



**Corporate Policy and
Resources Committee**

Thursday 16th April 2026

Subject: Good Homes Alliance

Report by:

Director of Planning, Regeneration &
Communities

Contact Officer:

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Purpose / Summary:

Update members on the progress of the Good
Homes Alliance work and seek approval for
funding for an extension of the project.

RECOMMENDATION(S):

1. Members acknowledge the positive impact of the Good Homes Alliance work to date.
2. Members agree to fund the Good Homes Alliance for a further 2 years to 31st March 2028 to the sum of £33,871 from the Health and Wellbeing reserve.

IMPLICATIONS

Legal:

Extension of the GHA advice and casework service is subject to local agreement and financial contributions from the participating councils.

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

Financial : FIN REF: FIN/2/27/MT/SL

The total funding contribution required to continue the provision of GHA advice and casework activities in the West Lindsey District Council area from 1 April 2026 to 31 March 2028 is **£33,871**.

2-year extension to be funded the Health and Wellbeing Reserve:

Year 1 - 2026/2027 £14,200

Year 2 - 2027/2028 £19,700

Leaving a balance on the reserve as of 31st March 2028 of £52,200

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

Staffing :

There are no workforce capacity or contractual implications associated with WLDC continued funding of the GHA advice and casework service due existing employment and hosting arrangements being undertaken by East Lindsey District and Boston Borough Council.

(N.B.) Where there are staffing implications the report MUST have a HR Ref

Equality and Diversity including Human Rights :

The GHA operates in accordance with the public sector equality duty as it helps advance equality of opportunity in relation to age and disability.

The advice and casework service provides an all-age, tenure-blind provision to residents and household in need of support to be able to live independently, safely, warm and well at home. The service is available to eligible residents, regardless of protected characteristic, income or individual/household means.

Data Protection Implications :

The GHA utilises the LCC Mosaic case management system (CMS) to record casework information.

Client casework data is held locally by ELDC in accordance with established data protection policies and procedures for the collection and recording of client information.

A Data Sharing Agreement has been executed between ELDC, LCC and LSE for the provision of sharing GHA data for the purpose of evaluation activities.

The GHA operates a client information and privacy statement for all referrals. GHA referrals are only accepted with client permission.

Climate Related Risks and Opportunities :****Wheel to follow****

The GHA advice and casework service works closely with a range of energy advice and efficiency providers, schemes and programmes, signposting residents to available energy improvement schemes or directly supporting households to improve the energy efficiency of their home, or mitigate impacts associated with living in energy inefficient homes.

Section 17 Crime and Disorder Considerations :

Good Homes Lincs (GHL) web-resources provide associated home safety and security content, providing information and signposting to resident to ensure their home remain safe and secure, including engaging 'trusted tradespeople'.

The GHA has liaised with Trading Standards and Community Safety officers to provide relevant information on targeted home crime – such as 'Doorstep fraud' and rogue traders.

GHA advice and casework activities have involved supporting residents impacted by rogue trader works and provides practical assistance to identify and engage 'trusted tradespeople' to undertake identified home improvement works.

Health Implications:

The Good Home Alliance advice and casework pilot is focused on improving health and wellbeing outcomes associated with or impacted by poor housing conditions or related housing condition issues.

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

1. [Centre for Ageing Better. Good Home Inquiry 2021.](https://ageing-better.org.uk/good-home-inquiry)
<https://ageing-better.org.uk/good-home-inquiry>
2. [Good Home Lincs.](https://lincolnshire.connecttosupport/good-home-lincs/) <https://lincolnshire.connecttosupport/good-home-lincs/>
 - [A cross-county guide to Disabled Facilities Grants \(DFG\)](#)

- [An all-tenure guide to Condensation Damp & Mould](#)
 - [A 'Staying Safe Warm and Well at Home this Winter' information guide.](#)
 - [Good Home Lincs social media pack 2025](#)
3. [Good Home Lincs Better Homes, Better Lives – Interim Evaluation Report](#)
<https://ageing-better.org.uk/resources/better-homes-better-lives-interim-report>
 Report taken to O&S 24th February 2026 [IMPLICATIONS](#)

Risk Assessment :

Risk management is overseen by the Good Home Alliance Steering Group and Lincolnshire Healthy and Accessible Homes Group, and reported to the Lincolnshire Housing Health and Health Ageing delivery group as part of the overarching project governance.

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

Key Decision:

