Foreword

North East Lincolnshire Council's priorities are clear: we want to create a **stronger economy and stronger communities**.

To achieve these priorities we need to work in new ways with partners in the public and private sectors, the voluntary and community sector, and with individuals, families and communities. We must address the issues we face with creativity and innovation if we are to secure the outcomes we desire. This strategy outlines our approach to delivering and maintaining a desirable housing stock, to create an attractive place where people want to live, work, visit and invest.

We know that we have significant and exciting opportunities for investment and growth here in North East Lincolnshire: our location makes us ideally placed as the ‘Gateway to Europe’ and we are driving the growth of the ‘Energy Estuary’ as an international centre for offshore renewable energy. We need to work together to develop a strong housing market in North East Lincolnshire, which caters for people who wish to rent as well as buy their home, and doesn't accept poor standards of accommodation.

This housing strategy, together with our emerging Local Plan, sets the scene for our ambition in the coming years. Working together we can create a great place to live, work and visit in North East Lincolnshire.

Ray Oxby
Leader
North East Lincolnshire Council
Housing is a big challenge for North East Lincolnshire. There are good, locally developed homes on the edge of town and in the villages and much of Cleethorpes is a housing success story. However to meet housing needs we must attract more developers and, for affordable housing, we depend heavily on improving our private rented sector and on investment by partners like Shoreline and Longhurst Group. If we are to avoid the area "hollowing out" we must bring back new investors to areas such as inner Grimsby, with new housing forming part of an improved town centre and benefiting the adjoining area. New greenfield homes can help subsidise these brownfield sites to get them developed - to support that, the Council now has national priority status as a Housing Zone. A lot is being done to make it easier to build new housing and the Council is working closely with local developers, property professionals and the voluntary sector, particularly through the NEL Housing and Development business sector board. One thing stands out to me - these are people who live and work in the area, want the best for it, and are determined to work together to achieve that.

Henry Cleary
Independent Chair, NEL Housing and Development Board

North East Lincolnshire is quite unique in the fact that most of our new homes built are by local housing developers. Although employing local trades’ people, buying local materials and using local professional services is good for the local economy, we are not a big enough group to deliver all the new homes required. There is always a demand for new homes in the southern arc villages of Humberston, New Waltham, Waltham and Laceby and also around Cleethorpes town centre, but Grimsby town centre is a different story. We need both a buoyant day & night time economy to make the town centre a more desirable place to live and work. We are working closely with NELC and its Partners to find creative ways to deliver more affordable homes in this area. Commercial viability for new homes is a problem in some parts of town, so we also need to look at finding ways to bring back to use some of the 1000+ empty houses in North East Lincolnshire as well.

As Members of the Grimsby District Builders Association, we nearly all live in or around the North East Lincolnshire area and want it to thrive and become the place to work, stay and play.

Chris Carr
Chair, Grimsby District Builders Association
Working with our partners and our community North East Lincolnshire Council’s vision is to create a Stronger Economy and Stronger Communities in our borough.

We will achieve this through delivering on the exciting opportunities for investment and growth here in North East Lincolnshire and by creating an attractive place where people want to set up home, live, work, visit and invest.
OUR VISION

Our Vision:

North East Lincolnshire Council, working with our partners and our community, aspires to achieve the following five outcomes to ensure prosperity and wellbeing for our residents:

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

Housing is fundamental to all of these outcomes – it isn’t just four walls and a roof: it’s a home, a place of safety, a place to bring up children, to be a part of a community. For others, housing may represent an investment or a business opportunity. It is essential that we plan for the right numbers and types of homes and that they are built at the right time to match our aspirations for economic growth.

Achieving our Vision:

This housing strategy underpins our Local Plan and the 5 core strategies that set out how we will achieve our vision of life in North East Lincolnshire:

- Economic Strategy
- Health and Well-being strategy
- Finance Strategy
- Skills Strategy
- Safer Communities Strategy

North East Lincolnshire’s Local Plan supports our core strategies and sets out the council’s strategic objectives how by 2032 working with our partners and the community, we will meet the social and economic challenges we face. Through economic growth we will be achieving our strategic objectives in respect of:

- Accommodating future population growth
- Addressing social and health inequalities
- Transport infrastructure and local facilities
- Climate change and protecting our local environment’s ‘green infrastructure’ minimising any adverse effects on these assets

We know that we have significant and exciting opportunities for investment and growth here in North East Lincolnshire: our location makes us ideally placed as the ‘Gateway to Europe’ and we are driving the growth of the ‘Energy Estuary’ as an international centre for offshore renewable energy.

We need to work together to develop a strong housing market in North East Lincolnshire, which caters for people who wish to rent as well as buy their home, and does not accept poor standards of accommodation.

This housing strategy, together with our emerging Local Plan, sets the scene for our ambition in the coming years. Working together we can create a great place to live, work and visit in North Lincolnshire.
Our Housing Strategy

This housing strategy sets out our ambitions for housing for the next 4 years and will build on the area’s existing regeneration and building initiatives and successes throughout the Borough.

