

ECONOMY SCRUTINY PANEL

DATE	07/11/2023
REPORT OF	Carolina Borgstrom
SUBJECT	North East Lincolnshire's Housing Strategy 2023-28
Review	
STATUS	Open

CONTRIBUTION TO OUR AIMS

The new strategy recognises those current challenges faced by residents and is set within the context of national policy changes affecting housing, social care, and planning.

The Council's ambition is set out in our key themes which support the Councils priorities for.

"Stronger economy and stronger communities"

EXECUTIVE SUMMARY

This report presents the new Housing Strategy for 2023-28. The Strategy has been developed with officers and key stakeholders. Its purpose is to set out the Council's strategic priorities for housing over the next five years. The Strategy will be updated once the Local Plan has been adopted, to include the housing requirement. The Strategy recognises the key issues affecting housing in North East Lincolnshire and the impact these have on local residents. The plan sets out how the Council will work in partnership to address the issues identified, and demonstrates alignment with other key strategies and plans. The Housing Strategy does not cover the number of new homes required, and will not influence where these are located as this is the role of the Local Plan.

MATTERS FOR CONSIDERATION

We are asking Scrutiny to review the policy and provide feedback, which will be considered within the consultation process.

1. BACKGROUND AND ISSUES

1.1 North East Lincolnshire's previous Housing Strategy was published in January 2019. Since then we have had a number of changes that need to be included in the updated policy. These changes include Brexit, Covid-19, cost of living crisis and interest rate rises. The new strategy sets out the main five key themes, based on research and data taken from the Census data 2021, the Indices Of Deprivation and other national data available at the time of writing the strategy.

1.2 Unlike previous strategies, this new strategy includes provision of housing from younger people until retirement. It considers the needs of those who are vulnerable and those who own their own home but need to improve its thermal

efficiency, or access to the right type of housing, thereby setting a long term vision, which this strategy is the first building block.

1.3 The strategy aims to reduce the gap between the most and least deprived neighbourhoods, so that everyone can live in safe, health and vibrant communities.

1.4 The five main key themes are;

Themes	
1.	Delivery of New and Affordable Homes and Support Regeneration within our Town Centres
2.	Prevent Homelessness and Rough Sleeping
3.	Improve homes within the Private Rented Sector and reduce the number of empty homes.
4.	Improve accessibility to appropriate housing for all residents including those aged 16-25 years.
5.	Zero Carbon – support creating greener homes through retrofit and new build.

1.5 Delivery of New and Affordable and Support Regeneration within our Town Centres

North East Lincolnshire has the opportunity to grow, with new jobs coming into the area through the renewable energy sector and Freeport Status on Immingham Docks. As our current age profile continues to get older, we need to encourage younger/working age people to come and live in the area. Our households are getting smaller, whilst the overall population remained largely the same, the number of households increased. This means that we have smaller households. This means we require new homes to meet the need so the area can be sustainable. Availability of land remains a challenge for the area, and brownfield sites are often unviable. We will work with our partners including Homes England, to develop these sites and create an attractive housing market within our town centres.

The Council has lost around 900 affordable homes through demolition or disposal programmes. Working in partnership with our registered providers, we will increase the number of affordable homes, including opportunities for low cost home ownership and general needs housing.

Our town centres in Grimsby and Cleethorpes are benefiting from investment through Government funding. This includes brownfield development of Garth Lane, with funding from the Towns Fund and Homes England. The Council will continue working with Homes England to develop housing in other areas including Immingham.

1.6 Prevent Homelessness and Rough Sleeping

There are many reasons why a household becomes homeless, including leaving prison, care or escaping violent or abusive relationships. For many, life events can cause homelessness, for example losing a job, physical or mental health problems. Substance misuse or alcohol addiction can also cause considerable strain on a household. We need to provide the right support, at the right time to help households maintain a tenancy and stop the cycle of homelessness. As the cost of living crisis continues with energy costs and higher interest rates, there is an expectation that

the number of households requiring support will increase.

As an authority, we have a statutory duty to deal with these cases and find a home, which is becoming more and more difficult, and as peoples challenges become more complex, we need to have a number of solutions available to meet individual needs. We also need to reduce the amount of households placed temporarily in bed and breakfast facilities.

1.7 Improve homes within the Private Rented Sector and reduce the number of empty homes

The borough has a high level of poor quality homes within the private sector, especially within the urban areas, predominantly in the East and West Marsh areas. Poor quality housing impacts on the health of the occupants. We aim to improve landlord relationships and explore new schemes to drive up standards within the private rented sector. The number of empty homes can indicate market failure through low market demand, an absentee landlord or a landlord who is unable to finance repairs to bring the property back into use. Recently landlord have been hit by interest rate increases with many pulling out of the rental market as it becomes more unaffordable, linking this with unmet need with households on the Housing Register waiting for a suitable home.

1.8 Improve accessibility to appropriate housing for all residents including those aged 16-25 years.

Many residents are unable to access appropriate housing. We will deliver a Housing and Care Strategy, incorporating both Adult and Younger Persons needs. This is a new approach for the authority but combines approaches to reduce silo working and looking at the person, irrespective of their age. We need to deliver improved care leaver pathways to help them maintain a home and tenancy. We also have an increasing ageing population, where we need to deliver flexible housing options for people with care needs, whether that includes adapting their existing home, or providing extra care/sheltered accommodation.

1.9 Zero Carbon – Support creating greener homes through retrofit and new build.

Housing can play a major role in reducing carbon emissions. Deliver of new homes dropped significantly in the 1980s and continued to drop through subsequent years. This means that many of our existing homes have poor thermal efficiency. It is a priority to help improve the energy efficiency of our housing to reduce fuel poverty in the borough.

2. RISKS AND OPPORTUNITIES

The risk of failing to deliver the commitments set out in the Housing Strategy and action plan will be mitigated by ensuring processes are in place with all delivery partners, and through regular and robust progress monitoring including and annual report to the Economy Scrutiny and Health Scrutiny Panels.

The risk of the Housing Strategy becoming out of date due to policy and context changes at a national and local level is mitigated by refreshing the Housing Strategy within 5 years, including a refresh to align the policy to the Local Plan

once adopted.

3. REPUTATION AND COMMUNICATIONS CONSIDERATIONS

Potential reputational issues associated with this proposal include the following.