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

Yes

No

1. **Executive Summary**

- 1.1 In September 2024, Lincolnshire districts and county councils launched the Lincolnshire Good Home Alliance (GHA,) a countywide partnership, with the common aim to help residents of all ages and tenures stay safe, warm, and well in their homes.
- 1.2 Funded by Lincolnshire district and county councils for the pilot period from 1 July 2024 to 30 June 2026, the GHA is delivering accessible, practical information through the Good Home Lincs web resource, hosted on the Connect to Support Lincolnshire platform, as well as a new Healthy Home Assessment tool, empowering residents and frontline workers to identify and act on housing issues before they escalate.
- 1.3 For those needing more hands-on help, the GHA offers a dedicated Advice and Casework Service, supporting vulnerable residents with everything from finding funding and trusted tradespeople to arranging and completing essential home improvements or even helping them move to a more suitable home.
- 1.4 Professionals from across Lincolnshire, also benefit from a Professional Advice offer, helping them better support residents living in poor housing conditions.
- 1.5 This report provides detail on GHA activities, outputs and outcomes of the service since launch, and an overview of year 1 evaluation findings, undertaken by the London School of Economics (LSE), funded by the Centre for Ageing better, including:
 - Good Home Lincs web-user activity: More than 9,500 total users, 21,000 page views and average completion of 3.5 Healthy Home Assessments per week.
 - Community Engagement activity: More than 2,000 residents engaged across the county, and over 200 residents in the West Lindsey District Council (WLDC) area.
 - Advice & Casework outputs and outcomes: A total of 391 referrals across the county, and 21 referrals for WLDC residents, and the completed improvement of 40 homes with direct caseworker support.
 - Alliance Partnership activities: NHS/Children & Young People with Asthma, Lincolnshire Family Hubs, Lincolnshire Fire and Rescue, Trading Standards, voluntary and community sector services and wider providers concerned with the improvement and impact of poor housing conditions.
- 1.6 Evaluation of the first year of GHA delivery indicates that the benefits of the service and model are high. Positive effects in terms of reduced hazards and greater client wellbeing began to appear as the first cases were closed, and the flow of benefits is now accelerating.
- 1.7 In the next phase of the evaluation, LSE will collect more robust evidence on the type and magnitude of benefits, including importantly reductions in public-sector costs, to inform a more detailed cost-benefit analysis.
- 1.8 Overall, however, LSE note that the experience of the first year suggests that the advice and casework service represents good value for money.
- 1.9 GHA advice and casework officers are employed and hosted by East Lindsey District Council (ELDC) and funded via contributions from both district and county councils, inclusive of Lincolnshire County, East Lindsey, Boston Borough, City of Lincoln, North Kesteven, South Holland and West Lindsey district councils.
- 1.10 Funded for an initial two-year pilot period, this report sets out the funding contribution required from WLDC to continue the provision of GHA advice and casework service activities from the end of the current funding period on 30 June 2026 for a further 21 months to 31 March 2028.
- 1.11 The total funding contribution required to continue the provision of GHA advice and casework activities in the West Lindsey District Council area to 31 March 2028 is £33,871.

2 Introduction

- 2.1 By bringing together local expertise, funding opportunities, and practical support, Good Home Hubs aim to transform lives, reduce pressure on health and social care systems, and ensure that everyone, regardless of tenure, age or income, can live in a home that is safe, comfortable, and fit for the future.
- 2.2 Lincolnshire is now leading the way in turning this vision into reality. As a strategic partner of the Centre for Ageing Better (AB), Lincolnshire is piloting the first Good Home Hub, designed to serve as a scalable model for England and Wales.
- 2.3 In September 2024, Lincolnshire County and district councils launched the Lincolnshire Good Home Alliance (GHA), a bold, countywide partnership, aiming to help residents of all ages and tenures stay safe, warm, and well in their homes.
- 2.4 The GHA is funded by financial contributions from both district and county councils, and delivers accessible, practical information through the Good Home Lincs (GHL) web resource, a new Healthy Home Assessment (HHA) tool, empowering residents and frontline workers to identify and act on housing issues before they escalate, and for those needing more hands-on help, the GHA offers a dedicated Advice and Casework Service, supporting vulnerable residents with everything from finding funding and trusted tradespeople to arranging and completing essential home improvements or even helping them move to a more suitable home.
- 2.5 Professionals from across Lincolnshire, also benefit from a Professional Advice offer through the advice and casework team, helping them better support residents living in poor housing conditions.
- 2.6 Operating from 1 July 2024 to 30 June 2026, the 2-year pilot is being independently evaluated by the London School of Economics (LSE), funded by the Centre for Ageing Better.
- 2.7 This report sets out the key findings from the first year of operations, and the funding contributions required to continue the advice and casework pilot for a further 21 months from 1 July 2026 (when the current pilot and funding period ends) to the 31 March 2028.

3 Background

- 3.1 In 2021, the Centre for Ageing Better published the Good Home Inquiry, a landmark, evidenced-based analysis of housing in England. It revealed the urgent need to address the poor condition of millions of homes across the country, which pose serious risks to health, safety, and wellbeing, particularly for older and vulnerable residents.
- 3.2 One of its key recommendations was the creation of 'Good Home Hubs' in every area. These hubs would act as trusted, accessible one-stop centres offering:
 - Clear, tailored information and advice on home improvement.
 - Guidance on available services, schemes, grants, and products.
 - Support with planning, paying for, and commissioning works.
 - Help to navigate the often-complex process of making a home safer, warmer, and more suitable for ageing.
- 3.3 Between May 2022 and April 2023, ARK Consultancy were employed by the Centre for Ageing Better to work with a project team from LCC and district officers. The purpose of the project team was to engage with residents and organisations across Lincolnshire to understand how more residents could be supported to live in a home that meets their needs and is well maintained.
- 3.4 The process involved:
 - Reviewing existing evidence, nationally and in Lincolnshire
 - Engaging with individuals, groups and stakeholders to understand issues and barriers.
 - Developing, designing and testing out new solutions.
 - Producing a service framework for delivery in Lincolnshire and elsewhere.
- 3.5 The project engaged with stakeholders across Lincolnshire including:

- 1093 responses to community survey
- 68 responses to staff survey
- Over 40 community groups
- Over 250 individuals

3.6 This resulted in the development of the 'Good Home Alliance' model and identification of the key themes the services should address, including:

- Simplified access to information and services
- Advice on options
- Healthy home assessment
- Keeping warm / energy efficiency
- Finding Trusted tradespeople
- Financial solutions
- Support to commission work
- Practical support

4. Good Home Lincs resources (information & signposting)

4.1 Hosted on the [Connect to Support Lincolnshire](#) (CTSL) web-platform, [Good Home Lincs](#) (GHL) provides tenure blind information, signposting and resources to help people identify services and solutions to enable them to stay safe, warm and well at home.

