



East Lindsey Housing Strategy

2013-2018

Prologue by Cllr William Gray, Portfolio for the Built Environment

Everyone deserves a roof over their head in a safe and secure environment. It is important that residents have access to homes that are affordable and suitable for their needs. This is a key vision for the Council which forms the basis for this new Housing Strategy.

Two of the Council's key outcomes are that 'housing needs are met by working in partnership with housing providers' and 'individuals and families in need, receive integrated support from ELDC and its partners'. The housing service is fundamental to achieving these outcomes.

Since the last Housing Strategy was published, the Council has worked hard to address the housing needs of residents of East Lindsey. Since 1st April 2008, the Council has prevented 1975 homeless cases, provided 682 decent homes grants and 749 disabled facilities grants.

Since April 2004 the Council has enabled the delivery of over 1000 new affordable homes by working in partnership with Housing Associations. The East Lindsey District received the 5th largest amount of housing grant from the National Affordable Housing Programme from 2006 to 2011, behind Northampton, Kettering, Derby and Leicester. These are all significant achievements and the Council will aim to build on this throughout this new Strategy.

This Housing Strategy highlights the key challenges and priorities for the future of the District's housing services.

With the high number of households on the Housing Register and the limited availability of housing stock it is vital that the Council is proactive and works together with other agencies to help addressing the housing needs of residents of the District.

The Council has identified the following 4 priorities for its housing services:

- Enable the delivery of more affordable homes by working in partnership with housing providers and other key stakeholders
- Improve the quality of housing
- The prevention of homelessness
- Provide support for vulnerable residents in the District.

Since the publication of the last Housing Strategy the Council has made significant steps towards addressing its key priorities but there is still a large amount of work to do. This Housing Strategy details the actions and targets to continue and improve on the positive work that has been carried out so far.

This document shows how we plan to achieve our Corporate objectives and ensure that we reach our long term housing aims.

A handwritten signature in black ink that reads "William Gray". The signature is written in a cursive, slightly slanted style.

Cllr William Gray
Portfolio Holder for the Built Environment

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Chapter 1 - Introduction

East Lindsey covers approximately 700 square miles and has 189 parishes, many of which contain small rural settlements. Only 41 settlements have a population greater than 500 and out of those only four have a population greater than 5,000.

The Census (2011) shows that the District has a population of 136,400. This equates to a population density of 80 people per sq. km.

With 45 miles of coastline, the Coastal Study highlighted that 39% of East Lindsey is in an area of flood risk. A key feature of the East Lindsey coastline is that it is home to upward of 24,000 static caravans.

The table below shows the percentage of households living in each tenure type in the District compared with the rest of the East Midlands.

	East Lindsey	East Midlands
Owner occupied	69.2%	67.3%
Shared ownership	0.8%	0.7%
Social provider	11%	15.8%
Privately rented	17.3%	14.9%
Living rent free	1.7%	1.3%

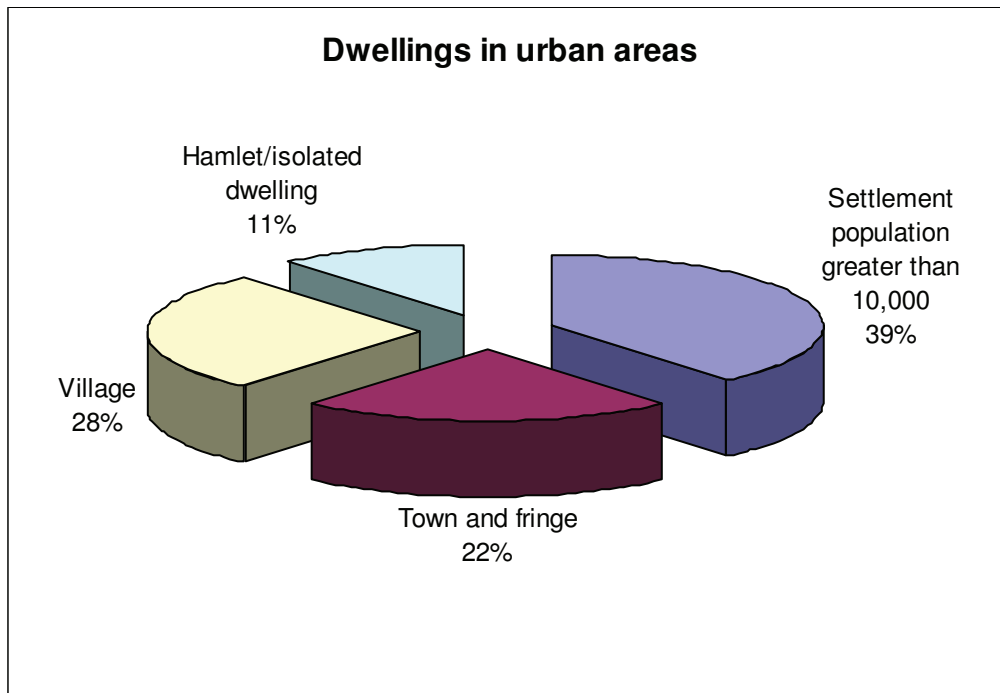
* Source: Census, 2011

East Lindsey has approximately 750 verifiable Houses in Multiple Occupation (HMO) across the District, of which, only 5% are licensable. HMO's are spread across the District but the main concentrations are along the coastal strip, predominately in Skegness.

The District has the 2nd highest level of deprivation across Lincolnshire behind Lincoln City. The table below shows the average score of deprivation for each Lincolnshire District. This is a Population weighted average of the combined scores for the Lower Super Output Areas in each local authority district (Source IMD, 2010).

Area	Average deprivation score
Lincoln City	27.21
East Lindsey	25.45
Boston	24.38
West Lindsey	17.51
South Kesteven	12.65
North Kesteven	10.58
South Holland	16.99

The chart below shows the number of dwellings within different sized settlements in the District.



(Source: Strategic Housing Market Assessment (SHMA, 2011))

Only 39% of dwellings in the District are in settlements with more than 10,000 population, this highlights the rural nature of the District.

There are over 1,000 empty properties across the District and from summer 2012, Local billing authorities were given the power to levy up to the full council tax on second homes, with discretion to maintain a 50% discount, if the billing authority chose to. East Lindsey District Council made the decision that from April 2013 that there will be no Council Tax discount for long term empty properties and there will be a charge of 150% of Council Tax on properties that have been left empty and unoccupied for 2 years. This will hopefully reduce the number of empty properties across the District.

34% of the population in the District is aged over 60, which is above average for the East Midlands. The number of older people wanting to retire to the District is constantly increasing. In particular, retirees are targeting the coast as a destination, combined with the flood risk issues there is a concern around how suitable accommodation can be provided to meet their future needs. The District has the highest proportion of residents aged over 65 and the lowest proportion of residents aged under 25 in Lincolnshire.

Welfare Reform has been introduced as part of the Localism Act. This will have a significant impact on residents across the District for both private and social housing tenants.

Employment in East Lindsey is largely low paid agricultural work or seasonal work within the tourist industry. Due to the rural nature of the District the majority of residents from the smaller settlements would almost certainly have to travel to the larger settlements or out of the District to Grimsby, Lincoln or Boston for employment opportunities. 18% of adults in East Lindsey are currently claiming key out of work benefits. This is higher than the regional average of 14%. *(Source: DWP, May 2012).*

East Lindsey District Council transferred their housing stock to New Linx Housing Trust in 1999 which means that they now manage and maintain the majority of the social housing stock across the District. There are also 9 other Registered Providers who own stock in the District. The Council has a very active housing development programme by working in partnership with Registered Providers to deliver new affordable housing.

Low income levels make the demand for affordable housing extremely high. The District has the 5th largest housing register in the East Midlands only behind Nottingham, Leicester, Northampton and City of Derby. *(Source: ELASH, 2012)*

Despite all of these challenges, the Council continue to be very proactive in addressing the housing needs of residents of the District.

The Council work to assist households to remain in their properties by providing Disabled Facilities Grants and taking enforcement action on property owners to ensure that they are maintained to a suitable standard.

East Lindsey has implemented a very successful 'homeless prevention toolkit' to provide potentially homeless households with a large number of alternative options to prevent them from becoming homeless. This has been achieved by working in partnership with other agencies and organisations such as the Citizens Advice Bureau, the Police and Private Landlords.

The Council has also been successful in applying for funding to run a number of Housing Support Services to support families with a wide range of housing needs. The Housing Support Team can provide support to some of the most vulnerable residents of the District.

These are just some examples of the excellent work that is being carried out in the Housing Team to provide the most suitable and wide ranging options for residents of the District.

Chapter 2 - National, Sub regional and local agenda

2.1 National strategic direction

Laying the foundations: A Housing Strategy for England 2011

The Government's Housing Strategy produced in November 2011, details the national vision to kick-start the housing market and provides a basic foundation for housing in the future. The Strategy also outlines the Government's vision to support quality and choice for tenants and how it plans to improve the environmental and design standards of new and existing properties.

Localism Act – Affordable Rent

The Localism Act, enacted in November 2011, has introduced the power for Councils with their own stock and Housing Associations to charge an affordable rent for their social housing stock. Affordable rent is charged at 80% of open market rent. Housing Associations will charge affordable rent on all new build properties which have received Government funding from the Homes and Communities Agency and an agreed percentage of their re-lets.

Affordable rent will allow a more diverse range of options for people looking for social housing. It will also allow social landlords to provide tenants with a tenancy that will best suit their needs. This will work alongside other measures introduced in the Localism Act to enable greater mobility for social tenants.

Localism Act – Tenancy Strategy

As part of the Localism Act all Local Authorities are required to publish a Tenancy Strategy. The Strategy will give Housing Associations in East Lindsey the priorities and key issues facing the District and set priorities with regard to the tenures that the Council would like to see allocated in the District. The aim of the Strategy is to "*set out the broad objectives to be taken in to consideration by individual social landlords in the area regarding their own policies on the grant and reissue of tenancies.*"

Localism Act - New Homes Bonus

The New Homes Bonus was an initiative bought in by the Government in April 2011. The Bonus match funds the additional council tax generated from the development of new homes and bringing empty properties back in to use every year for a rolling period of 6 years. There is also an increased allocation for every new affordable property that is developed.

Localism Act – Welfare reform

The Welfare Reform Bill was enacted on 16th February 2011. This imposes the biggest changes in the welfare system for over 60 years. The majority of the changes will come in to force in April 2013.

The main elements of the Act are:

- the introduction of Universal Credit to provide a single streamlined benefit that will ensure work always pays
- a stronger approach to reducing fraud and error with tougher penalties for the most serious offences
- a new claimant commitment showing clearly what is expected of claimants while giving protection to those with the greatest needs
- reforms to Disability Living Allowance, through the introduction of the Personal Independence Payment to meet the needs of disabled people today
- creating a fairer approach to Housing Benefit to bring stability to the market and improve incentives to work. This will also include a size criteria meaning that people who under occupy properties will have a reduction in benefits. There will also be a cap on benefits meaning that no household can earn above a set amount of benefits. It is estimated to be £350 per week for a single household and £500 per week for a couple or lone parent.
- driving out abuse of the Social Fund system by giving greater power to local authorities
- reforming Employment and Support Allowance to make the benefit fairer and to ensure that help goes to those with the greatest need
- changes to support a new system of child support which puts the interest of the child first.
- Council Tax Benefit is currently based on rules set centrally. This will be replaced by localised schemes. Local authorities will set up new schemes to support people in their own areas within a 10% reduced budget. This will only affect people of working-age who currently receive Council Tax Benefit.
- Changes to how the Local Housing Allowance is calculated. They will be based on the Consumer Price Index instead of the current market rents
- Crisis Loans when waiting for benefit claims to be processed, and Budgeting Loans are to be replaced by a 'payment on account' system

Localism Act – Housing Allocations Policy

The Localism Act gives Councils greater flexibility on who they allow to join the Housing Waiting List. Local Authorities will be able to set their own criteria for their allocations policy; however they must still have regard to the reasonable preference categories. They will also be able to discharge their homeless duties in to private sector accommodation.

The Act also states that current tenants of social housing who wish to move will no longer have to go through the same process as new tenants.

Local Government Finance Bill - Council tax technical changes

From summer 2012, the Local Government Finance Bill has given the Secretary of State the power to allow billing authorities to levy up to the full council tax on second homes, with discretion to maintain a 50% discount, if the billing authority chooses to.

The same Bill introduces changes to the current exemption classes for council tax which in some cases will allow local authorities to charge 100% of council tax on these properties. They will also allow local authorities to levy an 'empty homes premium' for properties that have been left empty for two years or more. This could be up to 150% of the full council tax.

As part of these changes, it is also assumed that council tax will be paid over 12 months instead of 10 as the norm.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (March 2012) states that the purpose of the document is to set out the Government's planning policies for England and how these are expected to be applied.

It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Revocation of the Regional Plan

One of the key elements of the Localism Act was the revocation of the Regional Plan. This part of the Act has not yet been enacted but is due to be sometime in 2013.

In effect, the responsibility for strategic planning will be devolved down to the local level. The Localism Act does re-emphasise a duty between key partners such as adjoining local authorities and major organisations such as the Environment Agency to co-operate with each other during the plan-making process.

No second night out.

The No Second Night Out Plan was produced by the Government in July 2011. It sets out a vision to ensure that no-one sleeps rough across the

Country for a second night by December 2012. This plan identifies six commitments by the Government to tackle this issue. They are:

- Helping people off the streets
- Helping people to access healthcare
- Helping people in to work
- Reducing bureaucratic burdens
- Increasing local control over investment in services
- Devolving responsibility for tackling homelessness

2.2 County strategic direction

Sustainable Communities Strategy

The Lincolnshire Sustainable Communities Strategy (SCS) 2009-30 sets the vision for the County as "Vibrant communities where people enjoy life."

It has the following vision of what Lincolnshire will look like in 2030:

- Rich diverse environments, heritage and cultures that residents and visitors enjoy
- Vibrant communities where people enjoy life
- Opportunities for good health
- One of the healthiest and most sustainable economies in Europe
- Good connections between people, service, communities and places

Lincolnshire Housing Strategy 2009-2014

The Housing Strategy recognises the shortfall of affordable housing across the County and identifies the following priorities to assist in addressing the Housing needs across the County:

- Increase the supply of affordable housing across Lincolnshire
- Increase the supply of homes in rural communities
- Meet the challenge of our ageing population
- Assist vulnerable households

All of these priorities are relevant to East Lindsey and the Housing Strategy 2013-18 has taken these in to account when determining the future housing priorities for the District.

Lincolnshire County Homelessness strategy

The Lincolnshire County Homelessness Strategy Group (LCHSG) comprises of members of the Homelessness Teams from all 7 Districts in Lincolnshire along with other key agencies who provide information and assistance to homeless households.

The Lincolnshire Homelessness Strategy 2012- 2016 is currently being updated and will highlight priorities to address homelessness for the County

These priorities will be established by carrying out thorough consultation with agencies and service users across Lincolnshire.

Lincolnshire Joint Strategic Needs Assessment (JSNA)

The JSNA process provides an analysis of current and future local health needs across a range of issues. The JSNA is developed using a wide range of quantitative and qualitative data, including user, patient and community views.

The requirement to produce a JSNA has been a statutory duty on county wide local authorities and local NHS since 2007. This duty has been further enhanced by the current Health and Social Care Bill.

The Coalition Government has placed the Joint Strategic Needs Assessment at the heart of its proposals with regard to the future of local health improvement.

Lincolnshire Joint Health and Wellbeing Strategy

NHS Lincolnshire and Lincolnshire County Council have agreed and published the Joint Health and Wellbeing Strategy for Lincolnshire 2013 – 2018.

This is the first Joint Health and Wellbeing Strategy for Lincolnshire. It has been produced by the Lincolnshire Shadow Health and Wellbeing Board and is based on the five priorities identified in the Joint Strategic Needs Assessment for Lincolnshire.

Empty property strategy

The Empty Property Strategy 2010-13 identifies that in 2009 there were 1,518 long term empty properties in East Lindsey which is the highest across the County followed by West Lindsey who have 700 long term empty properties.

The sub-regional strategy highlights aims to:

- Reduce the number of long term empties by District specific targets each year
- Establish a positive relationship with owners of empty properties
- Increase awareness of empty properties across the District
- Help to increase the supply of affordable housing and reduce homelessness
- Add to the number of good quality, energy efficient properties within each District.

East Lindsey District Council are part of a Sub Regional Empty Homes Project who have with regional funding employed two officers to work to bring empty properties back into use. East Lindsey currently share one of the officers with Boston Borough Council on a part time basis.

2.3 Local strategic direction

East Lindsey Community Plan

The East Lindsey Community Plan stems from the Sustainable Communities Strategy for Lincolnshire and sets out a vision that

“East Lindsey is a distinct, dynamic and proud District where organisations and communities work together for a better quality of life.”

The vision describes a District we want to live in and acts as a common goal for us all to work towards over the next 5 years. The Community Plan aims to achieve the vision for East Lindsey taking in to consideration the following principals:

- *Sustainability* – achieving progress in a way that benefits everyone and does not harm the environment, locally, globally both now and in the future
- *Cohesion* – creating mutual respect and appreciation of the similarities and differences that make people unique
- *Engagement* – Involving the public, as individuals or as a community, in policy and service decisions

The key partners and residents within East Lindsey identified 8 priorities which form the basis of the Community Plan.