- Number of New Homes – The Housing Strategy does not include numbers of new homes required, nor will it predetermine future sites. This will be included as part of the Local Plan process. Any consultation has included a statement to confirm this.
- Concern that the consultation process has not been wide enough. In response, the consultation process has included.
 - An online survey and postal survey (all partners and stakeholders were emailed about the consultation)
 - Housing Developers Forum
 - Homelessness and Rough Sleeper Forum
 - Cascading information to other key groups and forums
 - Social media coverage and press release
 - Ongoing review of consultation feedback including “Our Future”.
 - Existing evidence and intelligence

4. FINANCIAL CONSIDERATIONS

There are no direct financial implications due to the recommendations detailed in the proposed Housing Strategy. All service improvements will be made within existing budgets and resources. Where additional funding is required, a business case will be presented to the Business Development Group for approval.

The policy provides opportunities to improve value for money, by offering service improvements.

5. CHILDREN AND YOUNG PEOPLE IMPLICATIONS

Childrens Services have been consulted throughout this process, and have had input into the final Housing Strategy. By ensuring that the Housing with Care Strategy includes young people and care leavers, by improving pathways to help them live independently. By ensuring a range of housing options are available by delivering affordable housing to meet a wide range of different needs, the Housing Strategy will help to provide safe, high quality homes for children and young people.

6. CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

Climate change poses a significant threat to environments, individuals, communities, and economies on local and national levels. This policy links directly with North East Lincolnshire’s Environmental Vision Statement.

7. MONITORING COMMENTS

This report forms part of the consultation process. In the opinion of the author, this draft report and strategy does not contain recommended changes to policy or resources (people, finance or physical assets). As a result no monitoring comments have been sought from the Council's Monitoring Officer (Chief Legal Officer), Section 151 Officer (Director of Finance) or Strategic Workforce Lead.

Monitoring comments will be included in the eventual report to Cabinet (date to be determined) which will be brought to this panel for pre-decision scrutiny and comment.

7. WARD IMPLICATIONS

The Housing Strategy affects all wards in the borough.

8. BACKGROUND PAPERS

None

9. CONTACT OFFICER(S)

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North East Lincolnshire Council

Housing Strategy

2023 - 2028



Stronger Economy: Stronger Communities. **Together we can be stronger.**

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INTRODUCTION

Everyone should have the right to a safe, secure, dry, and affordable place to call home.

Where we live impacts on so many areas of our life including our health and our ability to thrive in education and employment. Our homes should be our sanctuary, where we feel safe and secure, providing a stable environment for our children to grow, where people want to stay and support building stronger communities.

In the last few years, the country has seen many changes which have directly impacted on the way we live our lives. Whilst there was some success with the “Everyone in” campaign during COVID, other opportunities were placed on hold as we dealt with the challenges presented at the time.

The new strategy recognises those current challenges faced by residents and is set within the context of national policy changes affecting housing, social care, and planning.

Our ambition is set out in our key themes which support the Council’s priorities for a:

‘Stronger economy and stronger communities’



CONTEXT

Our strategy is informed by current national and local policies including;

National

Homes England Strategy Plan
Social Housing White Paper
Health and Social Care White Paper
A Fairer Private Rented Sector White Paper
Levelling up Agenda
National Planning Policy Framework
Homeless Reduction Act

Local

North East Lincolnshire Local Plan
Joint Strategic Needs Assessment
Health and Wellbeing Strategy
Economic Strategy
Environmental Vision Statement
Town Centre Masterplan



OUR AIMS AND OBJECTIVES

The Council's stronger economy and stronger communities' priorities are underpinned by a key strategic framework comprising the following:

- Health and wellbeing strategy;
- Economic strategy;
- Environmental Vision Statement;
- Prevention and early intervention strategy;
- Financial strategy.

Our **outcomes framework** is the means by which our priorities will be translated into action and delivered, developed and achieved in conjunction with our partners across sectors. This is intended to drive a culture of evidence-based decision-making that will enable elected members to take informed key decisions, knowing the risks and the opportunities for citizens, communities and businesses. Our commissioning plan will ensure and foster clear links between the outcomes framework and the resources available to achieve them.

The framework, sets out the five high level outcomes that we and our partners aspire to achieve to ensure prosperity and wellbeing for the residents of North East Lincolnshire.

The five outcomes are that all people in North East Lincolnshire will:

- Enjoy and benefit from a strong economy;
- Feel safe and are safe;
- Enjoy good health and well being;
- Benefit from sustainable communities;
- Fulfil their potential through skills and learning.

Housing covers all five outcomes of the Council's vision, whether it is providing a safe home in which people feel safe and are safe, providing healthy living conditions which can be accessed independently, building communities, or providing opportunities to gain skills.

Links with our local plan

North East Lincolnshire's Local Plan 2013 to 2032 (adopted 2018 and currently going through the process of updating) is focused on growth creating opportunity for people: opportunity to have a home; and to be part of a strong community.

Since the plan was adopted, the country has been through significant change, which has impacted upon our lives on both a national and local level. There has been Brexit, the worldwide pandemic, and the continued situation in Ukraine. We cannot ignore how these events continue to impact upon many sectors, included the supply chains and increased construction costs. As this strategy is discussed and the Local Plan is updated, there is little doubt that these factors will be considered.

Despite all of this however, North East Lincolnshire has seen significant private and public investment, with a growth in jobs created around the renewable energy sector and the Freeport status awarded to the Humber ports.

As said above a review of the Local Plan is currently underway having been approved in 2022, and the strategy you read now will contribute towards the process, which will include more public consultation and examination before a final updated plan is submitted to the Government for approval in 2025.

The Local Plan has several strategic objectives which relate directly to the spatial vision, providing a framework for the plan policies to facilitate the form and pattern of development necessary to ensure that the vision is fully realised by 2032.