4.2 The webpages aim to bring together existing information from trusted sources from across the internet and county into one place, providing residents and those supporting them with a 'one-stop-shop' for all housing, maintenance, repair, improvement and adaptation issues – including information on moving home and maintaining a healthy home.

4.3 Content and information contained within the on-line resources has been developed in partnership with organisations, networks and services across Lincolnshire, including:

- Lincolnshire Healthy and Accessible Homes Group
- Lincolnshire Housing Standards Group
- Lincolnshire Financial Inclusion Partnership
- Lincolnshire Trading Standards Buy with Confidence scheme
- Lincolnshire Fire and Rescue
- Greater Lincolnshire Energy Efficiency Network
- Safer Lincolnshire Partnership
- Lincolnshire ICS Children & Young People Asthma Network

4.4 To support residents and households that are less digitally included, the Lincolnshire Connect to Support platform offers a range of accessibility features, including language translation, increased text size, and an PDF booklet function, enabling content to be printed in hard copy format.

4.5 The web pages include an 'interactive house' image through which web-users can navigate to relevant content by clicking on the image (see Figure 1 below).

Figure 1. GHL Interactive House Tool

Click on the house below to visit our interactive Good Home tool, providing you with information about home improvements.



- 4.6 In addition, the GHA has produced printable leaflets for distribution at community events, and for those who are less able to access online information, including:
- [A cross-county guide to Disabled Facilities Grants \(DFG\)](#)
 - [An all-tenure guide to Condensation Damp & Mould](#)
 - [A 'Staying Safe Warm and Well at Home this Winter' information guide.](#)
- 4.7 Since launch of the GHG webpages, additional intersections and interactions have been identified to further the resources and access to information available between the GHA and other Lincolnshire services, including:
- 4.8 **'Money Talk Lincs' (MTL)**. Links and signposts have been established between associated CTSL sections of GHG and MTL to navigate web users to relevant content without needing to have awareness of the other section.
- 4.9 **'Wellbeing Lincs'**. Links and signposts have been established between associated CTSL sections of GHG and Wellbeing Lincs to navigate web users to relevant content without needing to have awareness of the other section.
- 4.10 **'Armed Forces Community Directory'**. Links have been established from the directory to the GHG webpages for those (veterans and military families) seeking housing related information and advice.
- 4.11 **'Lincolnshire Community Foundation' (LCF)**. Links from the LCF website have been established to navigate web users to the GHG when seeking further help and support.
- 4.12 **'Lincolnshire Alert – Office of the Police & Crime Commissioner' (OPCC)**. Lincolnshire Alert has featured links to the GHG webpages when providing relevant message alerts. E.g. 'Rogue Traders' and door-step fraud for home repair or maintenance.
- 4.13 **'Lincolnshire Community and Voluntary Partnership'**. The LCVP website has featured links to GHG and promotes GHA information sessions for wider Lincolnshire stakeholders to increase awareness of GHG.
- 4.14 **'Lincolnshire ICB - Your health and services'**. This website features links to GHG and the joint (NHS/GHA) produced 'Guide to condensation, damp and mould' downloadable PDF to provide information and advice to anyone concerned about damp and mould, or other issues in the house that can affect a child with Asthma.
- 4.15 **Healthy Home Assessment**. Accessed via a dedicated 'Healthy Home Assessment' section of the GHG webpages, the Healthy Home Assessment tool enables web visitors to fill in a questionnaire with details of their property condition and the kind of support they need and are directed to relevant information and services on the website. The HHA tool is designed to be used by residents, households and families as well as supporting professionals visiting clients in their homes, who can complete the questionnaire on clients' behalf.
- 4.16 **Social Media**. A publicly available [social media pack](#) is also available providing a series of social media posts to promote GHG. The social media pack is available to download on the GHG webpages for alliance partners and other stakeholders to promote and share across their networks.
- 4.17 In addition to the on-line Good Home Lincs resources, the Good Home Alliance Team attends **community events**, centres and activities to promote GHG, provide hard copy resources and on the spot information, signposting and advice to residents and attendees. Good Home Lincs representation at events has included:
- Local Energy Advice Demonstrator events
 - Social Prescribers Network events
 - Health & Wellbeing events
 - NHS Falls events
 - Family Hub events
 - Carers groups
 - Health watch events