- Climate change and the environment
- Community safety
- Economic prosperity, education and skills
- Families, children and young people
- Health and well being
- Older people
- Rural services and accessibility
- Lincolnshire coastal action zone.

These priorities closely fit with the Sustainable Communities Strategy for Lincolnshire and have a number of common themes with Boston’s Community Plan. The Community Plan of both districts links with their Council’s Corporate Strategy.

Corporate Strategy 2010/11 – 2013/14

The Corporate Strategy for East Lindsey identifies a number of strategic objectives for the District, which are:

- Enabling people to get actively involved in their community
- Improving equality of opportunity and life chances
- Contributing to environmental sustainability and adapting to climate change
- Developing and nurturing the character and viability of our towns, villages and rural areas.

“Housing needs are met by working in partnership with housing providers” and “provide services to members of the community who are the most vulnerable and require help to meet basic needs” are key outcomes of the strategic objectives.

East Lindsey Local Plan

It is anticipated that the Council will produce a draft Core Strategy in November 2012. One of the key objectives of the plan is that by 2028 there will be “Quality affordable and open market housing to meet the differing needs of the District’s residents”.

The Core Strategy will have a policy which supports affordable housing across the District and offers a range of delivery mechanisms for those delivering affordable housing.

Coastal pathfinder project – Hidden coastal communities in caravans

Research into caravan communities in the District has been carried out by Sheffield Hallam University on behalf of the Council. This was one of the Lincolnshire Coastal Pathfinder projects.

The research examined the hidden communities living in static caravans and chalets along the coast of East Lindsey in order to try and establish where people were living, what was their status (employment status, health, household make up etc.), what period of time they spent in the caravan/chalet during the year, and how many people were living in caravans/chalets as their main residence. The project also examined why residents chose to live in this type of accommodation rather than bricks and mortar housing and from where they originate.

The findings of the research provided evidence that longer-term living on East Lindsey’s coastal caravan sites has increased over the last ten to fifteen years and the 2011 Census of Population is likely to under-record caravan residents by a figure in the region of 6,600 long term residents (i.e. spending several months per year in a caravan). Of these, about 2,700 are full-time East Lindsey residents and should be counted as such.

The research highlighted that most residents have opted to live in a caravan for very positive reasons, such as a preference for the lifestyle and the local environment. It is not generally a second-best option.

The report also looked at the impact on local services and benefit claims across along the coastal strip of the District.

Strategic Housing Market Assessment

The Lincolnshire Coastal Strategic Housing Market Assessment (SHMA) was carried out in July 2011 and identifies that there are 1,400 households in housing need in East Lindsey. This means that there are 1,400 households across the District estimated to be unsuitably housed, need to move home and not able to afford to meet their own housing costs.

Local Investment Plan

The Local Investment Plan identifies the key issues for the Lincolnshire Coastal Housing Market Area (East Lindsey and Boston Borough Council) as:

- Flood risk
- Housing need and affordability
- Household issues / vulnerability
- Current housing stock
- Economy

The Local Investment Plan identifies priorities, projects and schemes to be delivered within the Lincolnshire Coastal Housing Market Area.

Stock Condition Survey

Each Local Authority must conduct regular Stock Condition Surveys to provide an accurate picture of the stock in the District. East Lindsey's last Stock Condition Survey was published in April 2010.

The key findings of the survey were:

- There is a higher proportion of housing stock built after 1964 with lower proportions built before that
- The proportion of privately rented dwellings that were built pre 1919, at 35.7% is substantially higher than the authority average of 22.8%
- The stock has higher proportions of detached houses and particularly bungalows (42.2% locally compared with 9% nationally)
- A higher proportion of older residents in the age bands 60 years and over, which has implications for private sector housing policy

due to the potentially greater need for support typically associated with older households

- The proportion of households who had been resident for up to 5 years (48.7%) is higher than the national average (36%).
- Average incomes are well below those reported in the EHCS 2005 (including when adjusted for inflation) with the proportions of households with low incomes (less than £15,000) being substantially higher than nationally.
- The proportion of households that have an income of less than £15,000 is 58.2%, which compares to 26% nationally.
- Benefit receipt at 31% is well above the national average of 17%

East Lindsey Gypsy and Traveller Accommodation Assessment (GTAA) 2012

Ark Housing Consultancy (ARK) carried out the GTAA for East Lindsey. This assessment looked at the housing needs of Gypsies, Travellers and Show people. The aim of the study was to carry out 25 interviews with the relevant groups in the District. ARK managed to carry out 33 in the time period allocated. The GTAA highlighted that East Lindsey has an existing shortfall and needs to consider the provision in the next 5 years to meet the following requirements:

- Stopping pitches – 20 (spread across three locations and available from Easter through until the end of the summer season.)
- Permanent pitches – 0-7 (dependent on the delivery of a current site with planning permission)
- Show peoples pitches – 6 (depended on the outcome of a current planning application)

Chapter 5 in the Councils Draft Core Strategy in the Local Plan sets out the Strategy for delivery of the identified need and any further need as it arises through the 15 year lifetime of the plan.

The GTAA also recommends that the Council carry out the bi-annual caravan count to ensure an up to date picture of the numbers of Gypsies travellers and show people in the District.

Chapter 3 – Key achievements

The following chapter details the main achievements within each service area since the publication of the last Housing Strategy.

3.1 Housing Advice and homelessness

The Homeless Team have provided advice to the 2667 households that contacted the Council for homeless advice between 1st April 2008 and 31st March 2012.

Out of the 2667 households, 331 households were accepted as having a statutory homeless duty. A further 1975 homeless cases were prevented through assistance from the Council.

The Housing Advice Team carry out approximately 1,000 Housing Options interviews per year to provide advice to households who consider themselves threatened with homelessness.

Over 1300 applicants have been assisted to obtain suitable and safe accommodation in the private sector between 1st April 2008 and 31st March 2012.

More than 50 domestic abuse victims have been helped to remain in their own home by providing security measures to provide additional protection. Some other clients fleeing domestic abuse chose to move into the refuge.

Since the last Housing Strategy was produced in 2005, the Council has reduced the number of Households in temporary accommodation from 148 on 1st April 2005 to 28 on 31st March 2012. This is a significant achievement and exceeds the government target to reduce the number of households in temporary accommodation by 50%.

The Housing Register has changed from a points based system to choice based lettings. The management of the register has transferred to our partner housing association, New Linx Housing Trust. The majority of social housing providers within our district now advertise their vacant properties through the scheme which offers applicants more choice.

The CORE lettings report (June 2012) states that 2,866 households have been rehoused in social rented housing in East Lindsey since April 2008.

3.2 Housing Support

The Housing Support Team provide intensive support to 11 vulnerable households and general support to 139 vulnerable families at any one time as well as providing intensive support to 4 young people with complex needs who are homeless or at risk of homelessness.

The team are currently operating 2 pilot schemes, one for homeless 16 and 17 year olds and one which is shortly ending for people where possession proceedings have already commenced. In addition there is a team based in Grantham supporting 130 families at any one time across South Kesteven.

All the Housing Support Services above have been validated as 'A' status recognised for excellence by Lincolnshire County Council in all 5 objectives:

- Assessment and support planning
- Security, health and safety
- Safeguarding and protection from abuse
- Fair access, diversity and inclusion
- Client involvement and empowerment

The Housing Support Team have made a significant difference to the lives of a large number of residents across the District.

Between April 2010 and March 2011 The Housing Support Team:

- Supported 78 cases to avoid eviction at Skegness Court
- Signed off 761 families and individuals across East Lindsey with all their housing related needs met
- Supported 160 people to access education, training or paid employment.
- Supported 176 cases to be involved in their community
- Supported 344 cases to maximise their income
- Supported 455 cases to reduce debt

Between April 2011 and March 2012 The Housing Support Team:

- 15 rough sleepers were supported into accommodation and also 8 single people sleeping between friend's sofas were supported to access accommodation, to meet their needs.
- 58 charitable grants applications were successful, from a wide range of sources, local and national.

These charitable grants are used to reduce the impact of homelessness and have included educational grants for hairdressing equipment and grants for white goods where there are children and arrears.

The grants were awarded from the following different organisations:

Louth and District Help for Homeless
Furnichurch
Louisa Dickinson Trust
Utility companies' Trust Funds
Soldier, Sailor and Airforce Family Association Fund
Frank Buttle Trust
Ralph Parrish Trust
Vicars Relief Fund
Family Trust Fund

3.3 Private Sector Housing

The Housing Standards and Housing Grants Teams have continued to improve the quality of housing across the district, with enforcement action and grant assistance respectively.

Between 1st April 2008 and 31st March 2012 the Housing Standards Team has used enforcement action to remove Category 1 hazards from 529 homes, and will continue to do so to ensure that tenants in the private rented sector are kept safe in their homes. This has been accompanied by the work of the Housing Grants Team who administered £1.9 million of government funding over the last 4 years, to ensure that the most vulnerable households in the district are living in Decent Homes.

The Housing Grants Team has also assisted 749 disabled residents in the district with adaptations to their properties to meet their medical need, at a cost of over £4.8 million between 1st April 2008 and 31st March 2012. As part of this, 123 Disabled Facilities Grants have been awarded in deprived wards between 1st April 2009 and 31st March 2012.

3.4 Housing Strategy and Development

At January 2013, the Council's Housing Capital Programme completed and let a total of 461 properties since it began in November 2004. Out of these units, 41 were specialist units including properties for people with learning disabilities, a women's refuge and properties for people with physical disabilities.

The Housing Capital Programme has also developed one property to Code level 5 for Sustainable Homes. This property won the LABC Building Excellence Awards 2011 for 'Best individual dwelling'. It was also a finalist in the RTPI, Browne Jacobson Special Award for the 'Best Affordable Housing Scheme' and a finalist at the Sustainable Housing Awards 2011 for 'Low Energy social housing project of the year'.

65% of the properties developed were allocated to people living in the town or village of development or a surrounding parish and 95.6% of properties were allocated to residents of East Lindsey.

The Council has also enabled the delivery of 568 additional units of affordable housing through other funding sources between 1st April 2004 and 31st January 2013. An additional 7 households have been assisted through the Mortgage Rescue Scheme which has also increased the housing stock. These units are over and above what has been delivered through the Housing Capital Programme. The other funding sources included developer contributions, National Affordable Housing Programme, and Housing Association funded developments.

Between November 2004 and 31st January 2013, the Council has enabled the delivery of 1,036 new affordable homes. This figure only includes the properties that have been completed and let to new tenants. These properties are all owned and managed by Registered Providers. The Council will continue to work with Registered Providers over the coming years to deliver further affordable housing across the District.

Chapter 4 – Key issues in East Lindsey

East Lindsey has a number of unique characteristics which contribute to difficulties for residents when trying to access suitable accommodation in the District.

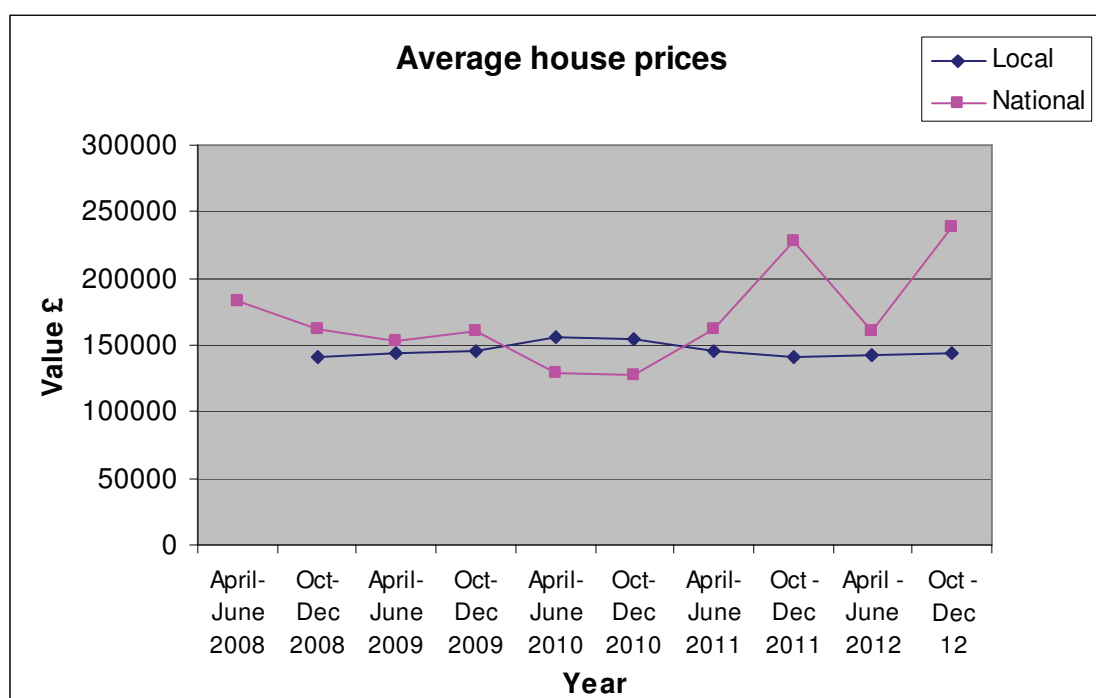
The key housing issues facing East Lindsey residents are:

- Affordability
- Housing demand
- Access to facilities and services and support networks
- Flood risk
- Increasing elderly population
- Fuel poverty

4.1 Affordability

- House prices

House prices in the District are relatively low in comparison to the rest of the East Midlands region and the country however along with the lower house prices are low incomes making affordability very challenging.



Source: Land Registry, Feb 2013.

The Annual Survey of Hours and Earnings (2011) identifies that average gross weekly earnings in East Lindsey were £391.

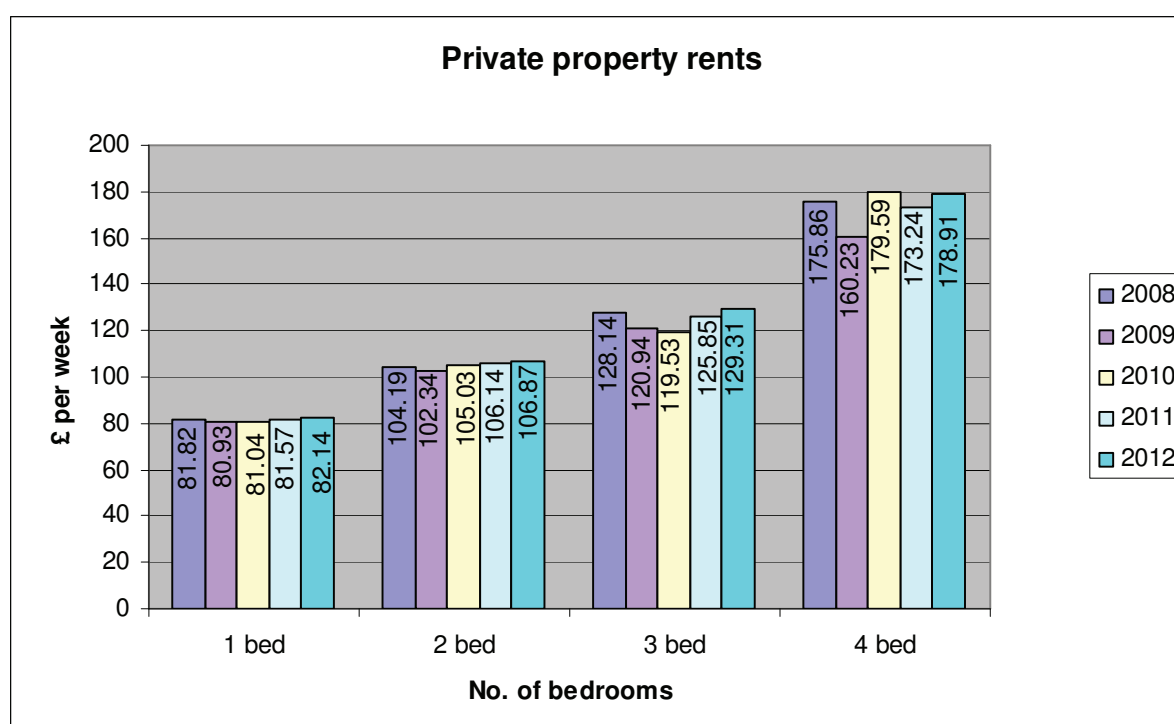
The table below shows the affordability of properties by considering the average income in comparison to the average property price for the District.

Average gross weekly earnings 2011	£391
Average gross annual earnings	£20,332
Suggested affordable property price (3.5 times the annual gross earnings)	£71,162
Average property price – terraced property (Oct – Dec 2012)	£93,715

CLG guidance on affordability (2007) states that a single earner household can afford to buy a home if it is 3.5 times their annual gross income. In East Lindsey the average ratio is approximately 4.6 times the average income, therefore meaning that the average property is unaffordable for residents of the District.

- Private property rents

The chart below shows the private property rents across the District since 2008. These are an average across all property types.



Source: Rent Assist list, 2012

Private property rents in East Lindsey have remained fairly consistent for the last few years.