Figure 1: Local Plan 2013 to 2032 (adopted 2018) Strategic Objectives



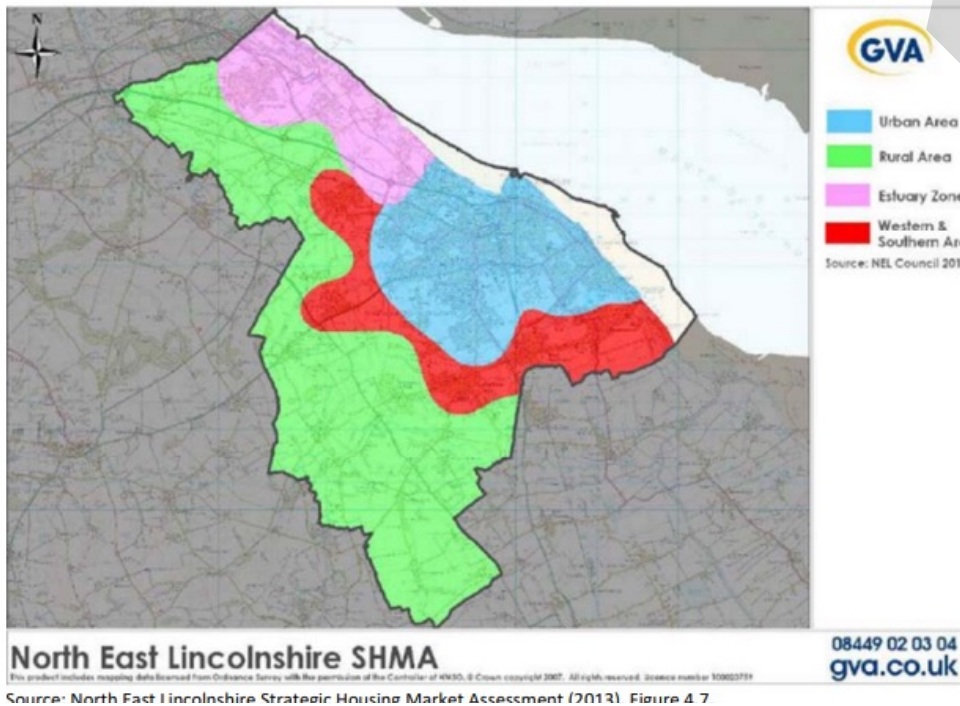
WHAT IS HAPPENING IN NORTH EAST LINCOLNSHIRE NOW?

Where we are now

The Housing Strategy uses the following Housing Market Areas (HMA's) or spatial zones, as follows:

- **Urban Area** – Contains the town of Grimsby and Cleethorpes.
- **Estuary Zone** - Contains the port town of Immingham and valuable land for economic development stretching between the ports of Grimsby and Immingham.
- **Western and Southern Arc** – Contains several smaller settlements that have grown to become service settlements for the borough and offer a range of key services and amenities.
- **Rural Area** – This area is characterised by its high landscape quality and a collection of small villages and hamlets.

Figure 2: Local Market Area Geographies (“Spatial Zones”) in the 2013 SHMA



Our population

Using data from the 2001, 2011 and 2021 census, we can see trends in our communities and project changes in our population in the future.

Since 2001, the population has decreased by 1,008. This is set against a regional and national increase in population of 10.4% and 14.3%

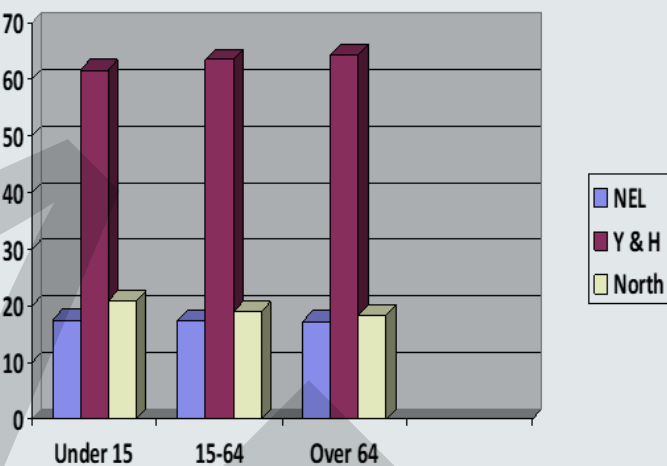
Table 1: Population and Household change in North East Lincolnshire 2001-2021

	2001	2011	2021	2001-2021 Change	2001-2021 change	%
Population	157,974	159,616	156,966	-1008	-0.6%	
Households	66,054	69,707	69,800	3,746	5.7%	

Source Census 2001, 2011, 2021

The number of young residents (0-19 years old) fell by 16.3% over the same period, whereas regionally and nationally they experienced an increase. In addition, the number of working age residents (20-64 years) decreased, whereas regionally and nationally figures increased. The number of older residents increased at a comparable level to the regional and national levels.

Figure 3: Age Profile – North East Lincolnshire (Census 2021)

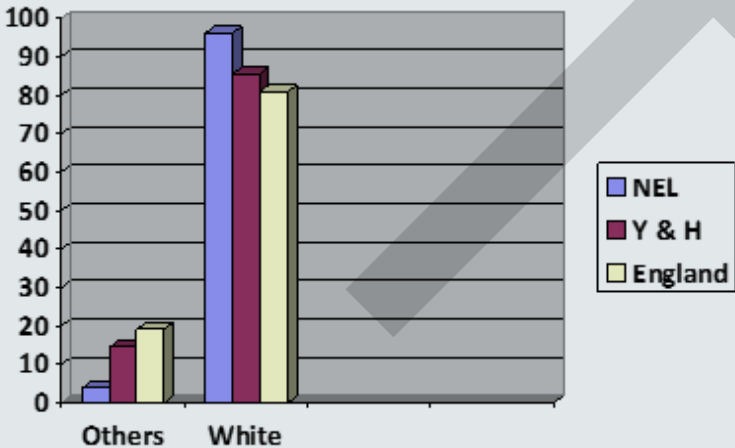


The number of households has increased, against a population which has reduced, which would indicate that the size of household is decreasing.

Ethnicity

Our ethnicity mix remains predominantly.

Figure 4: Ethnicity Profile (Census 2021)



Health of our people

The health of people in North East Lincolnshire is generally worse than the English average. North East Lincolnshire is one of the 20% most deprived districts/unitary authorities in England and about 26% (7,815) children live in low income families. Life expectancy for both men and women is lower than the English average.

Life expectancy is 13.1 years lower for men and 9.1 years lower for women in the most deprived areas of North East Lincolnshire than in the least deprived areas.

Public Health England – Published 03/03/2020

Average income

Whilst unemployment has fallen significantly since 2010, it remains higher than those levels experienced regionally and nationally.

Table 2: Median gross annual resident and workplace-based income (2022)

	Resident Analysis	Workplace Analysis
North East Lincolnshire	£29,241	£27,969
Yorkshire & Humber	£33,208	£33,197
England	£30,501	£30,000

12% of residents have no qualifications, compared to 7.8% regionally and 6.4% nationally. The Borough also has a lower share of residents with at least levels one, two, three and four and above NVQ, than the regional and national rates.

