



**Prosperous Communities  
Committee**

**Tuesday, 15 March 2022**

**Subject: West Lindsey Housing Strategy refresh**

Report by:

Assistant Director Homes and Communities

Contact Officer:

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Purpose / Summary:

Adopt the updated West Lindsey Housing Strategy 2022-2024 and approve extension to Homelessness and Rough Sleeping Strategy

**RECOMMENDATION(S):**

1. Members accept the progress made against the previous Housing Strategy
2. Members approve and adopt the revised Housing Strategy 2022 – 2024
3. Members endorse the Lincolnshire Homelessness and Rough Sleeping Strategy for a further 12 months to the 31<sup>st</sup> December 2022.

## IMPLICATIONS

### **Legal:**

There is no statutory requirement for local authorities to have a Housing Strategy therefore there are no legal implications

**(N.B.) Where there are legal implications the report MUST be seen by the MO**

### **Financial : FIN/185/22/SJB**

None from this report.

Any funding requirements for the delivery of the action plan will require approval from the relevant committee.

**(N.B.) All committee reports MUST have a Fin Ref**

### **Staffing :**

No staffing implications. Implementation of the strategy will be within existing staff resource

### **Equality and Diversity including Human Rights :**

An EIA part 1 has been undertaken for the strategy, as this is a high level strategic document, there is no direct impact on how services are delivered to the public or human resource policies

### **Data Protection Implications :**

None directly, any that result from actions which derive from the strategy will be addressed separately

### **Climate Related Risks and Opportunities :**

The strategy covers a section on climate change and the impact that housing can have on West Lindsey's commitment to become a net-zero carbon emissions area by 2050.

The strategy recognises the huge role that housing has to play in reaching that target and identifies a number of action areas that the strategy commits to which are:

- Retrofitting existing homes
- Building new homes
- Finance and funding opportunities
- Performance and compliance

**Section 17 Crime and Disorder Considerations:**

Selective licensing is detailed within this strategy as a tool for improving and transforming places, part of this scheme offers other opportunities to manage ASB related issues within the private rented sector. An increased number of property inspections, combined with additional presence in the designated areas enables the Council to focus on the highest risk issues, which are usually then linked to properties where ASB and crime have been concerns.

**Health Implications:**

The right home environment is essential to good health and wellbeing throughout life. Our homes are the foundations upon which we can build happy, successful and prosperous lives. Warm, safe and secure homes enable us to lead healthy, independent lives and to recover from illness. Poor housing increases the risk of ill health and disease and can lead to an increasing demand on health and care services.

The benefits of our holistic approach to housing and health delivers physical, economic and social outcomes which in turn reduce health inequalities and enhance the wellbeing of our residents. At the same time, it ensures that health is embedded in all aspects of the councils housing agenda.

This strategy makes these key links between housing and health and details the role housing plays in health as a wider determinant.

**Title and Location of any Background Papers used in the preparation of this report:**

Wherever possible please provide a hyperlink to the background paper/s  
If a document is confidential and not for public viewing it should not be listed.

**Risk Assessment :****Call in and Urgency:****Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?**

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

No

x

**Key Decision:**

A matter which affects two or more wards, or has significant financial implications

Yes

x

No

## **1. Introduction**

- 1.1 West Lindsey Housing Strategy 2018-2022 has the vision “Everyone has access to good quality housing which meets their housing need and aspiration, in a pleasing environment which enables a healthy lifestyle.”
- 1.2 To achieve the vision, three key strategic themes were identified:
- Driving Housing Growth to meet housing need
  - Improving homes and transforming places
  - A partnership approach to support choice, wellbeing and independence
- 1.3 The current West Lindsey Housing Strategy is due to expire in 2022. A review of this strategy began in mid-2021 which determined that even though there has been a huge amount of work undertaken to meet the aspirations of the strategy, the key themes were still as relevant today as they were back in 2018 when they were adopted.
- 1.4 This led to a process which looked to refresh the existing strategy and extend out a further two years to allow for more work to be undertaken to realise the vision. A new West Lindsey Corporate Plan will be delivered in 2023. This approach will enable the Housing Strategy to contribute to delivery of a new corporate plan
- 1.5 The Housing Strategy 2022-2024 can be read at appendix 1

## **2. Progress so far**

- 2.1 To begin the refresh, it was important to look back on all that had been achieved in the past 4 years under the existing strategy. A full summary of the progress so far can be found at appendix 2.
- 2.2 There have been some highlight outcomes from the past 4 years which include:
- over £10m of Homes England funding brought in for delivery of affordable housing
  - 232 new affordable housing units completed
  - Funding secured to deliver housing projects from GLLEP, Homes England Infrastructure Fund, Local Government Association, DLUHC, Sustainable Warmth Competition, Greener Homes Initiative
  - Viable Housing Solution established