- Veterans' events
- Lincolnshire Show
- Flu and Covid vaccination clinics

5 Good Home Alliance Advice and Casework Support

- 5.1 The Lincolnshire Good Home Alliance advice and casework team offers a 'professional advice' service to all professionals (paid and voluntary) working in Lincolnshire. This service element provides information and advice to enable people supporting residents and households to signpost and support residents to address any identified housing condition issues.
- 5.2 The GHA team has provided advice to a range of professionals working for organisations and teams including:
- District Councils (Housing Standards, Accessible Homes and Customer Contact Staff)
 - County Council (Early Help, Social Care and Occupational Therapy)
 - NHS Hospitals and Respiratory specialists
 - Neighbourhood Teams (NHS and Housing)
 - GP surgeries and social prescribers
 - Lincolnshire Fire & Rescue
 - Wellbeing Lincs.
 - Carers Services
 - Sensory Services
- 5.3 Anglian Water offers an Extra Care Assessment to identify whether customers are eligible for discounted tariffs, priority services and other support schemes. They will also check for ways to maximise customers income by advising what benefits a household may be entitled to and identifying additional support that may be available to support residents.
- 5.4 The GHA team works proactively with Anglian Water to ensure residents are aware of one another's services by attending joint events. In addition, the Anglian Water Extra Care Support Team has been provided with the GHA team email and phone number, to enable their staff to access the professional advice service and provide further information and advice to residents in need of support.
- 5.5 Groundworks Green Doctors offer free impartial advice to residents to help people manage bills and save energy in the home. Green Doctors can provide different kinds of support, including advice on paying off debt with energy and water companies, identifying other concerns such as damp & mould, and making referrals to other services.
- 5.6 The Green Doctors in Lincolnshire are working proactively with the GHA, taking referrals from the advice and case work service, sharing information at events and accessing the GHA professional advice service when wider housing condition related issues are identified in the home during one of their visits.
- 5.7 The GHA team operate an advice and casework pilot service, providing direct advice and support to more vulnerable residents. Advice and support provided ranges from helping residents to identify potential funding options to pay for work, finding and engaging trusted trades people, to providing practical support to arrange and complete works, and, where appropriate, supporting residents to move to a more suitable home.
- 5.8 Referrals to this service are accepted from a range of referral partners, including District and County council teams, Lincolnshire Fire and Rescue, NHS asthma & hospital discharge practitioners, the Wellbeing service, Local Energy Advice Demonstrators, and Lincolnshire Family Hub staff. Referrals are accepted for residents of all tenure and age where the following criteria is met:
- a) The household is resident of Boston Borough Council, City of Lincoln Council, East Lindsey District Council, North Kesteven District Council, South Holland District Council or West Lindsey District Council. AND

- b) The occupant has provided consent to the referral and to be contacted by a GHA caseworker; is eligible for a service provided by the referring partner and/or
 - The referring partner has identified potential housing condition issues that may place the occupant at risk of harm.
 - The referring partner has supported the occupant to complete a HHA and has identified housing condition, access or improvement issues.
 - The occupant is unwilling / unable to complete a Healthy Home Assessment form, but willing to be supported by the Advice and Casework team and has an identified vulnerability due to age, disability, health condition, financial hardship, or other factor that places them at potential risk of harm due to their housing conditions.
- 5.9 In addition to taking direct referrals from GHA referral partners, the advice and casework service has established other cross-sector partnerships to drive delivery and implementation of related strategic objectives.
- 5.10 The GHA, in partnership with NHS Lincolnshire ICB has established shared deliverables and actions to support the implementation of the National Bundle of Care for Children and Young People with Asthma. This has included:
- Developing the shared 'Guide to condensation, damp and mould'
 - Developing relevant content on the impacts of damp and mould on asthma for inclusion within the GHM web resources.
 - Establishing a direct referral route for NHS Asthma practitioners to the GHA Advice and Casework support service to support households to identify and address contributing housing condition related issues and hazards.
- 5.11 The direct referral route between NHS asthma practitioners and the GHA provides a single point of access for residents of all tenure to be signposted to the relevant district council team / housing provider or be supported directly by GHA caseworkers to address the identified contributing housing condition issue. This supports Lincolnshire to meet one of the recommendations from the National Child Mortality Database Report – Child deaths due to Asthma or Anaphylaxis (December 2024) to “ensure that all children with asthma who are living in homes with damp and mould are prioritised for housing repairs following the introduction of new Tenancy Consumer Standards”.
- 5.12 The GHA, in partnership with Lincolnshire County Council Family Hubs has established a series of joint delivery objectives and actions to support the delivery of the Family Hub and Start for Life programme minimum expectations. This has included delivering information sessions to Family Hub staff, to enable them to access and support families to access the GHM resources hosted on Connect to Support, and establishing a direct referral route for Family Hub staff to support families to identify and address potential housing related issues.
- 5.13 The GHA, in partnership with Lincolnshire Fire and Rescue has established a series of joint delivery objectives and actions to support the delivery of the LFR Prevention Strategy, including development of the GHM webpage content to provide information and signposting on Fire Safety within the home, promotion of Healthy Home Assessment to LFR Community Safety Advocates to raise awareness with residents and signpost to information and advice on environmental hazards, promotion of the LFR online Home Fire Safety Checks and supported completion by GHA caseworkers, and establishing a direct referral route for LFR to the GHA Advice and Casework support service to support families to identify and address potential housing related issues.
- 5.14 The GHA, in partnership with Lincolnshire County Council Trading Standards have developed a series of shared actions to support the development and promotion of the Lincolnshire Buy with Confidence scheme (BwC), including developing GHM web content to provide information and signposting to the Buy with Confidence scheme, identifying opportunities to cross promote the GHA and BwC activities, to support residents to identify and engage trusted traders; and promoting the BwC scheme to traders working with clients in receipt of GHA support.

- 5.15 The GHA team is working with the LCC Leaving Care Service's Participation coordinator to gain feedback on the existing GHL resources from Care Experienced Young People, with the aim of ensuring the GHL resources are relevant and accessible to all ages, and to coproduce 'young people – first homes' targeted information and resources for inclusion within the GHL web pages. The response from these young people has been extremely positive, with express shown in supporting the development of simple housing related 'how to' leaflets, posters and quick reference sheets for what to do in an emergency (such as gas, or water leaks etc).
- 5.16 Working with the County and NHS representatives, the GHA Lead is supporting the development of a Lincolnshire 'Home from Hospital' Discharge Protocol. The aim of the protocol is to reduce delayed discharges, ensure patients who are medically fit for discharge can return to safe and warm homes, and provide a single consistent protocol for Lincolnshire, that brings together key NHS, County and District services and provides clear discharge pathways and escalation routes when barriers to discharge are identified.