Deprivation

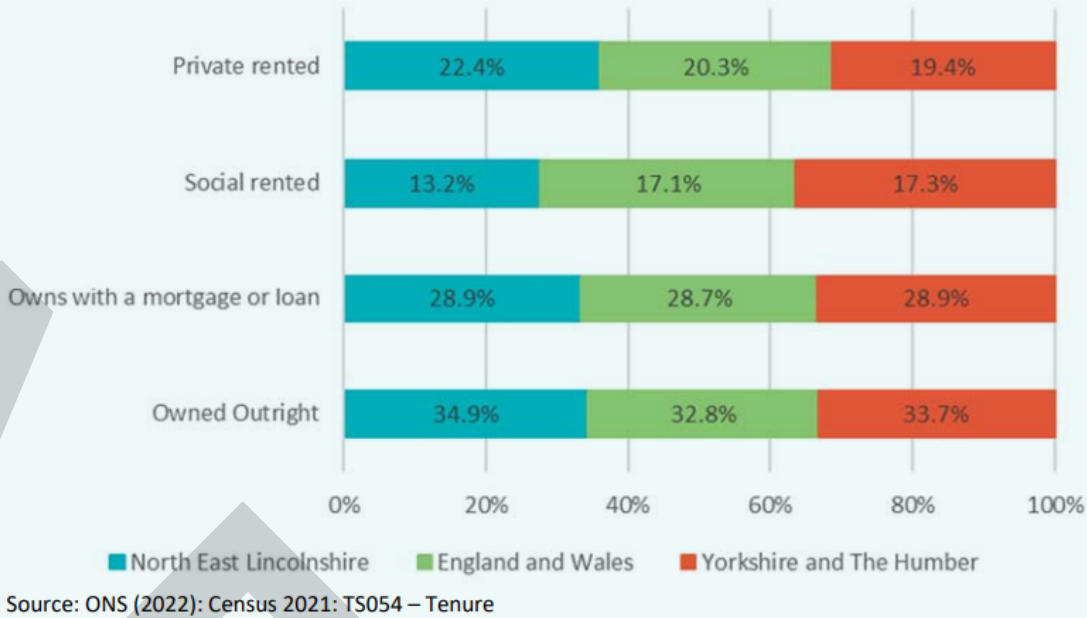
North East Lincolnshire is ranked 6th out of 317 (index of Multi Deprivation) areas in England, combining information on life expectancy, air pollution, avoidable deaths, obesity, smoking, heroin deaths, and alcohol related admissions.

OUR HOMES

Tenure

Whilst overall, the borough has a higher proportion of people who own their homes outright, there is a significantly lower number of social housing in the area at 13.2%, compared to regionally and nationally numbers at over 17%. This is explored further on in the strategy.

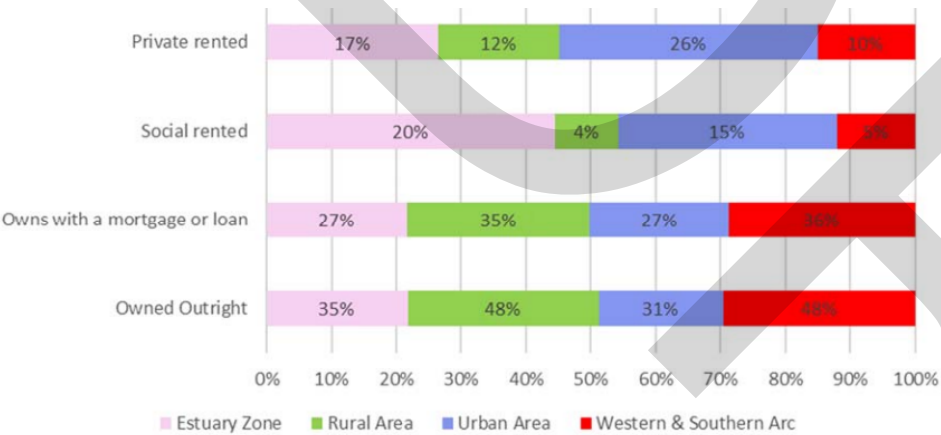
Figure 5: Tenure Profile of North East Lincolnshire and comparator areas (2021)



Tenure profile by spatial-zone

Table 6 shows the clear difference between the Western and Southern arcs that have a high percentage of home ownership and the level of socially rented. Whereas the urban areas see an increase in privately rented over social rented.

Figure 6: Tenure profile by Spatial -Zone across North East Lincolnshire



Source: ONS (2022): Census 2021: TS054 – Tenure
Note figures may not sum exactly due to the very small number of households living rent-free and in shared ownership

Table 3: Household Tenure in Grimsby Town Centre (2021)

	Grimsby Town Centre	Change from 2011 (%)	North East Lincolnshire	Change from 2011 (%)
Owned Outright	459	10.6%	24,373	13.4%
Owned with a mortgage or loan	346	-40.8%	20,211	-17.8%
Social Rented	585	9.8%	9,191	-8.9%
Private Rented	1,028	17.1%	15,644	23.9%

The demographics of housing in the area and the greater number of single households has seen the population decline at a higher rate of -3.8% than across the borough (-1.7%)

Size of accommodation

Table 4 provides a breakdown of the number of bedrooms by properties in the Borough, across the region and nationally. The table shows the imbalance in the local property market for one-and two-bedroom properties. This is also backed up by the local housing register.

Table 4: Share of bedrooms in North East Lincolnshire and comparator regions. (2021)

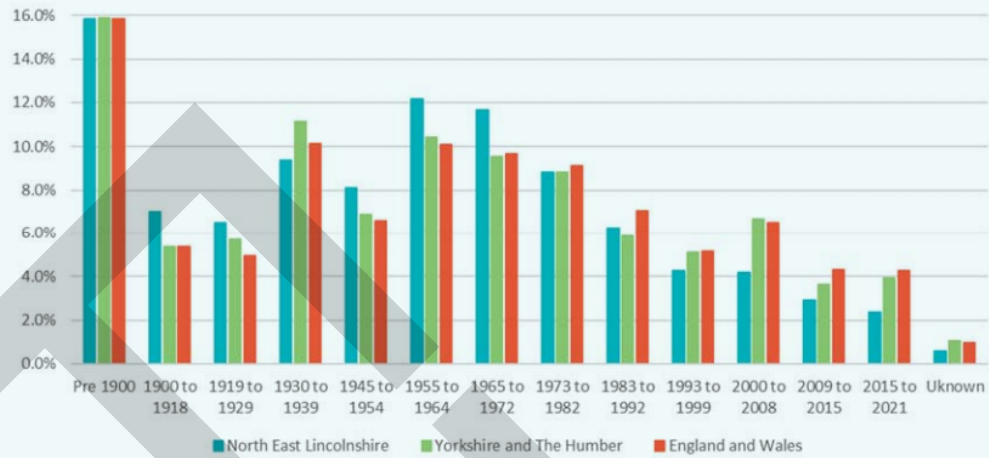
	North East Lincolnshire	Yorkshire and The Humber	England and Wales
1 Bedroom	8.4%	9.7%	11.4%
2 Bedrooms	21.0%	27.4%	27.1%
3 Bedrooms	54.9%	43.1%	40.4%
4 or more Bedrooms	15.8%	19.7%	21.1%

This table shows there is a disproportionate number of three-bedroom properties, and low numbers of smaller homes with one and two bedrooms.