## **3. Refresh of the Housing Strategy**

- 3.1 The refresh of the strategy involved updating all the data included within the strategy to ensure that a new evidence baseline position could be established.
- 3.2 New sections of the strategy were introduced to acknowledge the changes that have happened over the past 4 years and to understand

what challenges and opportunities those changes bring. The following sections have been added to the strategy:

- Levelling up
- Covid-19
- Climate change
- Selective Licensing

3.3 Another element of the strategy that has been updated is the local and national context. The legislation, policies, strategies and plans determine what national and local drivers are in place that impact upon housing and how they can then be interpreted and delivered at a West Lindsey level.

#### **4 Consultation - internal and external**

4.1 As part of reviewing the existing strategy, internal consultation with colleagues was undertaken to determine the progress and also understand where the strategy can further deliver on the vision.

4.2 Once the strategy had been drafted, this was once again consulted on internally to ensure that all identified progress alongside additional challenges and opportunities had been included.

4.3 A period of external consultation was then undertaken from 22<sup>nd</sup> December 2021 to 4<sup>th</sup> February 2022 where Councillors, Parish Council and residents alongside key partners and stakeholders were invited to comment on the strategy and give their thoughts on whether or not the strategy fundamentally addresses the issues of housing within West Lindsey.

4.4 64 consultation responses were received in total with the majority of those coming from residents.

4.5 The main feedback received from the consultation includes:

- General lack of amenities and services to cater for additional housing
- Additional housing not being built in the right places
- Need for affordable housing in all areas is high
- All areas cannot take additional growth.
- Maintenance of properties and housing standards need to be addressed

4.6 Further detail of the consultation responses and changes that have been made to the draft strategy in response to the external consultation can be found at appendix 3

#### **5 Implementation plan**

5.1 An implementation plan will be developed which will be monitored for delivery against the strategy and how delivery also contributes to the following overarching strategies and plans that link with the Housing

Strategy:

- West Lindsey Corporate Plan
- West Lindsey Executive Business Plan
- Joint Health and Wellbeing Strategy for Lincolnshire
- Homes for Independence blueprint
- Lincolnshire Homelessness and Rough Sleeping strategy
- Preventing Domestic Abuse Strategy
- Emerging District Health and Wellbeing Strategy

5.2 The implementation plan will be presented and monitored through the Housing and Wellbeing Board. Progress against the plan will then be reported to this committee on an annual basis

## **6 Lincolnshire Homelessness and Rough Sleeping Strategy**

6.1 The current Lincolnshire Homelessness and Rough Sleeping Strategy approved by Prosperous Communities Committee in November 2017 covered the period up to the end of 2021. The strategy has an action plan to underpin the priorities and has been led by the Homelessness Lead Officers of the seven Local Authorities across Lincolnshire. The authorities have recently contributed to a joint Strategic Lead post to, hosted by North Kesteven District Council, as a dedicated resource to lead and coordinate the delivery of this associated strategy.

6.2 This strategy was due to be reviewed in 2021, however Covid-19 presented many challenges and workstreams were re-prioritised. The focus on ensuring the 'Everyone In' campaign and vulnerable people were able to access accommodation and advice throughout the pandemic was prioritised. The recruitment process to the aforementioned new post has also created further delays.

6.3 A review of the existing strategy will take place to update on progress on previous highlighted priorities and shape workstreams to fit within pandemic recovery plans. This will be carried out by the seven local authority areas in Lincolnshire (Boston, Lincoln, East Lindsey, South Kesteven, North Kesteven, South Holland and West Lindsey).

6.4 The purpose of the review is to:

- establish the current level of homelessness across the county,
- project its likely growth (or decline) in future years,
- identify what is currently being done and by whom, and
- identify the level of resource available to prevent and tackle homelessness in the future
- identify gaps and what needs to be done to ensure a robust and sustainable response to homelessness.

6.5 In order for a comprehensive review of the homelessness strategy to be completed, it is requested that members endorse the Strategy for a further 12 months to comply with the statutory requirements.

## **7. Recommendations**

- 7.1 Members accept the progress made against the previous Housing Strategy
- 7.2 Members approve and adopt the revised Housing Strategy 2022 – 2024
- 7.3 Members endorse the Lincolnshire Homelessness and Rough Sleeping Strategy for a further 12 months to the 31<sup>st</sup> December 2022