

Joint meeting of Communities & Transport, Infrastructure and Strategic Housing

DATE	07/10/2025
REPORT OF	Katie Brown Director of Adult Social Care, Housing & Communities
SUBJECT	Housing overview
STATUS	OPEN

CONTRIBUTION TO OUR AIMS

The council has two strategic priorities – Stronger Economy and Stronger Communities. Access for all people to a safe and secure home is essential for the delivery of both strategic priorities.

EXECUTIVE SUMMARY

This report updates scrutiny on the current position of housing delivery in North East Lincolnshire and on the progress relating to the North East Lincolnshire Housing Strategy 2023-2028

MATTERS FOR CONSIDERATION

For members to receive an update on the delivery of the Housing Strategy 2023-2028 including home options, homelessness and rough sleeping (including temporary accommodation) and affordable housing.

1. BACKGROUND AND ISSUES

Housing is a key strategic priority of the council with a specific focus in 2025/2026 that aligns with the national prioritisation that local government is being asked to deliver in response to government policy.

North East Lincolnshire Councils Housing Strategy 2023-2028 sets out the following key areas of focus.

1. Delivery of new and affordable housing 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 between the ages of 16-25
5. Zero carbon – supporting greener homes through retro fit and new build

This report focuses on updating scrutiny on the following areas:-

Housing Need and the demand for social housing
Housing register
Affordable housing
Empty homes

Homelessness and temporary accommodation
Changes to national policy.

North East Lincolnshire's housing market has some unique challenges. Only 9.4% of housing stock has been built since 2000. There is a high demand for one bed properties (51% of people currently on the housing register are waiting for a one bedded property) which significantly outstrips supply.

60% of households presenting for housing are defined as have multiple and complex needs which requires a multi-disciplinary approach to ensuring people receive the appropriate support.

Between 2019 – 2024 of the 4484 households that presented for support with housing 23% have returned for further support.

There are currently 67 households in temporary accommodation within North East Lincolnshire. A number of actions are underway to ensure that temporary accommodation is used as a last resort and if it is required people are in temporary accommodation for as short a time as possible.

The numbers of people rough sleeping in North East Lincolnshire are consistent and relatively low. Long term rough sleepers have reduced from nine to three people since 2024.

Swann House provides fourteen accommodation units for people who are rough sleeping and thirteen move on supported accommodation units. Wrap around support is provided by Humber Care, We Are With You and Navigo.

During 2024 the council carried out an internal review of housing support and are taking forward a number of key actions over the next two years.

These priority actions are as follows: -

- Influence and increase housing supply
- Reducing need through upstream intervention
- Build a fit for purpose front door to meet the needs of people requiring housing support
- Improved case management
- Moving households towards independence

These will also be supported by the following enabling activities which have already been completed or are underway

- Moving the housing team alongside adult social care
- Enhancing team capacity. The Assistant Director for Housing and Communities recruitment has been completed
- Review data, analytics and insights
- Developing a shared housing ambition across the North East Lincolnshire System
- Enhancing current financial controls
- Establishment of a Corporate Landlord Function within the council

- Investing in further enhancing the skills and capacity within the housing team. Council and system.

2. RISKS AND OPPORTUNITIES

Demand for housing and increasing numbers of people requiring temporary accommodation is highlighted as a key strategic risk for the council. The housing market within North East Lincolnshire continues to be challenging in meeting current and future demand.

Demand for housing is substantially greater in the more socio economically deprived parts of the borough and therefore is a key contributory factor in the inequalities seen in relation to health and wellbeing.

There are significant opportunities to support the housing agenda in North East Lincolnshire through the Affordable Homes policy and funding and enhanced partnership working with key stakeholders.

3. REPUTATION AND COMMUNICATIONS CONSIDERATIONS

The delivery of the key actions outlined in this report will support the council's delivery of the Housing Strategy in conjunction with communities, partner organisations and the private sector.

The Housing Strategy and data contained in this report provides an update on current position relating to the delivery of housing in North East Lincolnshire.

4. FINANCIAL CONSIDERATIONS

Currently the housing budget is 358k overspent, this is attributable to demand for temporary accommodation.

The report sets out the issues that are creating the financial pressures and the actions that are being taken to mitigate these. This includes the work with partners, housing providers as well as a focus on prevention.

5. CHILDREN AND YOUNG PEOPLE IMPLICATIONS

The impact of not having a safe and secure home on children and young people is significant in relation to their health and wellbeing.

Focussing on a more preventative approach to supporting families that are likely to become homeless as well as capitalising on the opportunities that national government funding and policy offers will support with reducing the number of children and young people impacted.

6. CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

North East Lincolnshire Housing Strategy 2023-2028 sets out a commitment to greener homes through retro fit and new build.

7. FINANCIAL IMPLICATIONS

Housing demand particularly those people requiring temporary accommodation continues to put significant financial pressure on the council's budgets. This report highlights the reason for this pressure as well as actions that are being taken to mitigate.

8. LEGAL IMPLICATIONS

The council has a number of statutory duties in relation the delivery of housing. The report discusses each of the areas of responsibility, current data and actions that are being taken to enhance delivery.

Any proposed changes to policy and strategy will follow the agreed governance and approval processes.

9. HUMAN RESOURCES IMPLICATIONS

There are no direct HR implications from this update

MONITORING COMMENTS

In the opinion of the author, this report 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

10. WARD IMPLICATIONS

Housing is relevant to all wards in North East Lincolnshire

11. BACKGROUND PAPERS

North East Lincolnshire Housing Strategy 2023-2028

12. CONTACT OFFICER(S)

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