Stock age and condition

Figure 7 illustrates the latest Council Tax data from the Valuation Office (VOA). It shows that 15.8% of the borough’s housing stock was built pre-1900, 22.9% was built from 1900 up to the Second World War, and 51.3% of the borough’s housing stock was built in the post-war period up to 1999. Very few properties, 9.4%, were built post 2000.

Figure 7: Share of properties in North East Lincolnshire and comparator areas by property build period (pre 1900 – 2021).



Source: Valuation Office Agency (2021): Table CTSOP4.0

At the time of writing this Strategy, the Renters (Reform) Bill had received its first reading in Parliament, with its second reading due in Autumn 2023. If the Bill receives consent, it will remove the so called “no evictions” notice, and will empower tenants to challenge poor management practices and unjustified rent increases, along with retaliatory evictions where tenants are evicted after complaining about housing conditions. The reforms could include the introduction of a Decent Homes Standard. This will mean that all properties will need to meet the Decent Homes Standard before they are let. Parts of North East Lincolnshire have very poor quality housing, especially in the most deprived wards. Whilst it is acknowledged that there are some good landlords, there are still many landlords who provide poor quality housing and management practices. Poor housing and management practices impact on services run by the Council to manage standards and deal with tenants who have been evicted or left due to a property’s condition.

HOUSING MARKET AND AFFORDABILITY

Housing market characteristics

The Housing Market Needs Assessment (Lichfields 2023) demonstrates that the borough has a strong level of self-containment in terms of local housing market dynamics, as well as commuting and migration patterns. This means that people living in the area, tend to stay and move around the borough. There is little migration into the borough, with 81.8% of the moves (census 2011) being internal. [please note this figure will be updated as relevant Census Data from 2021 is released and analysed].

Housing market prices

House prices are lower than other neighbouring areas. For example, the median house price for North East Lincolnshire overall was £143,500 in the year to June 2022, whereas the wider Yorkshire and Humber Region was £179,950, North Lincolnshire was £160,000 and East Lindsey was £199,950.

Median house prices increase as one moves further away from the main Urban Areas with median prices being less than £125,000 in the urban centres, and £125,000 to £149,999 across the Medium Lower Layer Output Areas, to the borough’s rural zones to the south, where median prices are between £175,000 to £199,999.

Property sales

Locally, property sales failed to fully recover to levels before the recession in 2008. Annually transactions are around 2000 to 2500, apart from 2021 when they increased to 2806.

Rental levels

Median rents are at a much lower rate than those regionally, ranging from £383 per month for a 1 bed home, to £750 per month for a 4+ bed property, compared to £525 for a 1 bed and £1,100 for a 4 bed regionally.

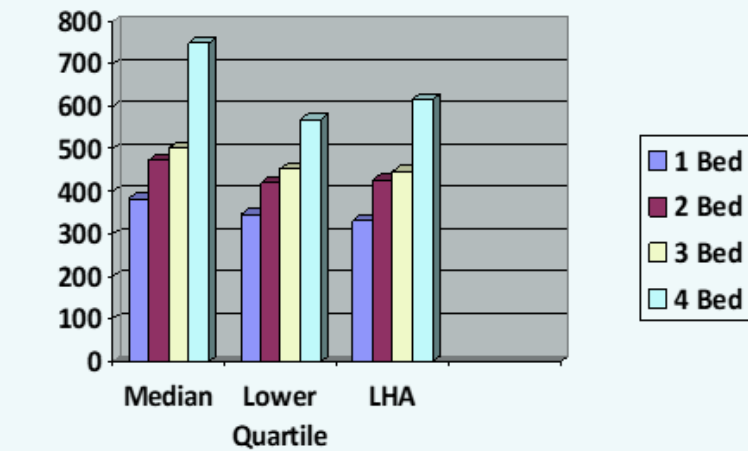
The weekly Local Housing Allowance (LHA) for the North East Lincolnshire area is as follows.

Table 5: Local Housing Allowance as of August 2023

Room Only	1 Bed	2 Bed	3 Bed	4 Bed
£62.75	£77.00	£98.96	£103.56	£142.68

LHA has been frozen and therefore whilst rents have increased, housing allowance has not and households are required to make up the difference between the LHA rate and cost of rent. The table below shows the amount of LHA rent in comparison to median and lower quartile rents.

Figure 8 Median Monthly Rental Prices in North East Lincolnshire, Median and Lower Quartile Rents (y/e September 2022) compared to LHA rates.



Affordability ratios

The median house price in north east lincolnshire means residents would need to be earning at least £32,750 and take out a mortgage of 4.5 X annual income to purchase a property. Median incomes will need to increase by around 12% demonstrating the extent to which home ownership is an unaffordable aim for many.

The lower quartile gross annual earnings for residents of £21,860, set against the lower quartile house price of £100,000 equates to a ratio of 4.5. Again, to be able to borrow (assuming no deposit), the full amount of £100,000 at a loan to income ratio of 4.5, borrowers would need to earn £22,009 annually - therefore salaries would need to increase by 1.6%.

Empty homes

As of 3 October 2021, the Government recorded a total of 2,819 empty homes in the borough. Of these 1,348 were classed as long term empties (6 months and over). The overall number of empty homes has been relatively stable over the period from 3.9% In 2004 and 4.2% In 2019 to 3.6% In 2021.

In terms of difference in tenure on empty homes, figures show that 107 properties owned by registered providers were empty during 2022, with 46 of those comprising long-term vacancies.

Many long-term empty homes are located in the urban areas, which indicates a failing housing market.

Fuel poverty

North East Lincolnshire council declared a climate emergency in September 2019.

We confirmed our ambition to reduce our own carbon emissions to net zero by 2030 in our assets and 2050 for the rest of the borough.

