM

Steve Priestley, Housing Strategy & Development Team Leader

Val Molendo, Senior Enabling Officer

Rebecca Briggs, Research Officer

East Lindsey District Council

Tedder Hall

Manby Park

Manby

LOUTH

LN11 8UP

Telephone: 01507 601111 or

Fax: 01507 328412

Email: stephen.priestley@e-lindsey.gov.uk

val.molendo@e-lindsey.gov.uk

East Lindsey District Council's Housing Strategy 2005-10 EXECUTIVE SUMMARY

Giving everyone the opportunity of a decent and affordable home

1.0 Introduction

A place to call home is vital to most people. It is the bedrock upon which we build our lives, a place we can feel safe and secure, to relax, to pursue our interests and to raise a family. A home is also the base from which we engage with the community.



2.0 Our Housing Strategy

We seek to improve the quality of life and opportunities for all in our district, so housing is a priority. The Council has four corporate objectives for housing: enable more homes to be affordable; improve the quality of housing; prevent homelessness; and improve the accessibility of housing. We will work with partners at a national, regional and local level as well as investing our own resources to make these objectives a reality.

Our Housing Strategy explains how we will do this. It describes the issues, what we are doing, what we need to do and the targets we set ourselves. It will ensure that we address the most significant challenges in the district.



3.0 Housing Issues

What are the key national and regional issues?

- The need to create sustainable communities - vibrant places where people want to live and will continue to want to live.
- The need for more affordable housing.
- Improving housing quality so the 'Decent Homes Standards' is achieved in both the social housing and private housing sectors.
- Housing choice / accessibility for all.
- Prevention of homelessness.

What are the key housing issues in East Lindsey?

- Very high demand for affordable housing (over 5000 households on the housing register).
- A lack of affordable homes (only 11% of the housing stock).
- Massive increases in property prices.
- High homelessness.
- Poor quality housing in the private sector.
- The limited accessibility of housing to meet the needs of an ageing population, those with health problems and those with special needs.

4.0 Our Housing Strategy aim -

'Giving everyone the opportunity of a decent and affordable home'

Why is this our aim?

This is an ambitious long-term aim, which summarises everything our housing service is trying to achieve for the individual. It acknowledges national and local issues and shows that we intend to be inclusive of all. It also connects directly to our corporate housing aim.



5.0 What are our priorities and why?

Our priorities are taken from the corporate strategy's housing objectives. They are the things we will focus our resources on to achieve our housing aim.

These are:

PRIORITY 1: ENABLE MORE AFFORDABLE HOMES



Why is this a priority?

- Affordable housing is a key part of helping communities to be sustainable – in other words, to be stable, balanced and crime-free places where people want to live.
- The lack of affordable housing is a national, regional, county and district problem.
- East Lindsey has only half the England average of affordable housing and over 5000 households on the housing register.
- We have experienced dramatic rises in house prices over the last 5 years. Our low-wage economy is making homes unaffordable to increasing numbers of people. Currently the average house price is nearly 8 times the average income in the district.

How will achieving this priority help us achieve our aim?

- People can only live in homes if they can afford them.
- Increasing the number of affordable homes will mean that people who cannot afford to buy on the private market can still have good-quality housing that meets their needs.

What are our objectives (key things we want to achieve) under this priority?

We want to increase the development of high-quality, sustainable affordable housing that:

- meets local needs
- makes best use of available resources
- encourages innovation, and
- ensures that we achieve as many wider benefits as possible in relation to our other corporate priorities (known as 'adding value').

Why do we have these objectives?

- Increasing the supply of housing alone is not enough.
- Development must be sustainable, meaning that housing is built where it is needed and in the right quantity.

- Our resources are limited so we want to maximise what we achieve by making best use of them.
- Innovation and 'added value' improve the quality for the customer and for the environment.
- Housing is linked to our other corporate objectives such as reduction of crime and increased employment, which is 'added value' if we achieve them.

Summary of action plan targets

(Our targets are how we measure how successful we have been in achieving our priorities)

Our targets are:

- 200 more affordable homes through the East Lindsey Housing Capital Programme by November 2008.
- A minimum of 200 more affordable homes funded by the Housing Corporation Affordable Housing Programme (AHP) for 2006-08 by April 2006.
- 186 homes delivered by Registered Social Landlord partners as part of 2004-06 AHP programme by March 2007.
- 75 plots for affordable housing negotiated on private development sites by March 2008.
- To investigate the need for and bid for a construction training centre by January 2006.
- To investigate opportunities to deliver other corporate priorities by February 2006.
- To research the need for housing in rural and black and minority ethnic communities and for key workers by March 2006.

PRIORITY 2: IMPROVE THE QUALITY OF HOUSING

Why is this a priority?

- Achieving the Decent Homes Standard in the private and social rented sector are requirements of Government.
- Housing quality and decent homes are identified as important national, regional and county issues.
- East Lindsey has a high proportion of housing in the private sector, much of which is poor quality.
- We want to ensure that we have decent homes in East Lindsey across all kinds of tenure (rented, owned etc).
- Poor-quality housing affects the health and well-being of our population.

How will this priority help us achieve our aim?

- To offer the opportunity of a decent home we have to improve the quality of housing which is in poor condition.

What are our objectives under this priority?

To provide safe, secure, resource-efficient and decent homes across tenures by providing high-quality newbuild housing, improving the quality of homes in the private sector, and regulating and enforcing the quality standards stated in law.

Why do we have these objectives?

- The quality of a house depends mainly on its physical condition.
- Housing quality also extends to how homes are managed, and whether they are warm and affordable to heat. Quality issues are relevant to all kinds of housing whether it is in the private or social rented sector.
- Achieving these objectives will ensure we tackle the full range of housing quality issues.