6 LSE Evaluation Activities and GHA Outcomes

- 6.1 The Centre for Ageing Better has commissioned the London School of Economics to undertake a process and impact evaluation of the GHA pilot period (1 July 2024 to 30 June 2026) to provide internal learning to inform GHA development and decision making and deliver an external evaluation to provide a comprehensive evidence base for the development of other 'Good Home Hubs' across the country.
- 6.2 The LSE evaluation looks at impact, process and value for money, and uses a mixed methods approach of data collection, surveys, interviews, site visits and web analytics. LSE provided the first year of delivery report for internal consideration in December 2025, with a planned public document summarising the first year of delivery expected to be produced by the Centre for Ageing Better in March 2026. The final evaluation report is expected in September 2026, on conclusion of the full two-year pilot period.
- 6.3 In the first year of delivery (September 2024 to September 2025) evaluators note that:
- 6.4 **GHL web activity**
- 6.4.1 The Good Home Lincs website was officially launched on 19 September 2024 and evaluation figures run to 29 September 2025. Over this period there were:
- 8,637 total users, of which 7,204 were new users.
 - 21,181 page views.
- 6.4.2 The GHL web pages soft launched in April 2024 – over this period there has been a total of 9,528 users to the 29 September 2025.
- 6.4.3 The top five most visited pages (excluding the GHL landing page and the About us page) are:
- Healthy Home Assessment
 - Paying for Works leading to: Grants and Charitable and Financial Support
 - Home Improvements
- 6.4.4 According to VPN data, just over a third of all users are from Lincolnshire, closely followed by London. However, this data is not always accurate as service providers often route IP addresses and traffic back to a physical location.
- 6.4.5 Between 8 April and 16 Sept 2025, 84 people completed the Healthy Home Assessment tool—that is, about 3.5 people a week. Two-thirds completed the assessment independently and the remainder were helped by someone else.
- 6.5 **Engagement & Outreach activity**
- 6.5.1 In total, since service launch, the GHA team has attended more than 136 events across the county, engaging with more than 2000 residents, and more than 1900 professional engagements - in addition to a further 570 engagements at mixed community and professionals' events.

6.5.2 **Table 1** below provides detail of GHA representation and attendance at WLDC events since service launch.

	Number of Sessions	Number of Attendees
West Lindsey District Council	16	366
Community Information & signposting	6	212
Caistor Community Event	1	5
Games by the Hall (Together Initiative)	1	52
National Play Day event	1	18
Social prescribers networking event	2	57
Trent Care Community Age Matters Information Fair	1	80
Professional Information & awareness	8	124
Family Hubs networking event	2	32
Frailty Meeting (NHS)	1	22
Gainsborough Walkabout (Together Initiative)	1	15
West Lindsey Voluntary Forum	1	30
WLDC briefing (Healthy and Accessible Homes)	1	10
WLDC briefing (Housing and Environmental Enforcement)	1	10
WLDC DFG Team Meeting	1	5
Mixed stakeholder session (Community & Professionals)	2	30
Health & Wellbeing Event	1	10
Social prescribers networking event	1	20

6.6 Advice and Casework activity

6.6.1 Demographics

In total, the GHA casework team handled 233 cases in the first year of delivery to September 2025, 153 of which had been closed.

- The majority of cases were female (65%), and - reflecting the demography of Lincolnshire as a whole- the majority of clients are British and are either classified as 'White' or 'White British'.
- Over a third of clients were over the age of 66. A small proportion (5%) are under the age of 18.
- Most clients (69%) had no children in their households and 43% lived alone.
- Of the 31% with resident children, more than half (16%) lived in a single parent household.
- Of the clients with no children, 12% lived with another working age adult, and 15% lived with an older adult.

6.6.2 Tenure

- The majority of clients (63%) are owner occupiers, followed by social housing (19%), and private renting (14%).
- The owner occupation figure is slightly lower than for the overall population of GHA authorities, while the proportion of social tenants is higher.

6.6.3 Health conditions

- Referrers reported that 66% of clients had some form of health condition impacted by the state of their homes. Some 22% had two conditions, and 36% had three or more.
- The most common issue was mobility (37%), followed by mental health challenges (17%) and asthma/COPD (14%).
- 31% of clients had 'other medical issues' that were not categorised.

6.6.4 Issues in the home

- The most frequently named issues were Financial Options (35%); this and the related 'support to apply for grants' usually appeared in conjunction with other physical problems.
- Some of the physical issues overlapped, such as living in a cold home and boiler replacement required.
- The most common physical issue identified was damp and mould (31%), followed by living in a cold home or lack of hot water, property disrepair/septic tank (16%), and problems with the boiler (14%).
- Referrals most often identified the need for financial or energy support and issues of cold and damp, themselves possibly related to specific types of disrepair.

The evaluators conducted a co-occurrence analysis to identify the issues that tend to be flagged together within the same referral.

- Finance options appeared alongside roof repairs 68% of the time, living in a cold home/No hot water (63%)
- Replace/Broken boiler (50%)
- Damp & Mould (30%).

Properties often have a number of related problems e.g., Property disrepair overlapped with Hoarding/Clutter (46%) and cold homes (37%), while hoarding often appeared with cleaning (46%) and finance (54%).