As of 2021, 13,201 (18.4%) of homes in the area were in fuel poverty. Energy prices increased significantly towards the end of December 2021 putting further pressure on families. This is higher than the number of homes in fuel poverty in the Yorkshire and Humber region which was 16.5%. (Figures department for business, energy and industrial strategy - 2021)

As there is a two-year lapse in data, the figure is likely to be much higher now.

Many homes still have an energy rating less than a d, often located in the more deprived wards where there are high concentrations of poor quality pre 1919 terrace housing.



HOUSING NEED

Demand for social housing

As of January 2023, there were 4,780 households on the housing register. Of these 190 were in the urgent priority, 281 in the high priority, 380 in the medium priority, and 3,929 in the lower priority.

Of those applicants registered, 26% were single adults, 28.2% were lone parent families, 25.3% were an older couple, whilst younger couples with a family only represented 9.4% and those without children 11.1%.

The Housing Register demonstrates that there are 2,457 (51.4%) applicants seeking a one-bedroomed property, 728 (15.2%) applicants require a two-bedroom property, and the remaining 225 (4.7%) applicants require a 4+ bedroom property.

Affordable housing

The number of socially rented housing fell significantly by 900 homes from 2011 to 2021. This is in stark contrast to national and regional trends where there has been an increase of around 2.7% over the same period. Locally, registered providers have either disposed or demolished properties, without rebuilding or replacing stock at the same rate. Over the last ten years, the area has delivered on average 45 homes per annum (hpa), virtually all of these have been social rented. More recently these have been affordable rented properties with very few local-cost home ownership properties.

Net new homes

Net housing completions in the borough have fluctuated significantly between 2001/02 and 2021/22. The average number of net completions over this period was 327 homes per annum (hpa), equating to 189 hpa below the housing requirement set in the adopted Local Plan (2018). Net delivery has been significantly suppressed by demolition in a number of areas across North East Lincolnshire.

The actual number of demolitions in the borough has been significantly higher with some 966 homes demolished or otherwise lost to alternative uses between 2013/14 and 2021/22. Whilst this strategy will not make any presumptions on the outcome of the Local Plan review process, all evidence confirms that future additional housing provision is required across North East Lincolnshire. This is essential if the borough is to grasp the economic opportunities presented – good quality homes will attract people to the borough to settle here, whilst also offering good prospects for existing residents to remain. Both this strategy and the review of the Local Plan are undoubtedly focused upon that growth and what it looks like.

Homelessness

The Council has the main duty to provide temporary accommodation until such time as the duty is ended, either by an offer of settled accommodation or for another specified reason.

The Council will owe an applicant the main housing duty when the duty to relieve homelessness has ended, and they are satisfied the applicant is;

- Eligible for assistance;
- In priority need;
- Not intentionally homeless.
- The main duty does not apply where an applicant has applied to the Council and;
- Turned down a suitable “final accommodation or final Part 6 offer” (offer of a suitable property) made by the Council in pursuance of its duty to relieve homelessness, or
- Been served a notice of “deliberate and unreasonable refusal to cooperate”, or;
- Where there is no local connection.

The Council **MUST** discharge duty by providing either temporary or permanent accommodation. Most are provided with temporary accommodation initially (this could be bed and breakfast). The Council may require the applicant to move from one temporary accommodation to another, until they receive a permanent offer.

In 2005 the Council transferred its housing stock, so therefore it does not have any housing stock to provide housing for homeless residents. It is becoming more difficult to find appropriate and available housing to place applicants. Since 2020, the Council has leased properties from landlords in the borough to provide housing to discharge their homelessness duty, as their needs cannot be met through the current available housing offer. This includes a shortage of suitable housing for care leavers.

Community housing

During the previous Housing Strategy, the Council has supported East Marsh United to establish a Community Housing Scheme. The scheme initially set off with the purchase of three properties funded by Homes England (formerly Homes & Communities Agency). These were refurbished to a high standard and provided homes for local residents. The scheme has proven successful providing sustainable tenancies, with funding going back into the community. The vision is to provide 100 homes for 100 years, growing to provide more quality housing for residents and improve their part of the borough home by home.

SPECIALIST HOMES

Care leavers/homeless young people

Leaving home is a challenge for most people, and many do this with the support of their families.

A care leaver is a young person aged 16-25 years, who has spent time in care, either residential or a foster care.

According to Action for Children, over 120,000 children and young people are homeless nationally. This could be even higher as many young people stay at friends/strangers' homes sleeping on floors and sofas. This can leave them vulnerable to exploitation and leaves the authorities unable to locate them.

There are many ways a child/young person can be left homeless, these include;

- Family breakdown;
- Abuse and neglect;
- Bereavement;
- Mental health problems;
- Poverty – where the family can no longer afford to look after them.

It is more difficult for a child/young person to gain employment or a bank account to be paid into, if they don't have a permanent home. This means they end up in a cycle of homelessness, poverty and being vulnerable.

Accessible and adaptable homes

52.9% of households in North East Lincolnshire with residents aged 65 and over have a long-term health problem or disability. This figure is slightly higher than the regional (52.4%) figure, and above the national (51.5%) rate.

Whilst it is appreciated that there will be some degree of overlap between households living with a condition and those living in sheltered/extra care accommodation, there is a greater number of older households living in the social sector.



Extra care/sheltered accommodation

The borough currently has 120 extra care units in the urban areas. There is an under provision for sheltered accommodation and a significant under provision of extra care/sheltered accommodation, with provision for older people not keeping pace with the ageing population. The table below shows the amount of additional housing required:

Table 6: Projected housing need from 2022 to 2042 is likely to be in the region of:

Spatial Zone	Sheltered Accommodation		Extra Care	
	Minimum	Maximum	Minimum	Maximum
Urban Area	1107	1775	436	743
Estuary Zone	67	85	9	19
Western and Southern Arc	67	85	9	19
Rural Area	70	124	89	151

Over recent years, registered providers have disposed/demolished most of their sheltered housing stock. This could be a reflection on the location of the sites and the availability of shopping, medical and leisure facilities. Another fact is that most providers had removed the warden provision, which meant that residents were left without support.

Care/nursing home

There is likely to be little change in the need for care places in nursing homes with or without nursing care. Research shows that the need from 2022 and 2042 is likely to change little over the years and there is likely to be a surplus of 12 spaces going forward, primarily due to a projected fall in the population aged 50 -64 living in the borough.

Armed forces

On the 6 June 2023, North East Lincolnshire signed up to the Armed Forces Covenant, raising awareness amongst service providers of the challenges faced by our Armed Forces personnel, to have the same access to services as other citizens.