Summary of action plan targets

- 380 homes in the private sector improved by March 2007 through grants and law-enforcement work.
- Annual monitoring of the Decent Homes Standard as it applies to registered social landlords.
- 100 homes improved through the handyman service by March 2006.
- To review our housing renewal grant policy by October 2006.
- To review our affordable warmth strategy by August 2005.
- To achieve five 'empty dwelling management orders' by March 2007.
- 150 parish councils to receive energy efficiency advice by June 2007.

PRIORITY 3: TO PREVENT HOMELESSNESS

Why is this a priority?

- The loss of your home is one of the most distressing and disrupting things that could happen.
- Homelessness is an issue of national importance and as stated by Government, has no place in vibrant, healthy and sustainable communities.
- Prevention is important at the regional and local level.
- East Lindsey has major homelessness problems, which increased steadily up to 2003-04.
- Seasonal employment and a high reliance on the private rented sector for accommodation means many people do not feel they have long-term security in their home.



How will this priority help us achieve our aim?

- By preventing homelessness we are helping people to stay in their own homes. If they do become homeless, we can help them get a decent and affordable home as quickly as possible.

What are our objectives under this priority?

- To prevent homelessness by providing:
 - * a high-quality homelessness service
 - * preventative advice, and
 - * appropriate housing options.
- To provide suitable and decent accommodation for those who become homeless.
- To provide effective support to prevent loss of tenancy.

Why do we have these objectives?

- Homelessness can be prevented by good-quality advice. We need to provide options for people faced with homelessness to resolve their particular problems.
- Realistically we cannot prevent everyone becoming homeless so we must provide suitable accommodation for those who do.
- For some people housing support is vital to prevent them breaking their tenancy agreements and repeatedly becoming homeless.

Summary of action plan targets

- To investigate and trial alternative ways of giving housing advice by September 2006.
- To set up a procedure to monitor our homelessness toolkit and complete a review by June 2006.
- To provide five additional leased units to further prevent the use of bed-and-breakfast by homeless families by June 2006.
- To research the need for accommodation for people with drug and alcohol problems, a night stop and women's refuge from domestic violence by March 2006.
- To promote, publicise and expand our housing support service by June 2006.
- To achieve an assessment of our Supporting People service at level A by November 2007.

PRIORITY 4: TO IMPROVE THE ACCESSIBILITY OF HOUSING

Why is this a priority?

- The average age of people in East Lindsey is increasing. As people get old they may have difficulty getting in to their own homes and moving around within them.

- A person's individual circumstances may prevent them being able to access a suitable home, for example they may be on a low income or have a disability. Therefore we must understand all our customers' needs so we can help them to get the home they need.
- The accessibility of housing is a national, regional and local issue.
- Housing should always reflect the full range of needs of its users.
- We have a high proportion of residents with health issues.



How will this priority help us achieve our aim?

- If we are to ensure that everyone has the opportunity of a decent home, we must understand and tackle the need for more accessible housing.

What are our objectives under this priority?

- To ensure that everyone has access to an appropriate home, either newly built or adapted.
- To ensure that everyone can get financial help and information regardless of their age, gender, ethnicity, sexuality or special needs.

Why do we have these objectives?

- By providing clear and accurate information, we can help people make informed choices about housing options and access to housing.
- Our customers may need adaptations to a home to address a special or specific need.
- Financial support may be needed so people can obtain a home which meets their needs.
- We will not unfairly discriminate in the way we provide housing services.

Summary of action plan targets

- To investigate the housing needs of our black and minority ethnic population by March 2006.
- To research the effectiveness of shared ownership in the district by March 2006.
- Investigate whether there are other ways (than traditional renting, part buying or buying outright) that we can provide people with an affordable way to occupy a home by March 2006.
- To produce housing leaflets in the five most commonly used languages by November 2005.

- To undertake a customer satisfaction survey of the Housing Benefit service by March 2006.
- To assess the needs of travelling communities by December 2006.
- Housing Benefits service to meet new Department of Works and Pension's performance measures by March 2007.

Summary of the requirements for newly constructed affordable housing 2005-08, aiming to increase its accessibility for a range of users

As part of our plans to deliver more affordable housing in East Lindsey we want to ensure that it is accessible to people with a wide range of needs.

So:

- 5% of new affordable housing; will be 'enhanced disability adapted';
- There will be 20 additional units of mental health supported accommodation;
- 30% of new affordable development will be single-storey accommodation/or specifically designated older people's accommodation; and
- 10% of new affordable housing will be one-bed or one-bed flatted accommodation.

6.0 CONCLUSION

Our Housing Strategy is our plan by which we will measure and monitor our performance and ultimately our success. We will update the document half-way through its life. This will ensure that our priorities and targets are still appropriate and that we are moving toward our aim of everyone having the opportunity of a decent home.

Thank you for taking the time to read this summary.

Notes

THE EAST LINDSEY DISTRICT



Louth Area Office



Part-time Office, Holton le Clay



Mablethorpe Area Office



Alford Part-time Office



Horncastle Area Office



Skegness 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 am - 4 pm | |
| Mablethorpe Area Office, Victoria Road | (01507) 474300 |
| Surgery Monday 9 am - 4 pm | |
| Skegness Area Office, North Parade | (01754) 897400 |
| Daily (except Thursday) 9 am - 4.30 pm | |
| Spilsby Area Office, Halton Road | (01790) 755700 |
| Tuesday 9 am - 12 noon | |
| Horncastle Area Office, Boston Road | (01507) 528200 |
| Wednesday 9 am - 4 pm | |

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

Website: www.e-lindsey.gov.uk