6.6.5 Caseworker interventions

- Caseworker interventions span a range from the very light touch (simply signposting clients to information) to the intensive (frequent, in-person support with practical actions). In the first year of delivery:
- Nearly half (48%) of closed cases had received some form of advice and guidance, which could include either helping the client access a service or investigating further options.
- The most common topic in the first instance was information about grants (54%), followed by information about how to pay for works (39%). Suggesting that at least some clients had an understanding of the work required but were unsure how to pay for it.
- Alongside providing initial information, GHA caseworkers also signpost relevant services and organisations that clients could contact. These included:
 - the Connect to Support/Good Homes Lincs website (30% of clients)
 - Charitable support (26%), and
 - Citizens Advice/trading standards (20%)
 - Seventy-one percent of clients were signposted to at least one organisation.
- In some cases, caseworkers themselves contact those organisations with referrals, in the first year 28% of closed cases had been onward referred.
- Information and advice are also the initial approaches for cases that were still open. Providing access to financial solutions (68%), finding trusted traders (64%), and commissioning works (61%) appear in most cases.
- Of the 153 closed cases, 23% (35 clients) had works delivered in their homes. These were most often related to:
 - Flooring (42%), including installation of carpet in social rented homes
 - Bathroom repairs (32%)
 - Unspecified remedial works (21%).
 - Heating systems and hot water accounted for another 16% together.
- Of the further 80 cases still open, 28 (35%) had works delivered with GHA support, and/or interventions via GHA referral at the time of analysis.
- Delivery of works was mostly concentrated in a handful of practical fixes including:
 - Bathroom/WC repairs (21%)

- Remedial works (18%),
- Flooring (18%), and
- Aids/adaptations (18%).

6.6.6 Where risks were acute, GHIL had been front-loading cleaning and decluttering or supporting stopgaps such as providing temporary heaters or dehumidifiers.

6.6.7 The table below provides a summary of the types of work delivered in the first year with caseworker support.

6.6.8 **Table 2. Types of work delivered with caseworker support**

Works delivered	% of closed cases (153 total)	% of still open cases (80 total)
Flooring	42	18
Bathroom / WC repair	32	21
Remedial works (repair)	21	18
Decluttering	11	14
Heating system/boiler	11	14
Pest control	5	6
Electrical repair	5	6
Hot water	5	6
Plumbing	5	6

6.6.9 The cost of individual interventions completed ranged from £75 (bathroom repairs) to £6000 (repairs to heating and hot water system). Two clients had work delivered at no cost (decluttering and floor repairs).

6.6.10 Some cases are closed with remaining issues for a variety of reasons, including clients' inability to access the funding needed or resistance to further works being carried out in their home.

6.6.11 Of closed cases that received caseworker support (81 cases), a minority (19%) still had outstanding issues with their homes after the case was closed. About half of such clients were unable to access the necessary finance, and about half still had outstanding disrepair issues.

6.7 Risks Reduced

- In the first year of delivery, the most common types of risk reduced were overall health and safety (22%) and damp and mould (21%), followed by a general category of poor housing conditions.
- In most cases more than one type of risk was reduced. 43% of cases saw a reduction in 1-3 risks, and one case recorded 7.
- The table below provides a summary of the types of risks reduced by GHA interventions in the first year with caseworker support (of 81 closed cases where interventions were received).

6.7.1 **Table 3. Risks reduced by caseworker interventions**

Type of risks reduced	Number	%
Health and Safety risks	18	22
Impact of damp & mould	17	21
Impact of poor housing condition	14	17
Accident/ injury	10	12
Injury /accident to child(ren) in home	8	10
Slips trips & falls	7	9
Cold home (Interim heating solution)	6	7
Fire	3	4

Clutter	3	4
Hospital stay	3	4
Improved energy efficiency	2	2
Impact of overcrowding	2	2

6.8 Service output and outcomes in year one

- 6.8.1 LSE evaluators note that the most obvious output of the project is the completed improvement of 40 homes with caseworker support or through referral to other agencies, with many more improvements planned or underway
- 6.8.2 A second important output was repairs and modernisation undertaken by clients themselves after getting information and advice from GHF staff and/or the HHA tool.

6.9 Example Advice & Casework Outcomes

- A resident being supported to return home from long-term temporary residential care, due to lack of heating and hot water in her primary residence.
- A couple living in a shared ownership property, being supported to access a replacement heating system, after being without heating and hot water for over 8 years.
- A child being deescalated from a child protection plan, due to the parents being supported to access funding and replace hazardous stair carpets.
- A family with a newborn being supported to access non-council funding to replace a broken boiler, as opposed to accessing council-funded discretionary housing assistance.
- A parent of a child with SEND being supported to access appropriate flooring in the child's bedroom to reduce associated risks.
- A family living in isolated rural social housing being supported through the process of moving to a more accessible area and enabling the children to more easily access care.
- A resident being supported to access 'pro-bono' decluttering services, following a clutter related house fire.
- A resident and spouse being supported through the hospital discharge process accessing social housing to prevent a delayed hospital discharge, due to the primary residence being in serious disrepair and an estimated works cost of approximately £60,000.
- Residents being supported to resolve issues with damp and mould, via liaison with Housing Standards, and direct provision of information, guidance and equipment to reduce immediate severity and impact.
- Providing targeted information and signposting to enable residents to address and self-implement solutions, following caseworker triage, including a veteran's spouse being signposted to and accessing funding through a SSAFA grant to undertake roof repairs that they would otherwise have been unable to afford.

6.10 Overall assessment and value for money

- 6.10.1 LSE evaluators noted that from year one activity, benefits are potentially high. Positive effects in terms of reduced hazards and greater client wellbeing began to appear as the first cases were closed, and the flow of benefits is now accelerating.
- 6.10.2 In the next phase of the evaluation, LSE will collect more robust evidence on the type and magnitude of benefits, including importantly reductions in public-sector costs, to inform a more detailed cost-benefit analysis.
- 6.10.3 Overall, however, LSE note that the experience of the first year suggests that the advice and casework service represents good value for money.

6.11 Casework referrals to date

- 6.11.1 In total between July 2024 (pre-launch) and 31 December 2025. The GHA has received a total of 391 referrals for advice and support.