The Covenant places a legal duty on the local authority and other public bodies to have regard to the principles of the covenant when carrying out certain functions, including healthcare, education and housing.

The Strategic Housing Market Needs Assessment considered the needs of our Armed Forces and found that there was no unmet need in the borough. Therefore, this strategy does not include an action plan, however if the situation changed and there was an unmet need, the Council would consider an update to the Housing Strategy.

Refugees and asylum seekers

Securing accommodation and support services for asylum seekers and refugees, and aiding their integration into the community is a key priority for the Council. It is often a complex situation. This strategy aims to support the provision of safe and appropriate housing.

Those applying for refugee status will be placed through the Government scheme, the National Asylum Support Service (NASS) contract, and therefore are not a responsibility of the local authority. Refugees who have received accepted Refugee Status can apply for social housing, or private housing.

Whilst there is no evidence that there is an unmet need, over and above other housing needs, the Council will endeavour to ensure housing needs are met and that those coming into the area have access to safe housing and can access funding where appropriate to support this aim.

Spotlight on the town centre

The Town Centre Living Report (Lichfields 2023) highlights the socio-economic characteristics of the Town Centre. The area provides the following housing;

Value rentals – Younger singles and couples, some with children setting up home in low value rented properties;

Youthful Endeavours – Young people endeavouring to gain employment footholds while renting cheap flats and terraces;

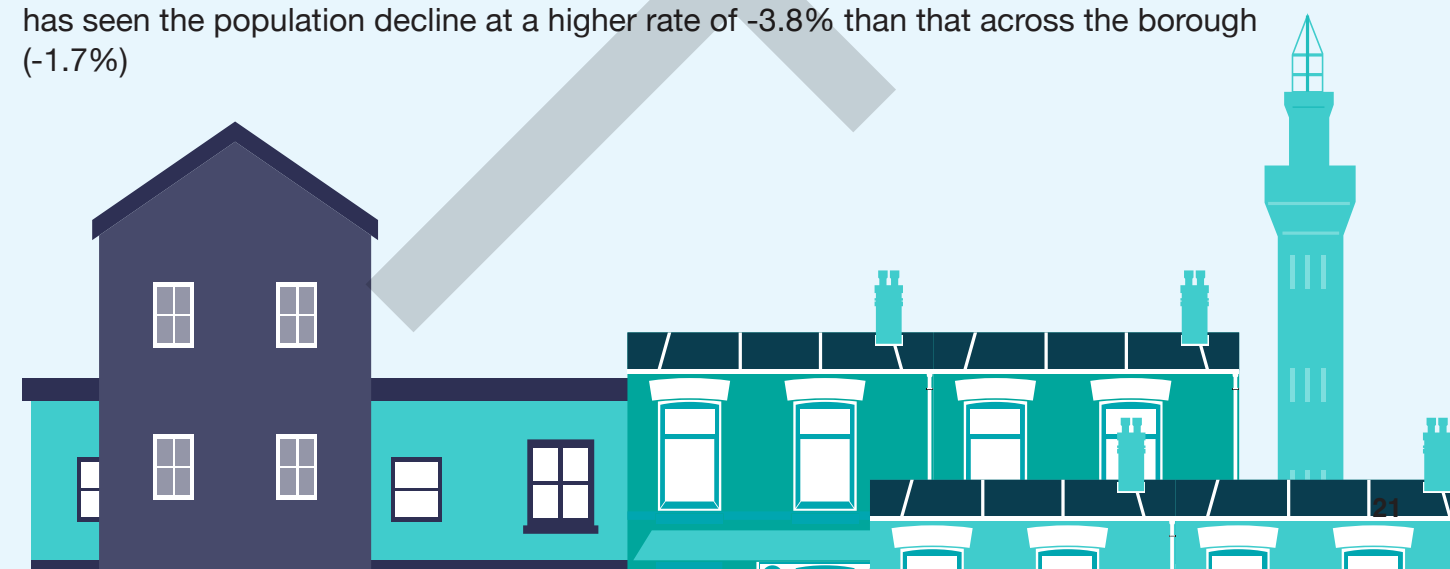
Midlife Renters – Maturing singles in employment who are renting affordable homes for the short-term; and

Renting Rooms – Transient renters of low-cost accommodation often within older properties.

Experian (2021): Mosaic-the consumer Classification solution for consistent cross-channel marketing

House prices are lower in the town centre, compared to other areas which exemplifies a weak housing market. There were only 11 house sales during 2022.

The demographics of housing in the area and the greater number of single households has seen the population decline at a higher rate of -3.8% than that across the borough (-1.7%)



DELIVERY THEMES

Our vision is to drive regeneration and provide quality homes for residents, so they can enjoy a safe and secure home.

We will work with our partners and the community to develop a strong housing market in the borough, providing suitable housing to meet the following objectives which act as the five main pillars of the strategy:

Themes	
1.	Delivery of new and affordable homes and support regeneration within our town centres
2.	Prevent Homelessness and Rough Sleeping
3.	Improve homes within the private rented sector and reduce the number of empty homes.
4.	Improve accessibility to appropriate housing for all residents including those aged 16-25 years.
5.	Zero Carbon – support creating greener homes through retrofit and new build.

1. Delivery of new and affordable homes and support regeneration within our town centres

North East Lincolnshire has the opportunity to grow, with new jobs coming into the area, requiring new homes to meet the need so the area can be sustainable. Availability of land remains a challenge for the area, and brownfield sites are often unviable. We will work with our partners including Homes England, to develop these sites and create an attractive housing market within our town centres.

This work will support the existing Town Centre Masterplan.

As said above, whilst this document will not pre-empt any decisions that need to be made as part of the Local Plan review process, it is clear (with evidence set out in The Strategic Housing Market Needs Assessment) that additional homes are required across the borough and will be essential if North East Lincolnshire is to grasp the economic growth opportunities presented. Therefore, this strategy’s objectives are to plan for growth and increased housing delivery.

This strategy also sets out the need to provide additional affordable housing. The strongest levels of affordable housing need are in the urban area and the Western and Southern Arc, and the lowest in the Rural Area, and particularly the Estuary Zone.

This strategy sets out the need to provide additional net number of affordable housing by 177 to 302 affordable/social rented housing.