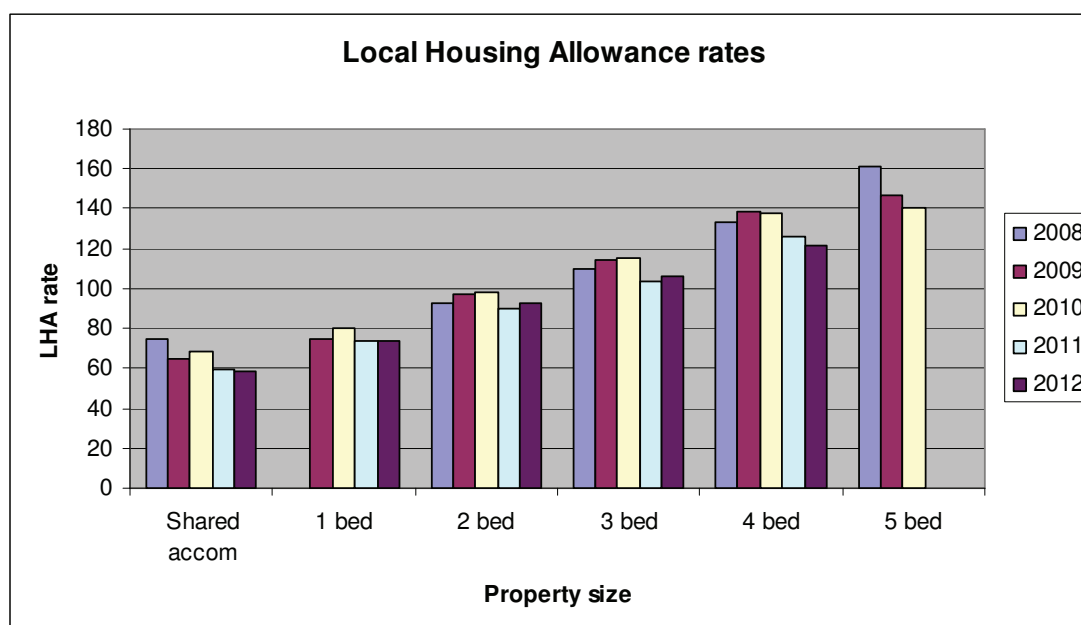
The Stock Condition Survey 2009 highlights that 49.8% of residents living in private rented accommodation are in receipt of Housing Benefit.

- Local Housing Allowance (LHA Rates)

The Local Housing Allowance (LHA) is the rate that is used to calculate the amount of money that housing benefits can pay towards the rent on a private property.

East Lindsey is split in to four different sections for the Local Housing Allowance but the largest area is covered by the 'Wolds and Coast' LHA rate.

The chart below shows how the LHA rate has changed in the Wolds and Coastal area since March 2008.



Source: Direct.gov.uk, 2012.

- Social rent

The table below shows the average social rents by year for general needs properties in East Lindsey.

	2005	2006	2007	2008	2009	2010	2011	2012
1 Bed	£51.89	£53.24	£55.34	£57.46	£61.47	£62.31	£65.36	£68.98
2 Bed	£58.31	£59.82	£62.20	£65.33	£68.76	£68.40	£71.86	£76.50
3+ Bed	£61.19	£64.94	£67.76	£72.06	£75.95	£74.02	£77.56	£83.43
Average	£58.07	£60.33	£62.63	£66.26	£69.68	£69.13	£72.79	£77.34

Source: CORE lettings report, 2013

The average social rent in East Lindsey has risen by over 33% since 2005. The average rent will also continue to increase in the social sector with the introduction of affordable rent.

- Income and employment levels

The ONS annual population survey (October 11 – September 12) highlights that East Lindsey (69.4%) has a slightly lower percentage of residents who are in employment compared to the East Midlands (71.3%) and Great Britain (70.5%). This could be partly due to a large amount of the employment across East Lindsey being seasonal in the tourism industry leading to increased unemployment levels during the winter months.

The table below shows the level of employment by occupation in East Lindsey compared to the East Midlands and Great Britain. The figures are shown as a percentage of those in employment:

	East Lindsey	East Midlands	Great Britain
Managers, directors, senior officials, professional occupations, associate professionals and technical	44.5%	39.3%	43.7%
Administrative, secretarial, skilled trades and occupations	22.7%	22.4%	21.7%
Caring, leisure, other service occupations, sales and customer service occupations	10.5%	17.2%	17.3%
Process plant and machine operatives and elementary occupations	22.3%	21.0%	17.3%

Source: Annual population survey (Oct 11 – Sept 12)

The table shows that there are a slightly higher number of residents in elementary occupations which would result in a larger number of residents in the District on low incomes. This helps to explain the high demand for affordable housing.

24% of East Lindsey residents have been recorded by the ONS annual population survey (October 11 – September 12) as being economically inactive in comparison to 22.2% across the East Midlands and 23.3% nationally. This contributes to the high demand for affordable housing in the District.

East Lindsey has some very deprived areas within its boundary which increase the need for affordable housing.

The Indices of Deprivation (2010) show that the main areas of overall deprivation in East Lindsey are:

- St Clements Ward, Skegness (ranked 1,524 most deprived out of 32,482)
- Scarborough Ward, Skegness (ranked 1,532 most deprived out of 32,482)
- Ingoldmells (ranked 1,997 most deprived out of 32,482)
- Mablethorpe East Ward (ranked 2,015 most deprived out of 32,482)
- Chapel St Leonards (ranked 2,436 most deprived out of 32,482)

The Indices of Deprivation also provides information on deprived areas regarding Barriers to Housing and Services. East Lindsey areas have much higher levels of deprivation in relation to this indicator.

The top five most deprived areas in relation to Barriers to Housing and Services are:

- Mareham Le Fen (ranked 179 most deprived out of 32,482)
- Roughton (ranked 196 most deprived out of 32,482)
- Ludford (ranked 208 most deprived out of 32,482)
- Halton Holegate (ranked 223 most deprived out of 32,482)
- Skidbrooke with Saltfleet Haven (ranked 237 most deprived out of 32,482)

Based on this information, it is unsurprising that there is a high demand for affordable housing across the District.

4.2 Housing Demand

- The Housing Register

East Lindsey continues to have high numbers of households on the Housing Register. The waiting list has increased significantly over the last year partly due to the merger of the Council's waiting list with New Linx Housing Trust's list therefore the current demand for accommodation in the District stands at 4,820 (*Stock demand December 12*). There is a high demand for all types of accommodation across the District with the highest demand for 1 bed ground floor accommodation.

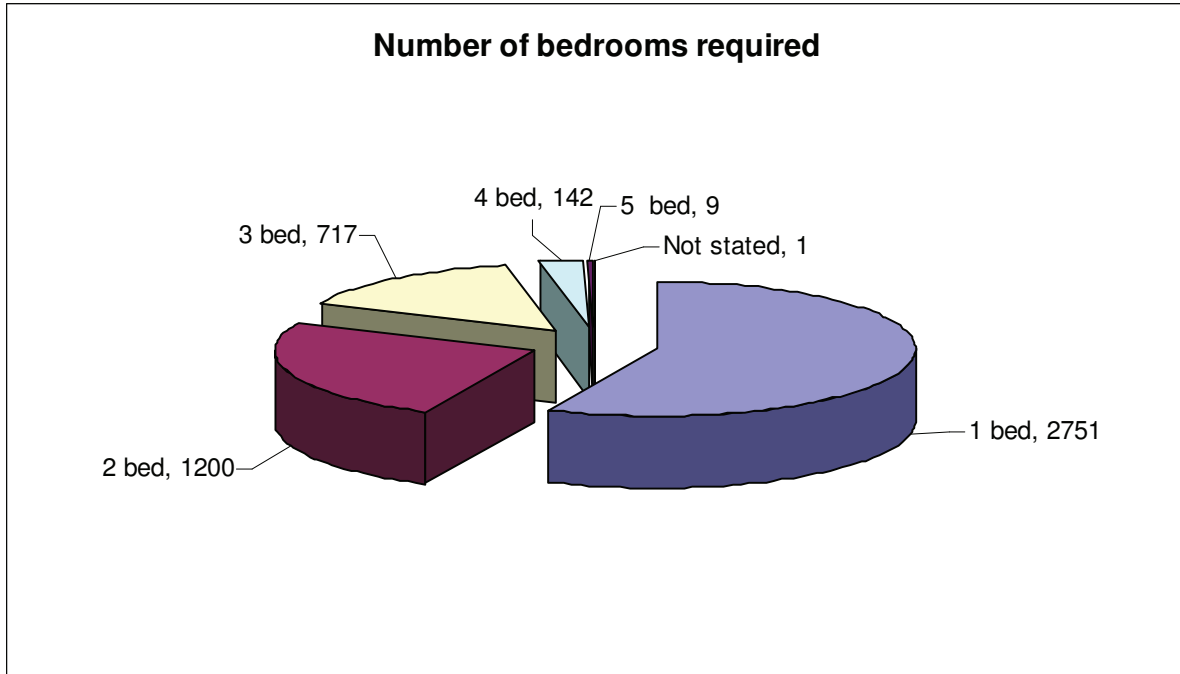
The table below shows the number of households within each band on the Housing Register.

Priority Band	No. of households on the register
Band 1+	22
Band 1	434
Band 2	1390
Band 3	1675
Band 4	1298
Not banded	1
TOTAL	4,820

*Source: Housing Register, December 12

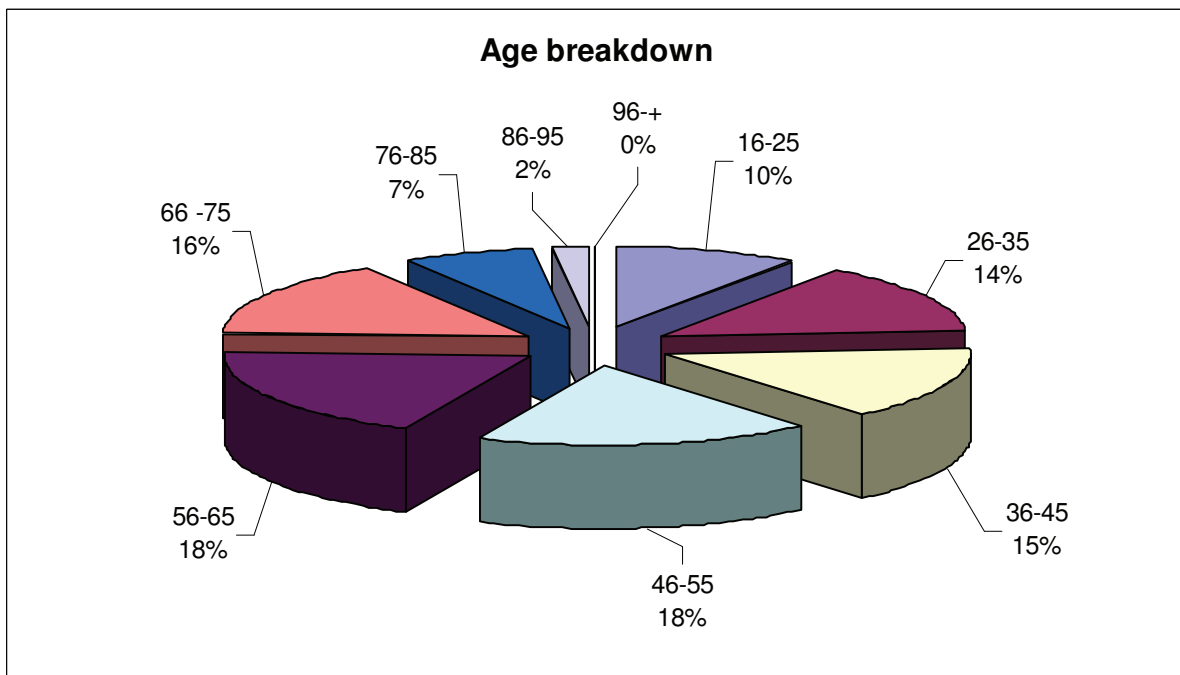
There are currently 6,972 social housing properties in East Lindsey giving a ratio of 0.69 demand compared to number of properties i.e. there is 0.69 applicants requiring each property.

The chart below shows the number of bedrooms required by applicants on the housing register.



Source: Housing Register -December 12

The chart below shows the age breakdown of the main applicant on the housing register.



Source: Housing Register - December 12

There are currently 1,145 applicants on the housing register who were under 35. Out of these households, 270 are single applicants. These 270 households will only be eligible to the shared room rate as a result of the Welfare Reform. This is going to have a significant impact on their ability to afford a property. This equates to almost 6% of the demand on the Housing Register.

Medical needs

2,142 applicants on the housing register require ground floor accommodation.

The following table shows the medical needs of households on the housing register.

	Number of applicants	Percentage of households on the register
Low medical need	616	12.8%
Medium medical need	80	1.66%
High medical need	610	12.66%

The medical needs of applicants are fully assessed and the relevant banding is awarded based on their need and the suitability of their existing property.

The development of new affordable housing helps to reduce the need for Disabled Facilities Grants in the future. Appropriate affordable housing can also help to support the health and wellbeing of residents.

Current tenure

The table below shows the current tenure of households on the housing register. This also provides information on an applicant's reason for joining the housing register.

Current tenure / reason for application	No. of applicants
Other	697
Private rented	1450
Rented from Housing Association/Council	1215
Owner occupier	500
Living with parents	226
Lodging with friends	128
Caravan	106
NFA	71

Hostel/B&B	72
Overcrowded	70
Move on it from residential or supported	25
Tied tenancy	31
difficulty paying rent or mortgage	85
Homeless/threatened with homelessness	51
current new linx tenant	48
Notice or court action from landlord	14
Prison	7
Hospital	8
Domestic violence	4
Possession order	5
Armed forces	5
Court eviction order	2

There are a large number of households currently living in Council or Housing Association properties. These households are not all in East Lindsey however there may be a significant number who are. These households may be eligible for the Governments new initiative of enabling a central scheme to transfer applicants between Council or Housing Association properties.

- Lettings

The table below shows the number of lettings carried out in East Lindsey each year since 2006.

Year	General needs	Supported housing	Total
2006/07	514	226	740
2007/08	460	314	774
2008/09	515	286	801
2009/10	574	238	812
2010/11	447	307	754
2011/12	283	216	499
Total	2793	1587	4380

Source: (CORE lettings report 2012)

The 2011/12 figures appear low because currently not all of the information is available from CORE.

With a high demand identified on the Housing Register the number of lettings within the District falls significantly below the numbers required to reduce the number of households on the Register.

4.3 Access to facilities and services and support networks

The sparsely populated nature of the District means that access to public transport can be very limited. Skegness and Wainfleet are the only two settlements with a train station and in some of the smaller rural settlements there are very restricted bus routes.

The limitations of public transport add to the difficulties faced by residents living in rural settlements and this must be considered when developing and allocating affordable housing to ensure that people are not going to be isolated from their support networks.

4.4 Flood risk

39% of East Lindsey is affected by flood risk which causes significant difficulties when trying to develop new housing in these locations because all housing has to be built to include flood mitigation measures. The coastal settlements make up a large part of the demand on the housing register with over 1,591 households applying to live in Skegness and a further 476 choosing Mablethorpe.

East Lindsey is also affected by fluvial flood risk issues especially in Louth and Horncastle and also in many of the smaller villages.

The inclusion of flood mitigation measures in new development are almost certain to increase building costs and may impact upon development viability. This may make the delivery of development in areas of high flood risk problematic however East Lindsey is able to consider development in the remaining areas of the District which are not affected by flood risk.

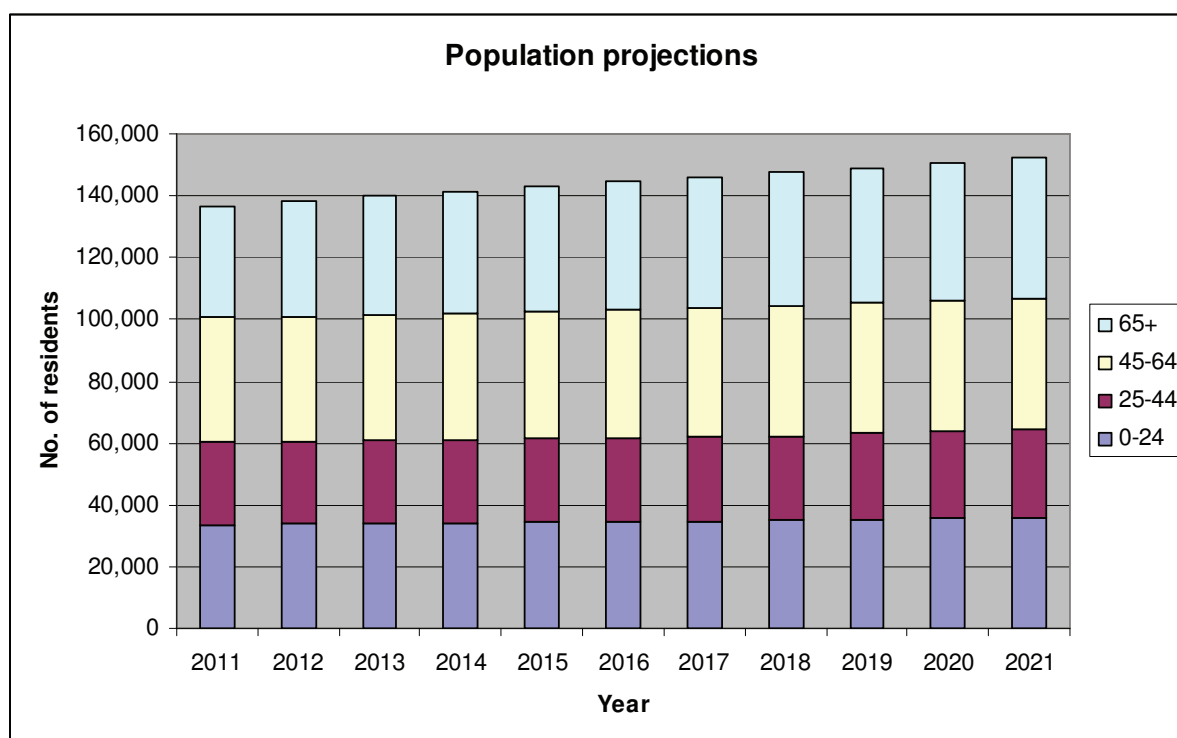
Flood risk issues in the District can lead to concerns over property insurance, however to date this has not caused restrictions on development.