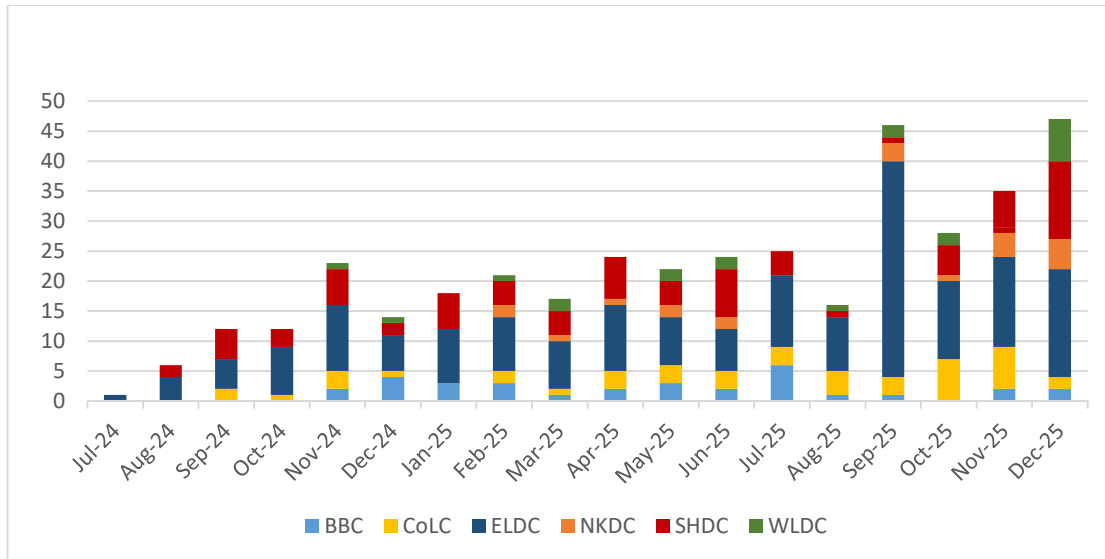
6.11.2 The table below provides data on the number of referrals received by the GHA across funding districts.

6.11.3 **Table 4. Referrals by GHA funding District**

BBC	CoLC	ELDC	NKDC	SHDC	WLDC
32	45	190	21	80	21

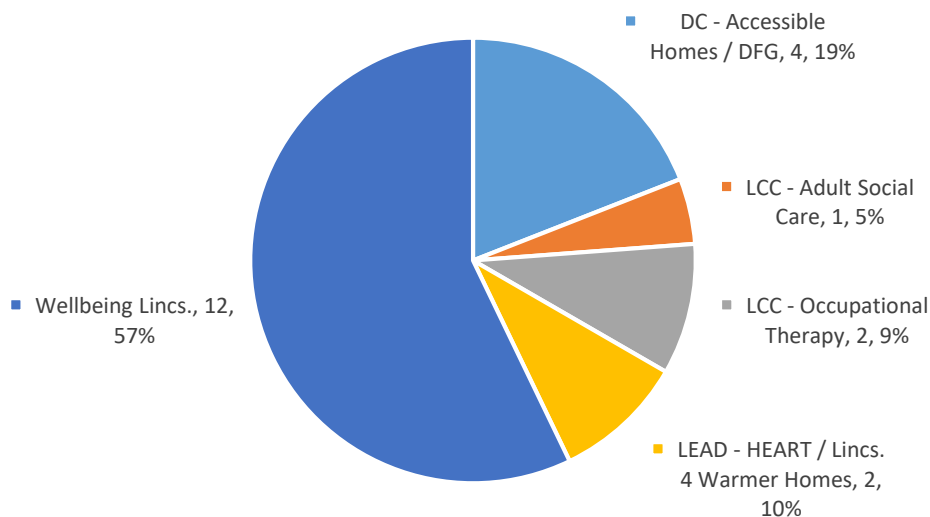
6.11.4 Figure 2 below provides data on the number of referrals by month by resident district.

6.11.5 **Figure 2. Referrals by Month by Resident District (July 2024 – 31 December 2025)**



6.11.6 Referrals have been received from all referral partners. The chart below shows the source of referrals for WLDC residents to 31 December 2025.

6.11.7 **Figure 3. WLDC – Source of Referrals to 31 December 2025**



7 Staffing

7.1 The Lincolnshire Good Home Alliance currently consists of 7 x Full-time Equivalent (FTE) staff:

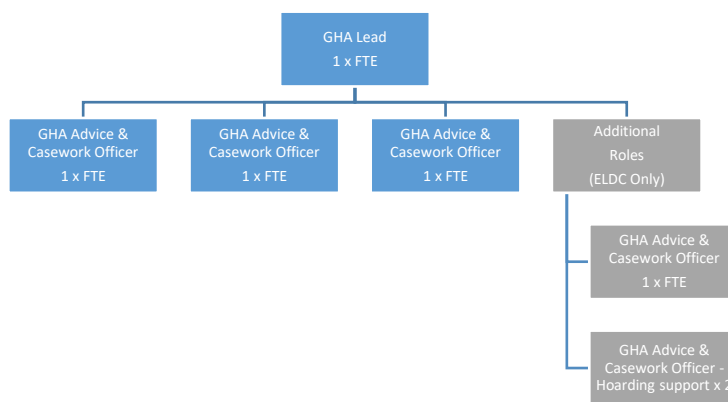
- The GHA Lead position & 3 FTE Advice and Caseworkers – funded by Lincolnshire District & County councils; and
- Three additional Caseworkers, supporting enhanced damp & mould / Hoarding support activities in the East Lindsey District Council (ELDC) area only (and funded only by ELDC).