Table 7: North East Lincolnshire projected household growth by bedroom size net change 2022 – 2042

	1	2	3	4+
Single <65	231	306	451	48
Single 65+	356	442	575	80
Couple/Other Households	191	1,066	2,205	452
Households with dependent children	-2	-14	-68	-24
Other Households	-98	-547	-1,642	-483
Total	687	1,252	1,520	73
%	19.4%	35.4%	43.0%	2.1%

The results indicate that the projected household growth is likely to be predominantly in cohorts requiring 2 and 3 bedroom properties, therefore we need to work with developers/providers to encourage development of smaller properties.

How will we do this?

- Deliver housing to support regeneration within the Grimsby Town Centre masterplan.
- Support the delivery of housing in other areas of the borough, to support regeneration.
- Maximise investment into the borough to help bring forward unviable sites.
- Support delivery of new homes in line with targets set within the local plan.
- Review how we work with Registered Providers in the future and increase the number of affordable homes.
- Increase the number of low-cost home ownership schemes for example, shared ownership or rent to buy.
- Work with the Housing Developers Forum to increase delivery of housing and deliver the right sort of housing to meet need.
- Work with developers to unlock allocated stalled sites.

2. Prevent Homelessness and Rough Sleeping

Homelessness in our borough is very complex. There are lots of reasons why someone can be homeless, these include leaving prison, care or escaping a violent or abusive relationship.

For many, life events can cause homelessness, for example losing a job, physical or mental health problems. Substance misuse, or alcohol addiction can also cause considerable strain on a household.

We need to provide the right support, at the right time to help them sustain a tenancy and stop the cycle of homelessness.

Whilst the cost-of-living crisis continues, there is an expectation that more households will need the support of our homelessness team, as more families struggle to afford day to day bills and pay the rent.

How will we do this?

- Review our approach to ending rough sleeping.
- Improve our accommodation offer in the Borough.
- Increase the supply of appropriate housing for homeless households to reduce the time spent in temporary accommodation.
- Work with commissioners and trusted providers to increase the supply of supported housing to meet demand.
- Strengthen our collaborative partnerships to tackle homelessness.
- Work with DASH (Decent Homes and Safe Homes) to establish a Call B4 You Service to support landlords and reduce the number of evictions.
- Work with Safer Communities to establish a Domestic Abuse Strategy to increase the supply of housing. Implement the Sanctuary Scheme to support families to remain safely in their own homes, and rehome the perpetrators.

3. Improve homes within the Private Rented Sector and reduce the number of empty homes.

The borough has a high level of poor-quality rented housing, in the urban areas, predominantly in the East and West Marsh areas. Poor quality housing impacts on the health of the occupants. We aim to improve landlord relationships and explore new schemes to drive up standards within the private rented sector.

There are many reasons why properties are empty. This could be due to the landlord being unable to afford repairs, low market demand, or an absent landlord. Empty homes represent a wasted housing resource, that could be used to provide affordable housing for those on the housing register.

How will we do this?

- Work with DASH (Decent Homes and Safe Homes) to review the option of a Landlord Accreditation Scheme
- Develop a business case to consider Selective Licensing in parts of the East and West Marsh areas of the town.
- Work with Homes England and other partners to bring in investment to support improving housing conditions.
- Review and update how we deliver housing enforcement.
- Review and update the Empty Property Policy.
- Continue to use and update the Private Sector Leasing scheme, acquiring properties to support meeting housing need.
- Work with strategic charitable partners to bring empty homes back into use.
- Support community groups to establish further community housing organisations.

4. Improve accessibility to appropriate housing for all residents including those aged 16-25 years.

Many residents are unable to access appropriate housing. We aim to develop plans enabling residents to access appropriate housing.

With an increasing older population, the area has an unmet need for extra care and sheltered accommodation. We will develop a plan with Adult Services and other strategic partners to deliver more schemes.

Disabled Facility Grants are available through the Better Care Fund, to eligible disabled applicants. We will speed up delivery of adaptations and continue to find innovative ways improve and accelerate delivery.

How will we do this?

- Develop a Housing and Care Strategy with Adult Social Services and strategic partners.
- Develop a delivery plan for providing flexible and appropriate housing options for people with care needs.
- Develop a Children's and Younger Persons Accommodation Strategy
- Develop a delivery plan that helps create pathways for Care Leavers/Homeless Young People that provide an opportunity to transition from childhood to adulthood.
- Reduce overall waiting times for adaptations to support independent living, working closely with our partners.
- Negotiate with developers to include Part M (3) Building Regulations accommodation within their affordable housing.

5. Zero Carbon – support creating greener homes through retrofit and new build.

Housing can play a major role in reducing our carbon emissions. This includes planning for our future, with well planned developments which include encouraging biodiversity, maximising access to green space, building in resilience to flood risk and other climate impacts, increasing tree cover, access to green transport and ensuring environmental sustainable housing both new and old.

We will continue to support households and obtain funding through the Government schemes, taking a fabric first approach.

Alexandra Docks Development will showcase modern methods of construction, which supports delivering energy efficient homes that are free from fossil fuels.

How will we do this?

- Supporting the Environmental Vision for North East Lincolnshire, towards a Greener Future, and its annual review to Cabinet on the carbon roadmap.
- Develop an Affordable Warmth Strategy for the borough.
- Work with the community to deliver funded energy efficiency schemes including the delivery of external wall insulation.
- Explore opportunities to source revenue funding to establish a Landlord Hotline to provide advice and support to retrofit private sector rented properties.
- Explore opportunities to source capital funding to provide funding to assist landlords to retrofit properties and improve thermal efficiency.
- Continue to work with Greater Lincolnshire authorities to develop and deliver a plan to increase the use of Modern Methods of Construction in the borough.
- Explore opportunities to deliver heat networks in the town centre and developments near to a potential heat distribution source.

HOW WILL WE MEASURE PERFORMANCE?

To measure success, the Council will develop an annual action plan with our partners. Within each of the five themes, a set of actions has already been identified, and a more detailed action plan will be developed to set out how these will be achieved.

We will provide an annual update to Scrutiny to be reviewed by Cabinet and published on our website.

EQUALITY, DIVERSITY, AND INCLUSION

The Council is committed to promoting equality, diversity and inclusion. We are committed to ensuring wherever possible, we provide equal opportunities to access appropriate housing by recognising, respecting and valuing differences in people. Access to appropriate housing can play a major role in ensuring everyone has the best possible chance to succeed in life, whatever their background or identity.





Thank you for reading our North East Lincolnshire Council Housing Strategy

Stronger Economy: Stronger Communities.
Together we can be stronger.

North East Lincolnshire Council

Housing Strategy

2023 - 2028

This document is also available in plain text. Please contact the North East Lincolnshire Council communications and marketing team at: communications@nelincs.gov.uk