In the future it is likely that there will be limited housing development along the coast, therefore the Housing Strategy needs to consider the implications of this for the rest of the District and aim to ensure the housing needs of the residents along the coast can still be met.

4.5 Increasing elderly population

The Office of National Statistics (2011) predicts that the total population in East Lindsey is going to rise by 15,557 between 2011 and 2021, which equates to an 11.4% increase.

The chart below shows the predicted age breakdown of residents of East Lindsey between 2011 and 2021.



Source: Office of National Statistics, 2012 (Population estimates, September 2011)

The ONS (2011) predict that the population aged over 65 is likely to rise from 35,776 to 45,432 between 2011 and 2021. Future housing in the District needs to take account of the anticipated increase of 9,656 elderly people. This is over 61% of the predicted population increase for the District.

4.6 Quality of housing

44.5% of all private sector housing stock across East Lindsey is classed as non decent compared to 35.3% across England.

The East Lindsey Stock Condition Survey (2009) suggests that it would cost a total of £128.1million to bring all of the dwellings across the District up to a good standard. This figure does not take account of longer term maintenance. The report estimates that it would cost approximately £5,000 per dwelling to bring them up to a good standard.

From 1st April 2008 until 31st December 2012, ELDC has assisted 656 vulnerable households to bring their homes up to a 'Decent Standard', at a cost to the Council of £1,956,001.

4.7 Fuel Poverty

East Lindsey has the highest percentage of households in fuel poverty at 38% compared to 16% across the rest of the East Midlands. *Source: Housing Stock Condition Survey 2009.*

The Stock Condition Survey (2009) states that it would cost approximately £13.7 million to remedy the 18,000 owner occupied properties in fuel poverty.

Fuel poverty occurs when a household needs to spend more than 10% of its income on home energy bills.

Factors influencing fuel poverty include:

- Low income
- Poor levels of insulation in the home
- Inefficient heating systems
- The size of the property and under occupation
- The price of fuel

The County Council has recently completed a 'Tackling Fuel Poverty in Lincolnshire Task and Finish Scrutiny Review' to look at impact of fuel poverty on the residents of the District.

Currently, there is a winter fuel payment available to help with the cost of heating over the winter months, however this may be subject to change in the future.

Usually, applicants would qualify for Winter Fuel Payment if:

- they were born on or before 5 July 1951 (winter 2012 to 2013 - this date changes every year)
- they normally live in the UK throughout the week of 17 to 23 September 2012

Chapter 5 - Our priorities

After careful consideration of the key issues and statistics across East Lindsey, the following priorities have been identified to address the housing needs of residents.

- **Enable the delivery of more affordable homes by working in partnership with housing providers and other key stakeholders.**

This priority will concentrate on the key issues of affordability, meeting the demand for housing, flood risk and addressing the increasing elderly population.

- **Improve the quality of housing**

This priority will concentrate on the key issues of the quality of housing in the District and fuel poverty across all tenure types.

- **The prevention of homelessness**

This priority will concentrate on the key issue of affordability in the District which can lead to increased levels of homelessness.

- **Provide support for vulnerable residents in the District**

This priority will concentrate on the key issues of accessing facilities, services and support networks, fuel poverty

These priorities closely link with the Council's priorities detailed in the Corporate Strategy.

Chapter 6 – Priority 1 - Enable the delivery of more affordable homes by working in partnership with housing providers and other key stakeholders.

6.1 Introduction

The key issues identified in Chapter 4 highlight the increasing house prices and the ever increasing demand for affordable housing on the housing register. This priority links closely with the Corporate Strategy's outcome of "Housing needs are met by working in partnership with housing providers".

6.2 Housing Strategy and Development Team

The Housing Strategy and Development Section work closely with the housing department to meet the needs of residents of the District. The Housing Strategy team work to enable the delivery of affordable housing across the District. They also carry out research in to the current and future needs of residents of the District to ensure that housing services are meeting the needs of residents.

With the high number of applicants on the housing register it is becoming increasingly important to ensure that affordable housing delivery continues in to the future.

The Housing Strategy and Development Team work with a number of different Housing Associations to deliver affordable housing. The Council has a partnership with Waterloo Housing Group to deliver the Housing Capital Programme but a number of other providers operate in the District to deliver units agreed through Section 106 planning obligations. The Housing Strategy and Development Team are also working with other providers who operate in the District to identify other methods of delivery to increase the number of affordable homes across the District.

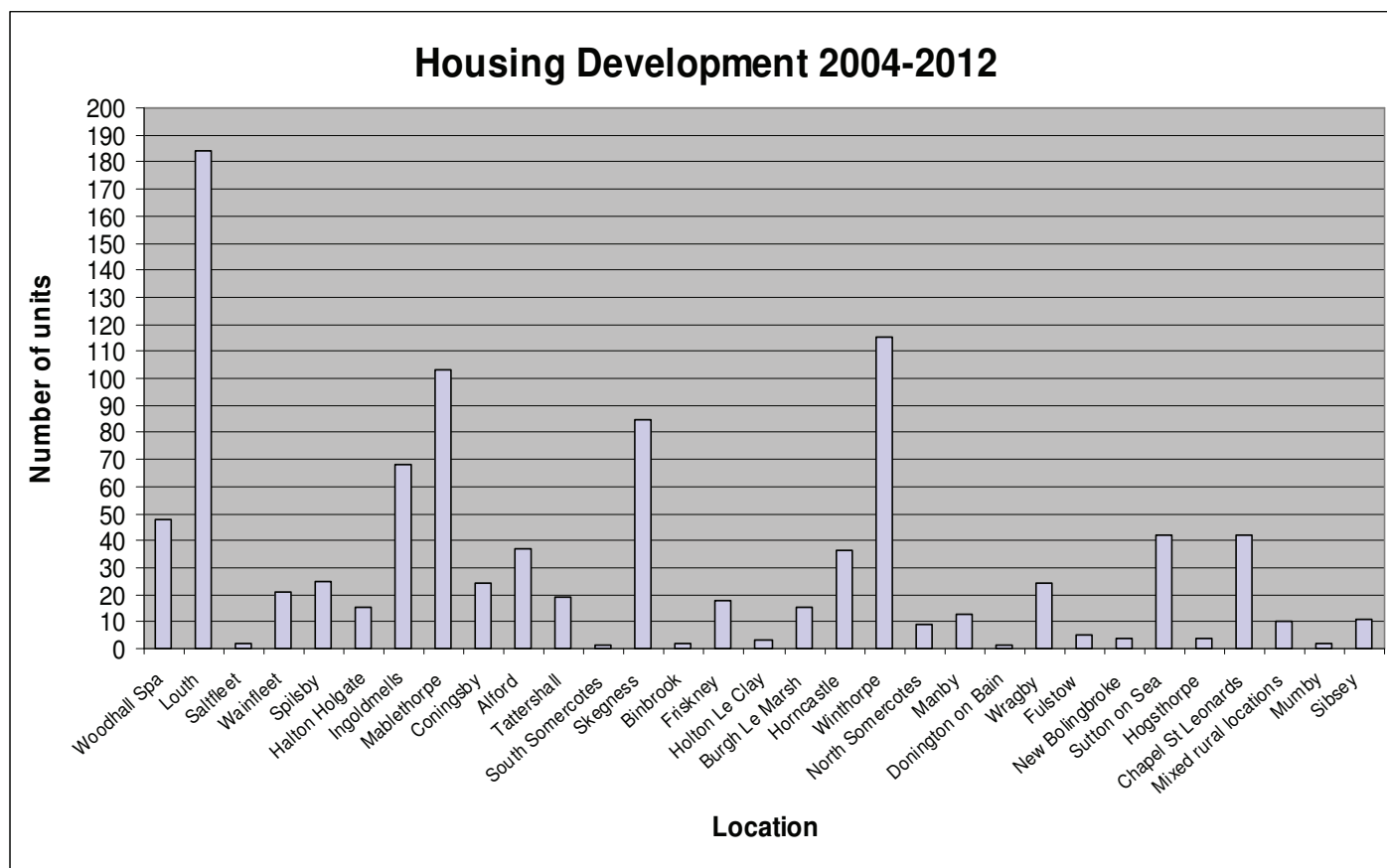
The table below shows the number of new affordable homes that have been built and occupied in East Lindsey over the last 8 years and the funding method that has been used.

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13 to date
Housing Capital Programme*	0	0	41	38	187	72	56	42	25
Other sources of funding (including Section 106)	27	176	74	32	100	125	18	4	12
Total	27	176	115	70	287	197	74	46	37

In addition to these units 7 households have also been assisted through the Mortgage Rescue Scheme.

A total of 1,036 new affordable homes have been developed in East Lindsey since April 2004.

The chart below shows where the new properties have been built to date since April 2004.



The development of these new properties has helped to contribute to the economy by using local contractors, suppliers and employing apprentices. Affordable housing also contributes to creating sustainable communities by providing good quality housing that is affordable and helps to improve the sense of well being within the community.

Almost all affordable homes are built to Code level 3 for Sustainable Homes which helps towards reducing fuel poverty across the District. This also helps to reduce energy bills for residents moving in to the properties who are potentially on low incomes.

6.3 Housing Capital Programme (HCP)

The HCP began in 2004 when the Council allocated £4 million of capital funding over 4 years. The aim was to facilitate the delivery of 200 new

affordable homes, through cash, land or other appropriate support to meet the large identified need on the Council's Housing Register.

The Council work in partnership with New Linx Housing Trust (part of Waterloo Housing Group) to deliver the Housing Capital Programme. This is coordinated through the Programme Delivery Group who oversee the delivery of the programme. The group is made up of senior representatives from each organisation and any other relevant stakeholders.

Both Waterloo and the Council have been committed to utilising the HCP to lever in additional funds at every opportunity, to deliver significantly in excess of the original target of 200 properties. As a result, the partnership has been able to work with the Homes and Communities Agency (previously the Housing Corporation) to joint fund schemes through the National Affordable Housing Programme (NAHP). So far the partnership has generated approximately £12million of NAHP funding.

The Council invested a further £1.1 million resulting in the completion and allocation of 463 new affordable homes to date (*February 2013*) since the initial programme began 2004. This phase of the programme is still ongoing and by the end of September 2013 the Housing Capital Programme will have delivered a minimum of 500 units of affordable housing. This has been possible through leveraging in additional grant funding from the Homes and Communities Agency and the financial commitment from the Council.

In February 2012 the Council invested a further £2.52 million from April 2012 to March 2015. This will enable the delivery of 210 new affordable homes in the District in partnership with Waterloo Housing Group. These new properties will be spread across the District in areas of affordable housing demand.

Based on a total allocation of £7,625,000 and the delivery of 728 properties by the end of the programme, East Lindsey will have provided an average grant rate of £10,474 per property.

The Council has throughout the HCP process, always been keen to ensure that affordable housing development is more than just building houses, the additionality that came with the partnership with Waterloo has been as important as the development process. It has also helped to keep local contractors and suppliers in employment by bringing forward stalled sites.

As part of the HCP, the Council try to ensure that the developer incorporates any potential adaptations for the physically disabled at the build stage to assist in reducing the requirements for Disabled Facilities Grants in the future.

Not only does affordable housing provide accommodation for those in housing need, it also has a major economic benefit in the District. As part

of the Council's Housing Capital Programme, local contractors and suppliers are used. These contractors also provide employment and training opportunities but appointing a number of apprentices to work on the schemes.

The table below shows the economic benefits which were generated by the HCP between November 2004 and May 2012.

	May 2012	By April 2015
New dwellings	444	728
Direct economic impact	£44,844,000	£73,528,000
Overall economic impact	£116,594,400	£191,172,800
HCA funding	£17,762,700	£24,482,700
LA investment	£5,105,000	£7,625,000
Direct employment	124.3 jobs	171.4 jobs
Indirect employment	88.8 jobs	122.4 jobs
Overall employment	213.1 jobs	293.8 jobs
Committed sums paid to ELDC or LCC	£100,000 approx	£100,000 approx
Sale of ELDC assets – income generated to ELDC	£1,889,000	£2,459,000
Council Tax generated	£470,000 per year	TBC depending on property types
New Homes Bonus generated for East Lindsey	N/A	£2,954,354 Total payment over 6 years

Source: Researching the economic benefits of the Housing Capital Programme (September 2012)

6.4 Section 106 affordable housing

When a private developer is granted planning permission to develop 25 or more units of housing, the Council require them to provide a set percentage of them for affordable housing. This percentage varies depending on the number of applicants on the housing register for the particular area. The thresholds and percentages are due to change in the future with the introduction of the Core Strategy. Due to the current economic climate and the reduction in open market properties being developed, the number of units being provided in this manner has decreased over recent years. Recent Government Guidance requires Local Authorities to consider viability as part of any S106 negotiations. The Council have invested in a Viability Toolkit and will consider the requirements of affordable housing, including number of units and tenure that will enable a scheme to remain viable. This will be decided as part of a full viability assessment.

6.5 Local connection criteria

With the high demand on the housing register it is important to ensure that local residents in housing need are a priority. As a result of this wherever possible the Council will implement a local connection criteria

(Appendix B) on planning applications for affordable housing. This is implemented on all first and subsequent lettings. Priority is given to residents who live in the settlement and if no suitable tenant is available a cascade approach is taken by looking at residents in the surrounding settlements and then East Lindsey as a whole. There may be the potential to amend the local connection criteria in the future following the Government's changes in the allocations policy. This change will enable the authority to limit who can join the housing register which could enable the refusal of applicants who have no local connection to the district.

6.6 Rural affordable housing

Rural affordable housing is a key issue across the whole of the District. The Council are part of the Living Lincolnshire group who work to address the housing needs in rural areas. Living Lincolnshire comprises of the seven District Councils, Community Lincs, the Homes and Communities Agency and the local Housing Associations. The group was formed as a result of a target within the Lincolnshire Housing Strategy 2009-14 with the aim to increase the delivery of affordable housing across the County. Living Lincolnshire is currently looking at a number of strategic options to increase affordable housing delivery.

The Council also work with local Parish Councils to identify housing needs in rural areas and carry out housing needs surveys. If a housing need is identified the Parish Council is given the opportunity to work with the Council and Housing Association to help design a scheme to meet the needs of residents.

6.7 Affordable housing on the coast

The Coastal Policy in the draft Local Plan identifies that because of the threat of flood risk unconstrained housing growth with its associated increase in population cannot be justified along the coastal strip of the District. As at the 1st March 2012 there were 1205 existing commitments in the area. These are sites with planning permission that have not started or are on site but not completed. Affordable housing or housing for vulnerable groups will still be permitted because the coastal policy recognises that there will still be a need for affordable housing despite the risk of flooding. These groups are outlined in more detail in Chapter 8 of this document. Any affordable housing development along the coast will be subject to the local connection criteria detailed in appendix B.

6.8 Single Plot Exceptions Supplementary Planning Document (SPD)

The Council recognise that affordable housing is not suitable for a large number of residents of the District. However, there are still a number of residents who aspire to become owner-occupiers but are unable to do so

because of the high house prices combined with low income levels. This has led the Council to introduce a Single Plot Exceptions SPD. This positive planning policy enables people living in small rural settlements to build their own affordable home. The properties are restricted to local people and at less than market value (approximately 60%) to ensure that they remain affordable for residents of the village in future. This SPD has now been adopted through the Council's approval process.

6.9 Housing Research

A key priority for the Housing Strategy Team is to identify areas for improvement in housing services and what residents would need to be able to meet their housing needs. The Housing Strategy Team has carried out a number of research projects over the last four years including:

- The housing needs of elderly people

This survey highlighted that a large number of elderly people on the housing register are living in unsuitable accommodation. It also showed that their main preference would be for 2 bedroom bungalows. The coastal areas have the highest number of elderly people, with the majority living or wanting to live in Skegness.

The survey recommended that additional work is carried out with current social housing tenants to be able to transfer them to more suitable accommodation which would also free up family accommodation. It also highlighted that elderly people would benefit from being provided with further information on energy efficiency measures.

- The housing needs of migrant workers

Due to the very small percentage of migrant workers living in East Lindsey, this research only received a very limited response rate. The research recommended that the survey is carried out again in the future in an alternative format but in the meantime the Housing Strategy Team will work to ensure that housing services are publicised to migrant workers to enable them to access housing services if they need to.

The Housing Strategy Team will also assess the impact of migration from Bulgaria and Romania in East Lindsey when the restrictions on work are lifted.

- The housing needs of minority religious groups

East Lindsey has a very small number of minority religious residents and therefore the response rate from the survey was very low. Work was carried out to look at what information and services were being provided in other areas where there is a larger population of minority religious groups. The survey highlighted that residents in East Lindsey felt the current housing services were suitable for their needs.

- The housing needs of black and minority ethnic groups

The black and minority ethnic (BME) group research highlighted that the number of BME applicants on the housing register is gradually increasing. The majority of respondents to the survey stated that their current property was suitable for their needs.