7.2 Additional project management capacity is provided by LCC through the allocation of both Public Health Programme Management and Officer capacity (at no additional cost to the GHA operations budget).

7.3 The 6 Casework positions are hosted and employed by ELDC.

7.4 The GHA Lead position is hosted and employed by Boston Borough Council and provides operational management of the Advice and Casework team under S113 arrangements between BBC and ELDC as part of the South and East Lincolnshire Councils (SELCP) partnership arrangements.

7.5 **Figure 4 below sets out the current staffing structure**



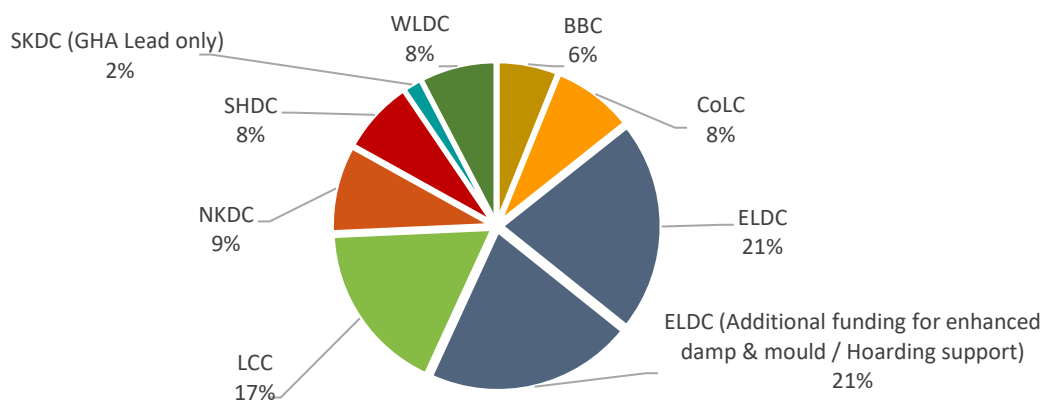
8 Financial implications

8.1 This report seeks consideration on the continued funding of the GHA Advice and Casework service from 1 July 2026 to 31 March 2028.

8.2 The GHA advice and casework service is currently funded by 6 District councils and Lincolnshire County Council. District contributions are calculated in line with respective proportions of DFG allocation received via LCC.

8.3 Figure 5 below shows the current proportions of funding received from contributing councils for the initial pilot period to 30 June 2026.

Figure 5. GHA Funding Council Contributions (1 July 2024 to 30 June 2026)



8.4 The table below sets out the identified contributions required from participating councils to continue the current advice and casework service level (3 FTE) and GHA Lead position for a further 21 months.

8.5 Contributions are based on the following:

- Continuing the GHA Lead position and 3 x full time equivalent (FTE) Advice & Casework Officers
- Maintaining advice and casework service contributions from existing funding districts – including BBC, ELDC, CoLC, NKDC, SHDC and WLDC, and excluding SKDC.
- Retaining a funding contribution towards the GHA Lead position from SKDC (non-advice & casework service management activities).
- Maintaining an annual equivalent funding contribution of 50,000 per year from LCC.
- Calculating contributions in line with the DFG allocation formula and proportions received by each core funding district.

Table 5. GHA Funding contributions (2026/27 to 2027/28)

District Funding Contribution	2026/2027	2027/2028	Total Funding
Boston Borough Council (BBC)	£11,263	£15,726	£26,989
East Lindsey District Council (ELDC)	£36,305	£50,693	£86,997
City of Lincoln Council (CoLC)	£15,166	£21,176	£36,342
North Kesteven District Council (NKDC)	£16,208	£22,631	£38,840
South Holland District Council (SHDC)	£13,749	£19,198	£32,946
South Kesteven District Council (SKDC) (GHA Lead contribution only)	£3,973	£5,484	£9,457
West Lindsey District Council (WLDC)	£14,134	£19,736	£33,871
Lincolnshire County Council (LCC)	£37,500	£50,000	£87,500

8.6 The total funding contribution required from WLDC to continue the provision of GHA advice and casework activities in the WLDC area to 31 March 2028 is £33,871.

8.7 2-year extension to be funded the Health and Wellbeing Reserve:

Year 1 - 2026/2027 £14,200

Year 2 - 2027/2028 £19,700

Leaving a balance on the reserve as of 31st March 2028 of £52,20

9 Stakeholder / Consultation / Timescales

9.1 The associated proposals to continue the GHA to 31 March 2028 have been developed in consultation with respective Housing Health and Ageing Well Delivery Group district and county council representatives and informed by the LSE evaluation, resident and stakeholder feedback.

9.2 This report has also been to WLDC Overview and Scrutiny Committee with the following recommendations agreed:

- *Members consider the content of this report and provides feedback on the Good Home Alliance (GHA) pilot activities, performance and outcomes to date, to inform the Corporate Policy and Resources Committee's consideration on continued funding of the GHA Advice & Casework service for a further 21 months from 1 July 2026 to 31 March 2028.*
- *Members support further work by WLDC officers and the Good Homes Alliance (GHA) on the opportunities to lobby for change and additional funding to support the climate agenda with retro fitting energy efficiency measures in households, over and above those available through the Warm Homes Local Grants.*
- *Members champion an increase in communications to highlight the positive work of the Good Homes Alliance (GHA) and the unique opportunity provided to Lincolnshire through this service.*

10. Recommendations

- 10.1 Members acknowledge the positive impact of the Good Homes Alliance work to date
- 10.2 Members agree to fund the Good Homes Alliance for a further 2 years to 31st March 2028 to the sum of £33,871 from the Health and Wellbeing reserve.