- Housing needs surveys for various settlements

The housing register does not always highlight a true picture of housing need in rural settlements because a number of local residents do not put their name on the housing register or choose larger settlements because they feel that there is a greater chance of being rehoused. The Council carry out housing needs surveys in smaller rural settlements to identify whether there is a need in the settlement to assist in making the decision whether the village would benefit from new affordable housing development.

Surveys have been carried out in South Somercotes, Marshchapel, Grainthorpe and Croft so far with a number of surveys planned for the future.

Key considerations in achieving the priority

6.10 High demand for affordable housing

In April 2012, East Lindsey has the 5th largest number of households on the Housing Register in the East Midlands. There are currently 4,820 households on the Housing Register and the demand for affordable housing is likely to increase following the introduction of Welfare Reform. Skegness has 33% of the demand on the housing register followed by Louth with 15% of the demand. The majority of housing need in the District lies within the main towns of Skegness, Louth, Mablethorpe, Horncastle, Ingoldmells and Chapel St Leonards. The Council will aim to work with Housing Associations to address this need but it is important to ensure that the need in rural areas is also considered. The Housing Capital Programme is very successful, however there are still a large number of properties required to meet the high demand in the District. The Housing Capital Programme will enable a split of rural and urban affordable housing to ensure that affordable housing is provided across the District to meet the needs of residents.

6.11 Reduced Government Grant levels

The Homes and Communities Agencies 2011-15 funding programme has significantly reduced the grant funding allocated to Lincolnshire. Only one provider who operates in Lincolnshire was successful in their bid for

funding. This means that the total funding overall has reduced but also the average grant per unit has been reduced making it even more difficult to make an affordable housing scheme financially viable. It is the government's intention is that the reduction in grant should be compensated for by the ability to charge Affordable Rents (80% of market rent). In areas such as East Lindsey, with relatively low market rents, this gap is not filled and the council's support through the Capital Programme is vital. The additional grant invested by the Council means that it is more attractive to Waterloo to develop in East Lindsey as apposed to other areas of Lincolnshire.

6.12 Public sector land assets

East Lindsey have been utilising their land assets to enable the delivery of affordable housing through their Housing Capital for a number of years. A key concern is the limited availability of development land still in the ownership of the Council and the cost to a Housing Association of purchasing this land.

The Council would like to work closely with the County Council to utilise public sector owned land in their ownership. To date this has been challenging but we will continue to look at available land and aim to reach an agreement with the County Council.

6.13 Land costs compared to development costs.

Affordable housing land should be cheaper than open market value. It is vital that land costs are not unrealistic and unaffordable. The viability of sites is becoming increasingly difficulty with aspirational land values and high build costs.

Whilst falling land prices help the viability of affordable housing, they can also have a detrimental effect. Most landowners have a "floor" price below which they will not sell. Due to the low market sale and rental values available on occasion the offer that Registered Providers can make for the land is insufficient to tempt the owner to sell.

These issues combined with reduced grant aid from the Homes and Communities agency makes achieving this target challenging. The Council will consider the viability of sites using a Viability Appraisal Toolkit where appropriate.

6.14 Rural affordable housing

It is becoming increasingly difficult to provide affordable housing due to landowners expectations relating to how much they feel their land is worth and the high costs of development, especially in rural locations. The smaller the number of units developed, the higher the build cost per unit. Often rural developments require large amounts of infrastructure to

make them possible which can drastically increase the development costs. Access to public transport can be very limited in rural areas, which needs to be considered prior to the development of new affordable housing to ensure that vulnerable residents are not being put at greater risk. The Council will work with Housing Associations to overcome these challenges and continue to deliver rural affordable housing. The Council will also aim to involve Parish Council's at a very early stage of discussions for affordable housing in their settlement. We would like to give them the opportunity to work together as a partnership to deliver affordable housing to meet their local needs.

6.15 Flood risk issues

The demand for affordable housing along the coast makes up a large percentage of the Housing Register. A large percentage of this demand is households who require ground floor accommodation. Flood risk prevents the development of new accommodation with ground floor sleeping; therefore it will be extremely challenging to meet this housing need. The main challenges to address this demand are the restraints caused by flood risk issues. The cost of implementing flood risk mitigation measures on new build developments are often also very costly and can mean that a large number of affordable housing schemes are not viable to develop on the coast.

Chapter 7 – Priority 2, Improve the quality of housing

7.1 Introduction

With the increasing elderly population in the District and the large number of empty properties in the District it is a key priority for the Council to improve the quality of housing. This is not just for residents of social housing but will range across all tenures. Fuel poverty and the quality of housing have been identified as key issues within this document. Improving the quality of housing will support the Council's Corporate Strategy Outcome to ensure that "inequalities are reduced in East Lindsey's Communities". The Private Sector Housing Team work hard to improve the quality of housing for residents of East Lindsey. This includes bringing empty properties back in to use, providing Decent Homes and Disabled Facilities Grants and Housing Enforcement.

7.2 Empty Properties

Empty properties are not only a wasted resource in a time of housing need, but have an increasing negative effect on the communities. The following table provides information on the numbers of empty properties in East Lindsey compared to Lincolnshire as a whole, the East Midlands and England.

	Total Vacant Properties	Total Vacant Properties as a % of total Housing Stock	Local Authority	Other Public Sector	Privately Owned vacant Properties	Private Owned properties Vacant for over 6 Months – Long term empty
England	651,993	2.90%	34,555	5,735	611,703	307,001
East Midlands	62,134	3.20%	3,332	591	58,211	29,797
Lincolnshire	10,555	3.30%	186	330	10,039	4,163
East Lindsey	2,698	4.15%	0	87	2,611	1518

(Source - Lincolnshire Empty Homes Strategy 2010-2013 / Housing Strategy Statistical Appendix 2009 return.)

The Council has adopted the Lincolnshire Empty Homes Strategy which has been developed through a countywide Empty Homes Project. The project is concerned with privately owned homes which have been empty for 6 months or more. A lot of properties are empty for legitimate reasons, and the Council appreciate that renovations and sales take time.

The table below shows how the number of empty properties in East Lindsey has changed since 2005.

	Number of empty properties
2006/07	2501
2007/08	2599
2008/09	2698
2009/10	2800
2010/11	1563
2011/12	1381

Source: HSSA return

- Empty property project

The Empty Homes Project will not be able to focus on all empty homes due to the high number of properties and the limited resources available. The Empty Property Officer will look at what can be done about problematic properties, and properties where the owner has no intention of returning a home back in to use. The Council will also offer support to owners who want to do something with their property and may need pointing in the right direction. The Empty Property Officer will also look to see if any new measures can be implemented to encourage property owners of the less problematic properties to bring them back in to use.

Lincs Rural Empty Homes Project

A project has recently been awarded funding by the Homes and Communities Agency across Lincolnshire. It is a venture by Lincolnshire Rural Housing Association in Boston and East Lindsey. The aim of the project is to bring empty properties in rural areas back in to use by leasing them from the owner. Properties will be let to applicants on the Housing Register at an affordable rent. This will allow for payment of the lease, management, future repairs and maintenance and income to bring properties back in to use in the future.

Waterloo Empty Homes Project

The Homes and Communities Agency has also recently allocated funding to Waterloo Housing Group to assist in bringing a minimum of 10 empty properties back in to use over 2 years in East Lindsey. The Council has also committed to allocate up to £20,000 to enable this project to proceed. The principal of this project is very similar to the project being run by Lincs Rural, however Waterloo are concentrating on the more urban settlements to ensure assistance with empty properties covers as much of the District as possible.

7.3 Housing Grants

- Disabled Facilities Grants (DFGs)

DFGs are mandatory means tested grants, under the Housing Grants Construction and Regeneration Act 1996, which provide financial assistance to carry out adaptations to the homes of owner-occupiers and tenants. Grant awards are capped at £30,000 and the types of adaptations range from installing stair-lifts (£2,000 - £3,000) to providing ground floor extensions (up to £30,000). From 1st April 2008 until 31st March 2012, ELDC has assisted 749 households with adaptations, at a cost of £4,819,510. The Council are currently working hard to lobby for additional grant funding to provide Disabled Facilities Grants

There are various stages involved in a Disabled Facilities Grant application. These are:

Receipt of Referral

Referrals are made by Occupational Therapists from Lincolnshire County Council detailing a request for an adaptation. All referrals are assessed for appropriateness prior to being accepted. Although the Occupational Therapists will mark referrals as urgent, for applicants in severe circumstances, referrals are not routinely prioritised in terms of medical need, e.g. access, bathing etc. As such the Council surveys all referrals in order from date of receipt.

Survey

Officers from the Housing Grants Team will visit the property of the applicant to carry out a detailed survey in order to draw up a technical specification of works needed.

Application

Applicants are invited to make a formal application for financial assistance towards the cost of the adaptation. Once the application form, complete with supporting evidence, has been received, the application becomes valid.

Approval

The Council must issue an approval within 6 months of a valid application. The Council may issue with a condition stating that the financial grant award is deferred for up to 12 months.

The types of DFG that are available vary depending on a client's needs. These are assessed by an Occupational Therapist.

The following table shows the different DFG's that have been granted since April 2008. Some applicants may have required more than one adaptation.

	2008/09	2009/10	2010/11	2011/12
Level floor shower	121	116	150	131
Ramp	27	12	20	29
Stairlift	19	16	27	25
Other	35	20	35	32

Funding for DFGs is received from Central Government; however the level of funding does not meet the demand currently being received. In order to meet the demand the Council has had to use money from the capital programme to contribute towards the DFG budget. Over the last 3 years the Council has committed £702,000 from Capital funds in to the DFG programme. The current ELDC capital programme cannot sustain this level of funding into the future and as such alternative solutions need to be considered.

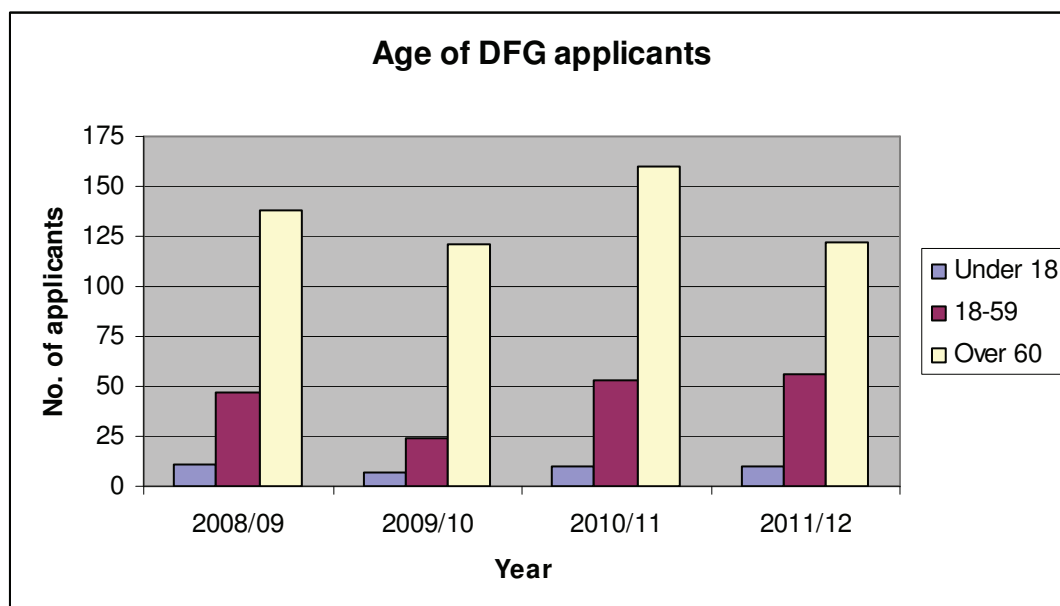
The table below shows the number of Disabled Facilities Grants that have been awarded and the average grant awarded.

	Total grant awarded to ELDC	Number of grants awarded	Average grant per DFG
2008/09	£1,232,659	186	£6,627
2009/10	£1,001,793	152	£6,591
2010/11	£1,333,561	223	£5,980
2011/12	£1,251,497	188	£6,657
TOTAL	£4,819,510	749	£6,435

The Council are working hard to provide DFG assistance to residents across the District. As a result of this, 749 grants have been awarded at an average cost of £6,435 per grant. The cost of each DFG can vary a great deal depending on the type of adaptations that are required. They can range from building an extension to an existing property to installing a stair lift.

With the large elderly population in East Lindsey, it is unsurprising that the highest numbers of Disabled Facilities Grants are allocated to applicants aged over 60.

The chart below shows a breakdown of the age ranges.



The grants can be broken down in to Housing Association and Private Sector.

The following table shows the breakdown of how the grants have been awarded.

	2008/09	2009/10	2010/11	2011/12
New Linx Housing Trust	£389,324 (32%)	£350,577 (35%)	£389,530 (29%)	£390,862 (31%)
Non Housing Association	£843,335 (68%)	£651,216 (65%)	£944,030 (71%)	£860,635 (69%)

Non Housing Association Grants would include all private sector accommodation.

There are a number of deprived areas across the District and the following table shows the number of DFG's that have been provided in deprived wards.

Year	Number of grants awarded
2009/10	37
2010/11	49
2011/12	37

- Decent Homes Grants (DHGs)

A decent home is one that is warm, weatherproof and has reasonably modern facilities. Government defines a home as 'decent' if it meets all of the following four criteria:

- It meets the current statutory minimum standard for housing, which is now the Housing Health and Safety Ratings System (HHSRS) (*see Housing Enforcement*)
- It is in reasonable state of repair
- It has reasonably modern facilities and services
- It provides a reasonable degree of thermal comfort

From 2006 – 2011 the Council received an allocation from Central Government to give financial assistance to vulnerable households, to bring their homes up to the 'Decent Homes Standard'. Although this funding has now ceased, the Council is looking at a range of options in order to continue offering some form of financial assistance to financially vulnerable households.

From 1st April 2008 until 31st March 2012, ELDC has assisted 682 vulnerable households to bring their homes up to a 'Decent Standard', at a cost of £1,902,558.

The Stock Condition Survey (2010) highlights that the primary reasons for properties failing the decent homes standard in East Lindsey are because of serious hazards and thermal comfort.

The table below shows the percentage of private sector dwellings that fail the decent homes standard and the reasons why as a percentage of the total. Please note that dwellings may fail for one or more reasons.

Area Name	Category 1 Hazards	Repair	Lacking Modern Facilities	Thermal Comfort Failure	Total Decent Homes Failures
Coastal Lincolnshire HMA	28.2%	12.0%	2.3%	24.0%	41.8%
East Lindsey	29.7%	12.9%	2.3%	27.2%	44.5%

(Source - Lincolnshire Private Sector House Condition Survey 2009)

42% of private sector properties across the Housing Market Area (HMA) are non decent. The main reasons for failure are because dwellings have HHSRS Category 1 hazards (29%) or have poor thermal comfort (24%).

The HHSRS is made up of 29 hazards in 4 main categories. The table below shows a breakdown of the 29.7% of properties in East Lindsey that fail the Decent Homes Standard because of a category 1 hazard:

Hazard	Percentage
Excess cold	61.2%
Falls on the level	27.5%
Falls on the stairs	20%
Fire	2.7%
Food safety	2.7%
Damp and mould growth	1.9%
Structural collapse	1.7%
Entry by intruders	0.7%
Hot surfaces	0.6%
Collision and entrapment	0.6%
Personal hygiene	0.3%
Carbon monoxide	0.2%
Electrical hazard	0.1%
Lighting	0.1%
Position / op of amenities	0.1%
Domestic hygiene	0.1%
Excess heat	0.1%

The table below shows the number of dwellings with Category 1 hazards in the District.

	Estimated No. of dwellings with Cat 1 hazards	Estimated total cost to bring properties up to standard	No. Cat 1 Hazards resolved within the year as a result of LA action
2006/07	7,500	£8,092,000	38
2007/08	7,539	£8,421,000	92
2008/09	7,481	£8,421,000	58
2009/10	17,000	£26,300,000	120
2010/11	16,847	£26,063,000	153
2011/12	16,649	£25,765,685	198

The following table shows the picture for vulnerable households in non decent dwellings in private sector housing stock.

Area	Vulnerable households in non Decent dwellings	Percent vulnerable households In non decent dwellings	Percent vulnerable households in decent dwellings
East Lindsey	8,800	49.2%	50.8%

(Source- Lincolnshire Private Sector House Condition Survey 2009)

This shows that there are a significant number of vulnerable households in non-decent homes across the HMA.

For the purposes of the Decent Homes Standard, a vulnerable household is defined as those in receipt of any of the benefits listed below:

- Income support
- Housing Benefit
- Council Tax Benefit
- Income based job seekers allowance
- Industrial injuries disablement benefit
- War disablement benefit
- Pension credit
- Working tax credit with a disability element (total income < £15,460)
- Child tax credit (total income < £15,460)

Within East Lindsey 99% of the social housing stock has been brought up to Decent Homes Standard.

The table below shows how the Private Sector Housing Team is working towards addressing the issues.

	2008/09	2009/10	2010/11	2011/12	2012/13
Number of homes made decent	204	218	156	104	21
Total amount of decent homes grant awarded (£)	£561,667	£583,812	£466,941	£290,138	£53,443

A total of 656 decent homes grants have been awarded at a cost to the Council of £1,956,001 between 1st April 2008 and 31st December 2012.

7.4 Housing Enforcement

The Council's Housing Standards Team is responsible for the standard of accommodation within the private sector. Since 2006 the Housing Health and Rating System has been used as a means of identifying faults in dwellings and of evaluating the potential effect of any faults on the health and safety of occupants, visitors, neighbours and passers by. Properties are assessed against 29 potential hazards, including issues such as 'excess cold', 'falls on stairs', 'damp and mould growth' and 'noise'. The likelihood and the severity of the outcome combine to generate a hazard score. Hazard scores are divided into 10 bands the most serious are classed as Category 1 hazards. Councils have a duty to take some enforcement action where Category 1 hazards exist. This evidence based risk assessment system replaced the fitness standard as of April 2006.

The Housing Act 2004 introduced a new definition of a House in Multiple Occupation (HMO). In general terms, a premise will be an HMO if it is one of the following:

- **A shared house** lived in by people who belong to more than one family and who share one or more facilities.
- **A house in bedsits** lived in by people who belong to more than one family and who share one or more facilities.
- **An individual flat** lived in by people who belong to more than one family and who share one or more facilities.
- **A building of self-contained flats** that do not meet 1991 Building Regulation standards.

Due to the increased risks presented by HMO's additional consideration is given to fire safety when applying the Housing Health and Rating System. HMOs are also subject to additional management regulations, in order to ensure that standards are maintained throughout the whole property, including communal areas.

One of the other significant changes introduced by the 2004 Act was the introduction of mandatory licensing for certain HMOs. In general terms, the mandatory licensing requirements only apply to HMOs that:

- Comprise three stories or more;
- Are occupied by at least five persons;
- Are occupied by persons living in two or more single households; and
- comprise of wholly or partly shared facilities, or where the accommodation is not fully self-contained.

The intention of this threshold is to ensure that those HMOs that constitute the greatest fire risk are subject to licensing. As part of the application for a licence, certain prescribed information must be submitted to the Council.

The following table shows the number of HMO's in the District.

	Verifiable HMO's	Estimated HMO's
2006/07	Not recorded	694
2007/08	Not recorded	706
2008/09	750	950
2009/10	750	950
2010/11	750	950
2011/12	750	950

There are approximately 750 HMOs in East Lindsey, the majority of which are in Skegness. Of this number approximately 5% are licensable, all of which are inspected on a routine risk based approach. All of the non-licensable HMOs are only inspected on receipt of a complaint.

7.5 Energy efficiency

The Housing Stock Condition Survey (2010) highlights the following issues in East Lindsey in relation to energy efficiency:

- Fuel poverty is recorded at 40.5% in East Lindsey which is higher than recorded by EHCS in 2006 (11.5%)
- The cost to remedy the 18,000 owner occupied dwellings in fuel poverty is £13.7M

Key considerations in achieving the priority

7.6 Demand for Disabled Facilities Grants

Demand for DFGs in the East Lindsey area continues to be higher than any other district within the county. This is reflected by the level of

funding received from central government, which is substantially higher than any other district in the county, and on a par with the cities of Derby, Nottingham and Leicester.

In recent years Central Government has reviewed the method of allocating funding for DFGs, which has seen a marked increase in the level received by the Council for 2010/11 and 2011/12. However, despite this, the level of funding continues to fall short of the level of budget required to meet the demand in the district. For a number of years the Council has relied on additional funds to be released from the Capital Programme, and receipt of funds from Lincolnshire County Council, to meet the high demand for this type of assistance. This is an unsustainable approach to meeting the demand for this type of assistance, and the Council will continue to lobby Central Government to address this situation.

The DFG programme can make significant savings for local NHS organisations therefore the Council will also continue to lobby them to request funding towards the DFG programme.

7.7 Empty Homes Project

The project is concerned with privately owned homes which have been empty for 6 months or more. A lot of properties are empty for legitimate reasons, and the Council appreciate that renovations and sales take time. The Empty Homes Project will not focus on all empty properties, however we will look at what can be done about problematic properties, and where the owner has no intention of returning a property to use. For some of these properties the most appropriate course of action may involve the Council pursuing an enforced sale or a compulsory purchase. We will also offer support to owners who want to do something with their property and may need pointing in the right direction.

7.8 Houses in Multiple Occupation

All HMOs occupied by five or more persons forming two or more households on three or more floors are required to be licensed under the Housing Act 2004. At present there are 36 licensed HMOs in the district. The Council may choose to introduce a licensing scheme to cover all 750 HMOs in the district, although this will require additional resources in order to implement an extended scheme. The Private Sector Enforcement Strategy 2010-13 has changed the licensing of HMO's from 5 years to every 3 years. This Policy is due to be renewed in 2013.

Chapter 8 – Priority 3, the prevention of homelessness

8.1 Introduction

The Council works hard to ensure that levels of homelessness remain low across the District however due to welfare reforms and the increasing cost of living it is likely that levels will increase in future years. Preventing homelessness is a key priority for the Council to ensure that “inequalities are reduced in East Lindsey’s Communities.” *Corporate Strategy 2010/11-2013/14*

8.2 Housing Advice

In August 2010, East Lindsey transferred the management of the Housing Register to New Linx Housing Trust to enable the implementation of Choice Based Lettings across the District. The majority of properties are let through this scheme which is called Linx Homechoice. The transfer has also enabled the merger of the two main housing registers in the District providing a more streamlined service to applicants requiring social rented or affordable rented housing. The Council are still responsible for the Housing Allocations Policy. The Allocation policy has been updated and places more emphasis on housing need which is helping more people who are threatened with homelessness to secure social housing.

The table below shows the increase in the number of households on the housing register each year since 2008/09:

	Dec 2008	Dec 2009	Dec 2010	Dec 2011	Dec 2012
No. of households on the register	5,505	5,731	7,438	7,676	4,820

The Housing Register increased in 2010/11 due to the merger of the Council and New Linx Housing Trust’s housing registers. Since then, New Linx Housing Trust has been carrying out a review of all households on the Register so the number has recently decreased.

8.3 Homelessness

Homelessness has been a key issue in East Lindsey for many years and the number of households presenting as homeless continues to be higher than most other Lincolnshire Authorities. This is likely to be due to the number of people moving to the coast and not securing long term suitable accommodation.

Anyone who is homeless or at threat of homelessness within the district will be provided with advice and assistance to try and prevent them from

becoming homeless. This will normally be done through a housing options interview at one of the Council offices or over the telephone. Approximately 1000 housing options interviews will take place each year.

Various measures have been implemented to try and prevent people from becoming homeless, which include:

- Rent Assist Scheme
- Safe at Home Scheme
- Mortgage Rescue Scheme
- Fast Track Housing Benefit payments
- Mediation/reconciliation
- Homeless prevention budget
- Citizens Advice Bureau County Court helpdesk
- Citizens Advice Bureau advice service – Debt and Welfare advice
- East Lindsey Nightstop
- Housing Register
- Access to hostels and foyers
- Women’s Refuge
- Rough Sleeper and Single persons Project
- Intensive Housing Support
- General Housing Support
- The Young person project
- Homeless 16/17 year old pilot project

The table below shows the number of households who have approached the Council stating that they are homeless.

	2008/09	2009/10	2010/11	2011/12
No of Homeless enquiries	708	695	556	708

Due the number of prevention tools that have been implemented by the Council, a large number of applicants who make a homeless enquiry do not end up needing to make a homeless application. Despite this, the number of homeless applications across the District still remains high.

The table below shows the number of homeless applications compared to the rest of the County.

	2008/09	2009/10	2010/11
England	112,900	89,120	102,200
Lincolnshire	814	632	692
Boston	146	93	80
East Lindsey	191	152	153
Lincoln	163	100	97
North Kesteven	49	31	34

South Holland	65	62	60
South Kesteven	132	144	201
West Lindsey	68	50	67

The table below shows the number of homeless cases that have been accepted in East Lindsey in comparison to the number of cases where homelessness has been prevented.

	2008/09	2009/10	2010/11	2011/12
Total homeless applications	191	153	153	159
Homeless cases accepted	82	78	73	98
Homeless cases prevented	476	432	513	554

There is very limited provision for emergency homeless accommodation in the district. The Salvation Army Hostel at Witham Lodge in Skegness is the only emergency direct access hostel in the district. Betterlives (previously named St Matthew's) housing projects in Louth and Skegness also provide low level supported accommodation for homeless or people threatened with homelessness. They provide support to residents to enable them to move on and live independently within 2 years. The need for further homeless accommodation will be addressed through the actions within the Strategy.

The Council continue to try and prevent homelessness as a priority. The table below shows the number of homeless preventions compared to the rest of the County.

Authority	2008/09	2009/2010	2010/11
Boston	58	85	179
East Lindsey	322	412	513
City of Lincoln	79	232	363
North Kesteven	196	309	375
South Holland	336	448	406
South Kesteven	125	376	353
West Lindsey	53	110	175
Lincolnshire	1169	1982	2314

Key considerations in achieving the priority

8.4 The Welfare Reform Act

The Welfare Reform Act is having a significant impact on homelessness for a number of reasons. A major concern is the shared room rate because most housing benefit applicants under 35 are now only eligible

for housing benefit to rent a room in shared accommodation. This rate is currently only £58.50 per week for the Wolds and Coast. This will have a major impact across the District due to the large difference in the benefit that an applicant can claim and the limited availability of affordable single persons accommodation in the private sector and the shortage of 1 bedroom social housing.

The shortage of 1 bedroom accommodation is a nationwide problem but the situation in the East Lindsey coastal area is exacerbated by the flood risk position. No ground floor sleeping is allowed, therefore one bed houses rather than flats are required, and these are not cost effective for Registered Providers to build. Multi storey flats with parking and/or storage on the ground floor would help to achieve economies of scale but the prevalent house type in these areas is of single or 2 storey housing.

The Welfare Reform Act has also reduced the Local Housing Allowance rates and further reductions are expected. The result of this will be that housing benefit claimants will only be able to afford 1 in 3 properties in the private sector. Housing Benefit recipients will be expected to find any shortfall in rent which is above the Local Housing Allowance.

From April 2013, a size criteria will apply in the social rented sector replicating the size criteria that applies to Housing Benefit claimants in the private rented sector under the new Local Housing Allowance (LHA) rules.

This means that people living in houses larger than they need (under-occupiers) will have to move to somewhere smaller or make up the difference in rent because their Housing Benefit will be reduced:

- 14% cut in Housing Benefit if you under-occupy by one bedroom
- 25% cut in Housing Benefit if you under-occupy by two or more bedrooms

The assessment of bedroom requirements will be against the same criteria currently used for LHA: a bedroom will be allocated for a single adult or couple; every two children under the age of 10 or each child over 10 if they are different genders.

This is only for working-age people but it is expected to affect 670,000 social sector tenants.

The Welfare Reform Act also placed a cap on the Local Housing Allowance, meaning that households living in a property with 5 or more bedrooms can only claim up to a maximum of 4 beds. This means that applicants have to find any additional shortfall in rent themselves. Universal Credit will also be introduced which will be one single payment for people on benefits who are of working age. This money will be paid directly to the applicant which could result in increased levels of rent

arrears. This benefit will also be capped at £500 to prevent workless families from receiving more than the average working families.

8.5 Localism Act

The Localism Act will enable the Homelessness duty to be discharged into the private sector. This will create greater opportunity to secure homeless people with accommodation reducing the need to use temporary accommodation and reducing the demand for social housing.

The housing register eligibility criteria can also be restricted to give more preference to local people.

8.6 Affordable rent

The introduction of affordable rents into the social sector could have an impact on homelessness because the rents will be higher than the current social rent and it will mean that they could be unaffordable for a larger percentage of low income families. This will be monitored to assess the impact.

8.7 Disposal of social housing stock

Under the Localism Act, Registered Providers are required to dispose of housing stock that is of poor quality or no longer suitable for its purpose. The aim of this is to provide additional funding to enable the delivery of new stock. The impact will be that social housing stock could be sold in smaller rural areas. The Council has agreed a protocol with New Linx Housing Trust to mitigate the potential concerns that this could cause.

8.8 No Second Night Out

The Government has set a target to end rough sleeping by December 2012. The Government's vision is that no-one new to the streets should spend a second night out, no-one should live on the streets, no-one should return to the streets once they have been helped off the streets and no-one should arrive on the streets. This is a key consideration for the Council due to the difficulty that this vision creates. There are a number of rough sleepers who have refused assistance and choose rough sleeping as a way of life which makes them very difficult to engage with.

8.9 Budget constraints

In the current economic climate budget constraints are always a key consideration. The implementation of the Welfare Reform Act and the No Second Night Out policy are likely to place a significant strain on the Council's Housing Service, both in terms of staffing and financial resources.

Chapter 9 – Priority 4, provide support for vulnerable residents in the District

9.1 Introduction

With the sparse nature of East Lindsey it is difficult for vulnerable groups to access the support and services that they need to improve their quality of life. The Council had identified that providing support for vulnerable residents of the District is a key priority for housing services. A key outcome for the Council is to ensure that “individuals and families in need, receive integrated support from ELDC and it’s partners”. *Corporate Strategy 2010/11-2013-14*

9.2 Housing Support

The Housing Support Team are externally funded from a central government fund which is currently distributed by Lincolnshire County Council and work with the most vulnerable clients in East Lindsey homeless or at risk of homelessness to help them with all aspects of their housing related issues.

There are a number of different services within housing support to ensure that support provided is tailored as much as possible to meet the needs or circumstances of the individual or family.

9.3 Intensive Support

The Intensive support team provide support to 11 vulnerable families and individuals with complex needs at any one time, for a short time. The 2 intensive support workers offer crisis intervention to ensure accommodation is accessed or the threat of eviction is mitigated. They also work with the vulnerable households to establish an income when necessary and ensure that required health services e.g. Community Mental Health or drug/alcohol services are on board before passing to General Support for ongoing support to sustain their homes and meet the ‘softer’ outcomes.

9.4 General Support

The general support team provide support to 139 vulnerable families and individuals at risk of homelessness at any one time. Their role is to assist in preventing the household from losing their homes and help to increase their independence. The model of support developed in East Lindsey was recognised for good practice, so ELDC was the provider of choice to deliver the service in South Kesteven to 130 families.

The general support team carry out a holistic needs and risk assessment, including any children's needs which focuses on the following areas:

- *Achieve Economic Well-being*

Maximise Income, Reduce Overall debts, Obtain Paid Work.

- *Enjoy and Achieve*

Participate in training, education, leisure, cultural, faith, informal learning activities, voluntary work or work experience. Gain qualifications; Access external services, groups, friends or family.

- *Be Healthy*

Better manage physical health, mental health, substance misuse issues. Assist people to access aid, adaptations to maintain independent living.

- *Stay Safe*

Maintain accommodation and avoid eviction, complying with statutory orders, manage self-harm, minimise risk of harm from others, avoid causing harm to others

- *Make a positive contribution*

Develop confidence or ability to have greater choice and/or control and /or involvement.

The support worker then works with the household to devise a support plan to meet the families' needs.

9.5 The Young person project

The Young Person Project provides supported housing for 4 young people with complex needs including Care Leavers, aged 16 years to 25 years. These are self contained units that are leased from New Linx Housing Trust and managed by ELDC. Currently the units are situated in Louth and Mablethorpe, to meet local need. The young people are provided with intensive, needs-led support which focuses on enabling the young person to learn the necessary skills to live independently, particularly managing money. From day one the young person is given the responsibility to pay their own utilities' bills and provided with appropriate support to do this. Emphasis is put on training and community involvement e.g. volunteering and work experience.

9.6 Homeless 16/17 yr old pilot project

This was a six month pilot but it has been extended until April 2012 to establish good practice in line with the Countywide Protocol with Children's Services. This is unlikely to be extended with this age group likely to be supported within existing services.

9.7 Vulnerable groups

The following section provides more detailed information on the needs of vulnerable groups in East Lindsey. It also highlights the work that the Council has carried out so far to identify and address their needs.

- Black and minority ethnic (BME) groups

East Lindsey is home to only a very small number of people in black and minority groups; however it doesn't make them any less important. The Council carried out research in to the housing needs of BME groups which showed that the number of households on the housing register from BME groups is gradually increasing. The Census (2001) highlights that only 1.03% of residents in East Lindsey are from a BME group in comparison to 6.51% across the East Midlands. This does not make them any less important.

- Migrant workers

The table below shows the number of National Insurance registrations to non UK nationals since 2002/03 in East Lindsey.

Year	National Insurance Registrations
2002/03	100
2003/04	130
2004/05	370
2005/06	810
2006/07	790
2007/08	640
2008/09	460
2009/10	300
2010/11	370
2011/12	340
TOTAL	4,310

The National Insurance Registration information highlights that over the last 10 years there has been an average of 431 new registrations from non UK nationals in East Lindsey.

At the end of 2009 the Council carried out a survey to identify the housing needs of Migrant Workers. This received a very low response rate which could be partly due to the small percentage of Migrant Workers residing in the District. The majority of respondents stated that they are happy with the accommodation that they are living in.

Further research will be carried out by March 2015 to identify if the housing needs of migrant workers after the new working regulations for Bulgarians and Romanians has been embedded.

- Domestic abuse

In partnership with Waterloo Housing Group the Council, in 2010 enabled the development of a refuge in the District to provide accommodation for women who are fleeing domestic abuse. The provision of the hostel has improved the service that victims of abuse receive. This is partly due to most victims not having to move away from the area to access an available hostel and joint working and support to access move on accommodation has improved.

The Lincolnshire IDVA & ISVA Service (LIIS) provide expert advice, information, advocacy and support to increase the safety of victims. The service works closely with the three MARACs (Multi-Agency Risk Assessment Conference) and SARC (Sexual Abuse Referral Centre) in Lincolnshire.

Lincolnshire Independent Domestic Violence Advisor (IDVA) and Independent Sexual Violence Advisor (ISVA) provides a victim and outcome focussed specialist service for high risk female and male victims of domestic abuse and victims of serious sexual violence, including intimate partner, familial or stranger violence. It is a pro-active service aiming to make positive differences to the lives of abused women and men.

The Council are also part of the MARAC partnership which aims to provide a joined up approach to assist people fleeing domestic abuse.

The purpose of MARAC is to share information to increase the safety, health and well being of high risk victims, adults and their children:

- To determine whether the perpetrator poses a significant risk to any particular individual or to the general community;
- To jointly construct and implement a risk management plan that provides professional support to all those at high risk and that reduces the risk of harm;
- To reduce repeat victimisation;
- To improve agency accountability and;
- Improve support for staff involved in high risk domestic abuse cases

- Older persons

East Lindsey has a high number of older people making up almost 44% of the population of the District (*ONS population projections 2012*).

In the Local Investment Plan, the Council highlighted that an extra care facility was a priority in the District. Extra Care properties are designed to meet the needs of frailer, older people. They have varying levels of support available on one site. Extra Care is normally a block of self contained flats with communal facilities available in one building.

Through the Councils Housing Capital Programme and in partnership with Waterloo Housing Group and Lincolnshire County Council work has started on site to develop a new extra care facility in Skegness. This is due for completion by the end of 2013. The property will include 40 self contained units of accommodation, a restaurant, hairdressers, shops and a community art project. New Linx Housing Trust also own and manage and extra care facility in Louth.

With the increasing elderly population a wide range of accommodation will be required to meet the varying needs. As part of this, the Local Investment Plan actions identify a need for accommodation for those suffering with Dementia. The Council will look at options available through the Housing Capital Programme to address this need is a suitable opportunity becomes available.

- Physical disabilities

The high elderly population in the District goes hand in hand with increased numbers of people living with a physical disability. The Council are aware of these issues and are proactively working to address the needs of people with a physical disability.

The Council through its Housing Capital Programme has enabled the development of 4 units of accommodation which incorporate full adaptations for people with physical disabilities. There are 2 fully adapted bungalows in Louth and a further 2 in Skegness. The Council has also assisted in the delivery of a number of units with increased adaptations such as wider doors to enable wheelchair access and level floor showers.

In future Housing Capital Programme Schemes, the Housing Strategy Team will be working with the Housing Advice and Housing Grants Teams to identify any adaptations that can be made to properties at the time of building to prevent costs additional costs when a tenant moves in.

In addition to the funding received from Central Government, the Council has invested a further £702,000 to enable the delivery of disabled facilities grants in the District from April 2009 to March 2012.

- Substance misuse

The Council has previously carried out research in to the needs of people suffering from substance misuse. Unfortunately the response rate was limited therefore it was difficult to make recommendations to ensure that the housing service meets the needs of this vulnerable group. This may be an area for further work in the future.

- Ex-Offenders

The Council work closely with the Lincolnshire Action Trust (LAT) to improve the skills and employability of offenders and prisoners. The LAT works with the ex-offender to identify any gaps in provision for them. This can often be relating to housing issues. They also design suitable provisions to address the issues of the ex-offender.

- Rough sleepers

Every Local Authority is required by the Government to submit a figure for the number of people sleeping rough in their District. This can be done by carrying out a full count or providing an estimate on a specific night between 1st October and 30th November. The Council worked together with local agencies to produce an estimate which could be submitted to the Government. It was collectively agreed that an accurate picture of rough sleepers in the District would be 10 people on a particular night. This is the figure that the Council will be using to move forward to end rough sleeping.

The Council work proactively to address the needs of rough sleepers and have two dedicated Intensive Housing Support Workers who work closely with rough sleepers to address their needs and help them to find appropriate accommodation.

The Council also has access to a young person or care leavers property in Louth which is managed by L&H Homes.

In December 2011 Framework were awarded money from the Transition fund from HomelessLink to deliver a Rough Sleeper Project across Lincolnshire and Rutland. The aim of the project is for Framework to work with all commissioning Local Authority areas to begin to tackle their priority areas for single homeless people, specifically those sleeping rough in Lincolnshire and Rutland. The project will be expected to focus on areas of demand in relation to the 'Lincolnshire and Rutland Priorities'.

- Teenage parents

The Council provides 3 units accommodation for young people across the District specifically for teenage parents. These housing units are combined with floating support to enable the young parent to manage and maintain a property.

- Gypsies and Travellers

The Housing Act 2004 (Section 225) places a duty on local housing authorities to undertake regular assessments of the accommodation needs of Gypsies and Travellers either living in, or resorting to their area,

under the Local Housing Needs Assessment process set out in the Housing Act 1985 (section 8).

The Act also requires local housing authorities to include the needs of Gypsies and Travellers in any housing strategy they produce in line with section 87 of the Local Government Act 2003 and to take any such strategy into account in exercising their functions.

The inclusive definition of Gypsies and Travellers under the Housing Act 2004 is:

'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependent's educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism and/or caravan dwelling.'

In 2012 consultants for the Council completed a Gypsy, Traveller and Showpeoples Accommodation Assessment (GTAA) This. This assessment will provide the Council with a target figure on the number of gypsy and traveller pitches required across the District for the first five years of the Councils Local Plan.

The previous assessment carried out in 2007 highlighted a need for 7-10 pitches and a transit site located in Skegness and a further site between Louth and Market Rasen. There is currently a planning permission for a permanent site of 11 pitches in Louth, but this site has yet to be developed.

To complement this, the Council is developing a positive criteria led planning policy should members of this client group choose to come forward with suitable sites within the District over and above the 5 year identified need.

The Intensive Housing Support Workers have also been provided with training on the best way to work with Gypsies and Travellers.

- Members of the Armed Forces

The Council work hard to ensure that members of the armed forces community have improved access to housing. This could also apply to widows and families members of armed forces personnel.

The Council has recently signed the Armed Forces Covenant. The principle behind the Covenant is that the Armed Forces Community should not face disadvantage because of its military experience. In some cases, such as the sick, injured or bereaved, this means giving special consideration to enable access to public or commercial services that civilians wouldn't receive. The Covenant covers issues from housing and education to

support after Service, and in it veterans have great importance.

- Learning disabilities

The Council work closely with Linkage Community Trust who provides accommodation and support for people with learning disabilities. Through the Council's Housing Capital Programme properties have been developed in Mablethorpe and Alford specifically for people with learning disabilities.

- Young people

The Council currently run a Nightstop Scheme to provide young homeless households aged 16-25 with emergency accommodation and support in the homes of approved volunteers.

The Council also run a Young Persons Project through the Housing Support Service which provides accommodation and support for young people.

With the forthcoming changes in Housing Benefit, appropriate affordable accommodation for young people will become increasingly important, therefore the Council would like to research the need for Hostel or Foyer accommodation in the District and also research in more detail the affordability issues facing young people.

In 2010, Lincolnshire County Council, Housing Authorities and Supporting people establish a protocol to provide a joint response to the issue of Homeless and Potentially Homeless 16 and 17 year old young people. Through the Lincolnshire County Homelessness Strategy group the post of Lincolnshire Youth Housing Coordinator was established late 2011 with the aim of:

- To lead the development of a Joint Action Plan to address the Youth Housing Pathway in Lincolnshire
- To ensure youth housing and homelessness issues are identified and addressed by partners in a strategic way
- To build greater awareness amongst professionals working with young teenagers and families about youth homelessness and how to prevent it.
- Develop a universal education programme in schools and other youth provision
- Provide specialist advice to District Housing and Children's Services professionals about the legal and other on issues around housing and young teenagers
- Develop options to deliver and increase suitable emergency accommodation across Lincolnshire.
- To ensure effective joint working between Local Authority housing teams and Children Services teams at both district and county levels across Lincolnshire

- To contribute to the implementation of a working protocol to meet the accommodation needs of 16 / 17 year olds between Local Authority housing teams and Children Services teams across Lincolnshire

The Council are also working closely with the other authorities in Lincolnshire to develop an updated Countywide Youth Housing Strategy. This will help to ensure that young people receive a joined up approach to housing services across Lincolnshire.

Key considerations in achieving the priority

9.8 Changes to Lincolnshire Supported Housing Project funding

Supporting People now forms part of Public Health and the Lincolnshire Supported Housing Project. Their funding has been considerably reduced meaning that the contribution to corporate overheads is in turn, reduced. There are huge changes afoot at Lincolnshire County Council with funding no longer ring-fenced and Housing Support now managed as a Public Health Intervention.

Lincolnshire's Public Health Interventions Team is planning to commission a Wellbeing Support Network:

- It will incorporate Supported Housing Partnership Services, DAAT services, low level support (eg befriending) and low level health services (eg smoking cessation).
- It will have 3 tiers: advice and signposting, brief interventions and ongoing support.
- Its aim is preventative: keeping people healthier, safer, and happier in the community for longer.
- It will support all adults and will operate countywide.
- It will be commissioned and managed by the Public Health Team

ELDC's views are being sought as a commissioner, as a member of the Lincolnshire Supported Housing Partnership Services Commissioning Body and with a strategic housing role.

ELDC's views are also being sought as a service provider, particularly of Lincolnshire Supported Housing Partnership services, but also other services including health improvement. It is planned for this Network to be launched in October 2013 but as yet detail the final details need to be confirmed.

These changes bring opportunities to consider what might work better in East Lindsey to support vulnerable residents but also risks due to the current climate driving down funding to deliver services and thresholds to access statutory services e.g. Learning Disabilities are forced upward, leaving a considerable group of people who historically would have been

eligible for statutory services reliant on non statutory services like Housing Support.

Currently payment by results is gradually being introduced, instead of the current four weekly in advance method of payment. This too is both an opportunity as we have developed an outcome-based model of support but also a risk as a proportion of payment is held back until the outcome is reached. This is a particular risk when supporting complex cases, who are likely to disengage and presents challenges for budget-setting.

9.9 Predicted increase in unaffordable accommodation

The Council are predicting that there will be an increase in unaffordable accommodation, debt and difficulties with claiming benefits due to introduction of Welfare Reform. If this increase occurs this will create an increase in referrals which will ultimately mean longer waiting lists for the service. As a result of this, initial interventions will become more vital at assessment stage. To overcome this, the Intensive Support Officers are involved this year with initial assessments. They spend one day each per week dedicated to assessment and crisis intervention.

Chapter 10 – Actions and Targets

To ensure that the Council work to address the issues identified within the Housing Strategy it is important to have accurate and detailed targets and actions. These targets and actions will enable the Council to improve their understanding of the needs of residents and make improvements to housing services as a result of these actions.

Action Plan 2013 to 2018

Countywide actions identified in the County Homeless Strategy

No.	Action	Strategy	By when	Resources	Lead officer	Service area	Outcome
1a	Consider implications for retrofitting new technology to existing homes to improve their environmental efficiency via new investment programmes (4.4a)	As per County Homeless Strategy	2014	Internal resource	Lincolnshire Housing Forum (or subsequent group)	Private sector housing	
1b	Review housing offer and product range to identify new housing solutions for specific groups e.g. families with disabled children	As per County Homeless Strategy	2012	Internal resource		Planning Policy/ Housing Strategy	Housing offer clarified and built in to local planning framework.
1c	Actions from the County Homeless Strategy when published	As per County Homeless Strategy	As per County Homeless Strategy	Currently unknown	Team Leader for Housing Advice and Homelessness	Housing Advice and Homelessness	

Housing Strategy

No.	Target	Vision	By when	Resources	Lead officer	Outcome
2a	Develop and adopt an East Lindsey Tenancy Strategy	Meet the Government requirement to develop an East Lindsey Tenancy Strategy within 1 year of publication of the Localism Act.	January 2013	Within existing resources	Senior Housing Enabling Officer	A clear vision to inform Housing Associations on the priorities for East Lindsey with regard to tenure
2b	Carry out research in to the need for a Wethouse in East Lindsey. If a need for a Wethouse is identified, work with other services providers to implement a suitable facility subject to available funding	Provide accommodation for clients suffering from alcohol issues if there is an identified need	January 2013 May 2015	Research will be within existing resources External funding to be sourced if a need is identified	Senior Housing Enabling Officer	Identify whether there is a need for a Wethouse in the District. Provision of suitable accommodation for those suffering with alcohol issues.
2c	Carry out an appraisal on the options available for move on accommodation and identify potential options for the District	Increase the availability of move on accommodation in the District.	March 2013	Research will be within existing resources. External funding will be sourced for any	Senior Housing Enabling Officer	Suitable move on accommodation is provided in the District.

	Target	Vision	By when	new provisions Resources	Lead officer	Outcome
2d	Proactively enable the delivery of affordable housing within the District through S106's and the Housing Capital Programme.	Affordable housing to meet the needs of residents of the District	April 2015	Within existing resources	Senior Housing Enabling Officer	210 new homes delivered from March 2012 to April 2015 through the Housing Capital Programme.
2e	Carry out research in to the need and feasibility of providing a homeless hostel or Foyer in the District. If a need for a homeless hostel or foyer is identified, work with other services providers to implement a suitable facility subject to available funding	Increase the provision of emergency accommodation for homeless clients if there is an identified need	December 2012	Research will be within existing resources	Senior Housing Enabling Officer	Identify an evidence base to support any future application for a hostel/foyer in the District. Provision of suitable short term accommodation is delivered in the District in an appropriate location.
2f	Research the need for accommodation for people with complex needs	Identify what accommodation is required for people with complex needs	January 2014	Research will be within existing resources	Senior Housing Enabling Officer	Suitable accommodation can be evidenced and developed for people with complex needs subject to the availability of funding.

	Target	Vision	By when	Resources	Lead officer	Outcome
2g	Research what alternatives are available to using bed and breakfast accommodation as temporary accommodation for homeless households	Reduce the use of bed and breakfast as temporary accommodation for homeless households	May 2013	Research will be within existing resources	Senior Housing Enabling Officer	Value for money and best practice exercise to identify options for improving the temporary accommodation available in the District. Alternative accommodation is identified to reduce the current costs to the Council.
2h	Research the possible housing options for young people under 35 including a 'rent a room' scheme.	Identify possible options for young people under 35 to limit the impact of the Welfare Reform Act	December 2013	Research will be within existing resources. Funding will be identified for any options that are required.	Senior Housing Enabling Officer	Suitable accommodation is put in place to meet the needs of young people subject to funding.
2i	Research the options available to reduce the number of applicants on the housing register who want to move the coast.	Reduce the number of elderly/vulnerable residents wanting to move to the coast.	December 13	Within existing resources	Senior Housing Enabling Officer	Minimise the number of residents put at risk due to flooding.

	Target	Vision	By when	Resources	Lead officer	Outcome
2j	Carry out a bi-annual caravan count	To identify an accurate picture of the requirements of gypsies and travellers across the District	January/ July every year for 3 years	Within existing resources	Planning policy and housing strategy manager	Identified needs of gypsies and travellers across the District.
2k	Quarterly monitoring of the Housing Register Work with Registered Providers to ensure they advise and assist their tenants affected by Welfare Reform. Create an action plan to assist those affected	Assess the impact on the housing register as a result of social tenants needing to down size due to the reduction in housing benefit due to Welfare Reforms	Quarterly monitoring March 2013	Research will be within existing resources	Senior Housing Enabling Officer Housing Advice and Homelessness Team Leader	Appropriate evidence base surrounding the changes in housing benefits and identify whether future provisions need to be put in place.
2l	Monitor quarterly the number of housing association residents or previous residents with an affordable rent tenancy who are in arrears or have been evicted	Assess the impact of the introduction of affordable rents.	Quarterly monitoring	Research will be within existing resources	Senior Housing Enabling Officer	A clear picture of the implications of affordable rent in East Lindsey.
2m	Write a partnership agreement detailing how the Council would like to see stock	Work with housing associations to make best use of their stock	May 13	Within existing resources	Senior Housing Enabling Officer	To ensure the limited supply of housing is allocated appropriately

	developed and allocated							
	Target	Vision	By when	Resources	Lead officer	Outcome		
2n	Research the housing needs of migrant workers	Identify the impact of immigration from Romania and Bulgaria when restrictions on right to work are lifted.	March 15	Within existing resources	Senior Housing Enabling Officer	Ensure appropriate accommodation is available to meet the needs of migrant workers.		
2o	Assess the impact of hidden communities residing in caravans on the coast of East Lindsey	Analyse the winter caravan survey data to assess hidden communities living in caravans	December 14	Within existing resources	Planning Policy and Housing Strategy Section	A clear and accurate picture of the impact of hidden communities living in caravans		

Private Sector Housing

No.	Target	Vision	By when	Resources	Lead officer	Outcome
3a	100% of all licensable HMO's due for re-inspection are inspected	Complete re-inspection of Mandatory licensing for all known mandatory licensable HMO's	Quarterly monitoring	Within existing resources (Housing Standards Team)	Senior Housing Standards Officer	The safe occupation of HMO's for residents through licensing
3b	100% of applicants are contacted within 5 working days to arrange a housing standards visit or appointment	Ensure Housing Standards are contacted at an early opportunity	Quarterly monitoring	Within existing resources (Housing Standards Team)	Senior Housing Standards Officer	Continued high level of service provided to resident of the District.
3c	Improve the condition of 150 properties / year through enforcement action	Improve the condition of private rented accommodation	2012-2016	Within existing resources (Housing Standards Team)	Senior Housing Standards Officer	The safe occupation of privately rented properties for residents
3d	100% of all valid DFG applications are determined within 6 months of receipt	Provision of Disabled Facilities Grants within legislative timescales	2012-2016 Quarterly monitoring	Within existing resources subject to future grant funding (Housing Grants)	Senior Housing Grants Officer	The provision of adaptations for disabled residents in the district

	Target	Vision	By when	Resources	Lead officer	Outcome
3e	Carry out a refresh of the Carbon Management Plan and set new baseline data	Ensure the Carbon Management Plan is reviewed every 5 years	September 2013	Within existing resources (Sustainability)	Sustainability Development Officer	Demonstrate positive progress in tackling climate change
3f	Reduce carbon usage by 25% from 2008-2013 as per the Council's adopted Carbon Management Plan	Reduce the Council's carbon usage	September 2013	Within existing resources (Sustainability)	Sustainability Development Officer	Demonstrate a reduction in carbon usage
3g	Produce an activity report detailing the support given to the green deal and tackling fuel poverty	Reduce households fuel poverty	September 2013	Within existing resources (Sustainability)	Sustainability Development Officer	To identify residents living in fuel poverty, and signpost for assistance
3h	Bring 15 empty properties per year back in to use	Reduce the number of empty properties across the District	2012-18	Within existing resources. Additional funding may be applied for.	Empty Homes Officer	15 properties brought back in to use as a result of LA action.

Housing Advice and Homelessness

No.	Target	Vision	By when	Resources	Lead officer	Outcome
4a	Create a Safe at Home Scheme protocol in partnership with key agencies	Reduce repeat levels of domestic violence	December 2012	Within existing resources	Team Leader for housing advice and homelessness	To ensure through joint working that victims are provided with a quality service, risk of repeat abuse is minimised where possible and victims are fully informed of their housing options.
4b	Annually review the Housing Allocation Policy to take account of the Localism agenda and ensure the policy meets local need	Monitor the impact of the Localism Bill and ensure that the policy meets local needs	April 2013 April 2014	With existing resources	Team Leader for housing advice and homelessness	To ensure the allocation scheme is fit for purpose, complies with legislation and meets the needs of the district
4c	Work towards meeting the rough sleeper 'no second night out' standards	Reduce rough sleeping	December 2012	Financial resources required	Team Leader for housing advice and homelessness	Reduction in number of rough sleepers within the district

	Target	Vision	By when	Resources	Lead officer	Outcome
4d	Reduce the number of 16/17 year olds applying as homeless by 25% through improved joint working and prevention (starting point of 14 in 2011/12)	Improve partnership working in respect of providing an improved service to homeless 16/17 year olds	March 2015	Within existing county resources	Team Leader for housing advice and homelessness/ Team Leader, Housing Support	Reduction in the number of 16/17 year olds applying as homeless.
4e	Monitor the number of approaches to the County Court helpdesk and the helpdesk+ service and compare against providing the service internally	Review whether the County Court Repositions help desk is assisting to prevent homelessness and providing value for money	Monitor quarterly May 2013	Within existing resources	Team Leader for housing advice and homelessness	To make best use of financial resources
4f	Research what effect changing LHA rates to be in line with the Consumer Price Index will have on a clients ability to afford private rented accommodation.	Ensure properties are affordable to meet the needs of residents Ensure that clients only look at properties that are affordable for them long term.	March 2013	Within existing resources	Team Leader for housing advice and homelessness	To ensure housing services are targeted at those residents that might fall into financial difficulty and those that cannot find affordable private sector accommodation.

	Target	Vision	By when	Resources	Lead officer	Outcome
4g	<p>Research Armed Forces Covenant</p> <ul style="list-style-type: none"> -Liaise with RAF Coningsby. -Ensure leaflets are fit for purpose -Ensure the content of the housing website is appropriate 	<p>Ensure housing services comply with the Armed Forces Covenant</p>	June 13	Within existing resources	Team Leader for housing advice and homelessness	To ensure compliance and quality services are provided to member of the armed forces.
4h	<p>Identify whether the number of homeless presentations increases as a result of affordability issues</p> <p>Develop an action plan to address any issues</p>	<p>Assess the impact of Universal Credit on housing clients and the homeless prevention toolkit.</p>	<p>Monitored quarterly</p> <p>April 14</p>	<p>Within existing resources.</p> <p>Any additional funding required will be identified through the action plan.</p>	Team Leader for housing advice and homelessness	To ensure housing services are targeted at residents that might fall into financial difficulty. Ensure the Rent Assist and Prevention schemes are still appropriate and financially viable if means of collecting loan repayments change.
4i	<p>Research the viability of Private Sector Leasing within East Lindsey</p>	<p>Identify alternative options to provide accommodation</p>	December 2013	Within existing resources	Team Leader for housing advice and homelessness	To evaluate PSL's potential to increase housing stock for homeless families

	Target		Vision		By when		Resources		Lead officer		Outcome
4j	Implement a hospital discharge policy		Reduce the number of people leaving hospital without prior notification		June 13		Within existing resources		Team Leader for housing advice and homelessness		To reduce the number of patients discharged to no accommodation or unsuitable accommodation
4k	Monitor all Housing Association vacancies Work with partners to address any issues		Ensure the Council are being allocated the required percentage of nominations for Housing Association stock.		Quarterly monitoring		Within existing resources		Team Leader for housing advice and homelessness and Senior Housing Enabling Officer		Maximise the number of void properties allocated through Linx Homechoice therefore meeting the districts priorities

Housing Support

No.	Target	Vision	By when	Resources	Lead officer	Outcome
5a	Reduce mileage by 25% and increase the footfall of drop-ins by 10% without reducing service user satisfaction	Broaden methods of service delivery	April 2012 to April 2013 Monitored quarterly	Within existing resources	Team Leader for housing support	Reduction of service costs. No reduction in service user satisfaction.
5b	Increase the number of weekly drop-ins in community settings from 2 to 4, to include the coastal strip and particularly the areas of highest deprivation.	Provide fair access for vulnerable residents	April 2012 to November 2012	Within existing resources	Team Leader for housing support	Improved access to support services for vulnerable residents
5c	Create an arts project. Produce a quarterly Newsletter. Implement 4 changes to the services as a result of listening to a broad range of views.	Increase use of volunteers for 'engagement' and 'involvement' activities with service users.	April 2012 to November 2012	Within existing resources	Team Leader for housing support	Raised self esteem of service users
5d	Reinvigorate the Homeless Forum, by reducing the number of meetings to 6 per year instead of 9; include private sector landlords as well as RPs, service users, Faith Groups and 3 rd sector	Meet the actions identified within the Homeless Strategy by working in partnership with other	April 2013	Within existing resources	Team Leader for housing support	Smarter ways of working. Improved homeless service and achieved actions in the Homeless

	organisations. Plan and implement a programme of speakers and topics for 2012/2013	organisations						Strategy.
No.	Target	Vision	By when	Resources	Lead officer	Outcome		
5e	Carry out 4 presentations to organisations, agencies or Members to promote awareness of the Housing Support Services	Increase the awareness of the Housing Support Service	April 2012 to April 2013	Within existing resources	Team Leader for housing support	Raised awareness of the Housing Support Service to enable access for service users.		
5f	Evaluate the success of the young person project and look at the potential of increasing the number of properties available	Provide appropriate support and accommodation for young people	July 2013	Within existing resources	Team Leader for housing support	Provide evidence to support requests for further funding from the Lincolnshire Supported Housing Partnership.		
5g	Assist with the prevention of 150 homeless cases per year	Prevent homelessness by using measures such as DHP applications, assisting clients to access affordable accommodation	April 2012- April 2013 And every year until April 2018	Within existing resources	Team Leader for housing support	Reduced levels of homelessness across the District.		
5h	Up date the Housing Support webpages on a regular basis	Provide easier and fair access for service users	Ongoing Monitored a quarterly	Within existing resources	Team Leader for housing support	Accurate and up to date information easily		

	Target	Vision	By when	Resources	Lead officer	accessible for all parties.
5i	Support 300 clients to become more involved/increase their confidence levels at a service/personal or community level between 1 st April and 31 st March	Support clients to become more involved and increase their confidence through measures such as consultations on service development, attending drop in sessions	beginning March 2013 Every year - April 2015	Within existing resources	Team Leader for housing support	Outcome Increased confidence and involvement from service users
5j	Support 100 clients to become more healthy between 1 st April and 31 st March	Support clients to become more healthy through methods such as referrals to Health Trainers, smoking cessation, registering with a dentist.	Every year - April 2015	Within existing resources	Team Leader for housing support	Improved health of Housing Support Service Users.
5k	Provide support to 235 clients to maximise their income and reduce their debts between 1 April and 31 st March	Assist clients to maximise their income and reduce debts by accessing services such as working tax	Every year - April 2015	Within existing resources	Team Leader for housing support	Improved income levels of service users

					credits or DLA, changing utility tariffs, setting up direct debits and budget work.				
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Chapter 11 - Conclusion

In conclusion, the Housing Strategy aims to provide a clear vision for the Council and its Housing Services for the next 5 years.

The key housing priorities for the Council are:

- Enable the delivery of more affordable homes by working in partnership with housing providers and other key stakeholders
- Improve the quality of housing
- The prevention of homelessness
- Provide support for vulnerable residents in the District.

This Strategy details clear and robust targets to assist the Housing Services in meeting these identified priorities. The targets will be closely monitored throughout the lifetime of the Strategy and best endeavours will be made to ensure that they are achieved.

The Council recognise that it is not possible to solve all the housing issues in the District and there are limitations in what can be achieved. However, the Council aim to work closely with other partners and services providers to make the best use of resources available in order to improve the quality of life for residents.

The Housing Strategy takes in to consideration the lessons that have been learnt previously and defines the changes and improvements that the Council would like to make to Housing Services in the future.

Overall the Housing Strategy 2013-2018 provides a clear strategic vision for the future of Housing Services in East Lindsey.

Appendix A - 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 rent – affordable rent is one type of rent that a Registered Provider can charge. This is normally 80% of the local market rent.

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.

AHP - "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. The current AHP programme runs from 2011 to April 2015.

Aim - Something that you wish to achieve

CAMHS - Children and adolescent 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.

Communities and Local Government (CLG) - The Central Government department responsible housing as well as other areas

Community Strategy - A community strategy is intended to enhance the community

Complex needs – Generally include clients who have 'multiple disadvantage', 'multiple disabilities', 'multiple impairment', 'dual diagnosis', 'high support needs', 'complex health needs', or 'multiple and complex needs'. Complex needs can be the breadth or depth of need. It can mean clients who have multiple needs or profound, severe, serious or intense needs.

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. This is now managed and maintained by New Linx Housing Trust.

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

Extra Care Housing – A specialist unit of accommodation for the frail elderly. They incorporate self contained flats with support on site, restaurant, shops and other communal facilities. There are often different levels of support provided within one building.

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'.

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.

Homebuy 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 a Registered Provider until they can afford to buy further shares in the property. This is currently managed by East Midlands Homebuy.

Houses in Multiple Occupation – HMO - Houses that contain more than one separate household.

Housing Association - See Registered Providers

Homes and Communities Agency - A body set up by the Government, which provides assistance regulation and control of Registered Providers. It also distributes grant funding for the construction of affordable housing (AHP)

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.

Lincolnshire Coastal Study (LCS) – This document was produced by Atkins Ltd for the Lincolnshire Coastal Study Group. The LCS is a document which provides a long term strategic vision for the Lincolnshire coast, its communities, the economy, culture and the environment. The objective of the Study is to develop a sustainable development and regeneration strategy for the Lincolnshire coastal communities. It focuses on tidal and fluvial flood risk.

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.

NPPF - National Planning Policy Framework - A document which sets out the Government's planning policies for England and how these are expected to be applied.

It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Objective - What we want to achieve from our priority

Output - A specific thing that a target achieves e.g. 200 homes built

Outcome - The wider benefit of the output e.g. 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.

Programme Delivery Group – The group who meet on a regular basis to oversee housing development within the Council's Housing Capital Programme.

Registered Providers (Previously Registered Social Landlords) – An independent non-profit making organisation that provides affordable homes for people in housing need. (Also known as Housing Associations.) To do so they must be registered with the Homes and Communities Agency

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.

Sheltered Housing - Homes for older people, usually with a Scheme Manager on site or on call to offer help and support

Social Rent – This is one type of rent that is charged by Registered Providers. This rent is significantly lower than the market rent. Following the implementation of the Localism Act, the majority of properties will be let at an affordable rent instead of the traditional social rent.

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.

Wet house – Residential facility for chronically alcoholic and homeless men and women

Appendix B – Local connection criteria

Local Connection Criteria - XXXXXX

First priority is to those residents or those with a local connection to the settlement in which the housing is being built specified in criteria 1.

If all the properties cannot be allocated from i – iv (in order) in criteria 1 nominations will be sought in accordance with criteria 2 and so on. In these cases local connection takes priority over need.

Priority Criteria

1) Place of development (5 years or more):

- (i) was born in the town/village of _____ and lived for 5 years or more;
or
- (ii) has permanently resided for 5 years or more in the town/village of _____;
or
- (iii) used to permanently live in the town/village of _____ for 5 years or more but has been forced to move away because of the lack of affordable housing;
or
- (iv) has been permanently employed in the town/village of _____ for 5 years or more.

2) Adjacent parishes of _____. (5 years or more):

- (i) was born in one of the adjacent parishes of _____ and lived for 5 years or more
or
- (ii) has permanently resided in one of the adjacent parishes of; _____ for 5 years or more;
or
- (iii) used to permanently live in one of the adjacent parishes of; _____ for 5 years or more but has been forced to move away because of the lack of affordable housing;
or
- (iv) has been permanently employed in one of the adjacent parishes of _____ for 5 years or more.

3) East Lindsey (5 years or more)

- (i) was born in the district of East Lindsey; and lived for 5 years or more;
or
- (ii) has permanently resided in East Lindsey for 5 years or more;
or
- (iii) used to permanently live in East Lindsey for 5 years or more but has been forced to move away because of the lack of affordable housing;
or
- (iv) has been permanently employed in East Lindsey for 5 yrs or more.

4) Place of development (less than 5 years)

- (i) has permanently resided for less than 5 years in the town/village of _____ -;
or
- (ii) has lived in the town/village of _____ for less than 5 years but has been forced to move away because of the lack of affordable housing;
or
- (iii) has been permanently employed in the town of _____ for less than 5 years;
or
- (iv) needs to reside in the town/village of _____ to give or receive family care and support;

5) Adjacent parishes of, _____ (less than 5 years)

- (i) has resided for less than 5 years in the adjacent parishes of _____
or;
- (ii) has lived in the adjacent parishes of _____ for less than 5 years but has been forced to move away because of the lack of affordable housing;
or
- (iii) has been employed in the adjacent parishes of _____ for less than 5 years; or

6) East Lindsey (less than 5 years)

- (i) has resided for less than 5 years in the district of East Lindsey
Or
- (ii) has lived in the district of East Lindsey for less than 5 years but has been forced to move away because of the lack of affordable housing;
Or
- (iii) has been employed in the district of East Lindsey for less than 5 years;

7) Housing register

- (i) Anyone on the housing register.

Appendix C – Resources

	Housing Advice and homelessness	Homelessness	Leased units	Private sector - HMO's	Private sector renovation grants	Private Sector - Energy Efficiency	Private sector energy advice centre	Private sector housing	Housing support	Court worker project	Young persons project	Housing Strategy
2009-10	(201,796)	(187,782)	0	0	(1,778,839)	0	(1,670)	(119,494)	(487,020)	(47,672)	N/A	(2,000)
	410,879	526,304	0	0	3,111,344	67,932	69,523	119,494	481,957	30,852	N/A	82,082
	209,083	338,522	0	0	1,332,505	67,932	67,853	0	(5,063)	(16,820)	N/A	80,082
2010-11	(112,505)	(145,263)	0	0	(2,115,120)	0	0	(106,685)	(510,127)	(38,547)	(17,691)	(1,052)
	316,918	540,482	0	0	3,585,144	45,544	38,009	106,685	579,344	40,095	18,397	106,187
	204,414	395,219	0	0	1,470,023	45,544	38,009	0	69,218	1,547	706	105,135
2011-12	(88,629)	(31,250)	(161,634)	(13,511)	(1,116,812)	0	(300)	(131,694)	(506,958)	(39,089)	(57,452)	(3,394)
	292,040	473,583	132,269	168,151	1,815,069	31,553	62,953	131,412	566,147	31,560	50,967	117,083
	203,411	442,333	(29,365)	154,640	698,257	31,553	62,653	(282)	59,188	(7,529)	(6,485)	113,689
2012-13 BUDGET	(150,470)	(26,630)	(158,820)	(4,000)	(1,066,000)	(3,000)	(12,000)	(144,340)	(435,270)	(640)	(52,550)	0
	352,860	394,210	154,380	187,540	216,870	31,380	80,000	145,090	528,740	6,580	52,350	85,190
	202,390	367,580	(4,440)	183,540	(849,130)	28,380	68,000	750	93,470	5,940	(200)	85,190