It lays out how we will work with partners and our community to develop a strong housing market in North East Lincolnshire that builds enough of all types of housing, to cater for all people and meets differing tenure requirements.

The table opposite summarises our housing delivery plans that will meet our 4 key objectives:

1. Build enough homes
2. Build the right homes in the right places
3. Improve and make best use of existing housing stock and assets
4. Build safe, sustainable communities

### Strategic Objectives

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<tr>
<th>1</th>
<th>Build enough homes</th>
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<tr>
<td><strong>Delivery Plan</strong></td>
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<tr>
<td>• Support the increase needed in new housing development.</td>
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<td>• Help to influence the housing market and create the conditions needed here for house building to thrive and increase.</td>
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<td>• Work with partners in all sectors to create a balanced housing market of all types and tenures.</td>
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<td>• Explore and utilise new funding delivery models to increase housing supply</td>
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<td>• Promote quality design and construction</td>
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<td>• Reduce and remove wherever possible the barriers to the right development.</td>
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<th>2</th>
<th>Build the right homes in the right places</th>
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<td><strong>Delivery Plan</strong></td>
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<tr>
<td>• Work with partners and developers to deliver a wide range of homes including delivery of more affordable housing.</td>
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<tr>
<td>• Increase new build private and social rented homes to meet increasing demand.</td>
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<td>• Support the building of enough housing for older people</td>
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<tr>
<td>• Support the building of enough supported and specialist housing</td>
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<tr>
<td>• Work with partners and developers to improve the design, quality and sustainability of new housing</td>
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<td>• Work with partners and developers to ensure that new housing is developed in the right location and contributes to thriving communities.</td>
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<td>• Working with partners and developers to ensure good infrastructure links for any development.</td>
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<th>3</th>
<th>Improve and make best use of existing housing stock and assets.</th>
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<td><strong>Delivery Plan</strong></td>
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<tr>
<td>• Work with the private rented sector to improve housing conditions and management standards.</td>
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<td>• Support the development of brownfield sites for housing.</td>
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<td>• Support the reuse and regeneration of empty homes</td>
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<th>4</th>
<th>Build safe sustainable communities</th>
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<tr>
<td><strong>Delivery Plan</strong></td>
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<tr>
<td>• Reduce Homelessness and increase the sustainability of tenancies</td>
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<td>• Support younger people to access housing and live independently</td>
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<tr>
<td>• Support older and vulnerable people to feel safe and live independently</td>
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<tr>
<td>• Reduce the number of people living in fuel poverty</td>
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<tr>
<td>• Support and enable people via housing related support to access education, training or employment.</td>
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WHY DOES NORTH EAST LINCOLNSHIRE NEED A HOUSING STRATEGY?

Where are we?

North East Lincolnshire is home to 160,000 people and nearly 5,000 businesses: from the east coast seaside resort of Cleethorpes, to the port towns of Grimsby and Immingham with their urban and industrial environments, and into the rural Lincolnshire Wolds villages and an area of outstanding natural beauty.

We are fortunate to enjoy a location at the mouth of the Humber, opening onto the North Sea. We have two of the UK’s most important ports which present a worldwide gateway for trade and business. We are also at the centre of a major concentration of process industries, food manufacturing storage and distribution and an important expanding hub of renewable energy.

What is our housing currently like?

We have a varied housing market: from low cost terraced housing, traditional post war, vibrant new build developments and an assortment of social housing units and supported accommodation.

Much of our market housing is within the reach of first time buyers due to the relatively low cost of purchasing an entry level property, although access to mortgage lending and getting together a deposit still remains a challenge to many people, as this is also a relatively low average income area.

A challenge to the local authority and our partners is disrepair in private housing: both empty homes and older terraced housing stock requiring intervention to prevent them from slipping into decline. Also intervention is required in the social sector – area of low demand and high maintenance costs have the potential to drain the resources of housing associations.
WHY DOES NORTH EAST LINCOLNSHIRE NEED A HOUSING STRATEGY?

Changes to North East Lincolnshire’s population by 2032

National forecasts, which do not take into account the growth in jobs, would suggest a population growth of only 3,000 or 2%. However the area’s Local Plan supports and forecasts the creation of almost 9,000 new jobs attracting significantly more people to both work and live in the area. This growth of around 26,000 people will create a demand for housing that has not been experienced in decades.

The Housing Shortfall

Over 13,000 new homes will be needed against a background growth of only 4,500. This requires careful planning and co-ordinated action to realise. The Local Plan shows where the housing will go, and indicates the infrastructure improvements necessary to accommodate it.

Why new homes are important to the economy and our residents

To create the right environment to attract and sustain further economic growth we need to improve our ‘quality of place’. Our housing provision will be at the heart of the area’s economic expansion. Our older population is growing and with economic growth we need to increase our population of working age residents.

It is critical to the success of the Local Plan that the area can attract and house the people to move here and work. The available housing must be suitable and of the right mix and quality to attract them. We also need to encourage our young people to stay in this area and capitalise on the opportunities that become available to them. Quality affordable housing and a housing offer that is adaptable to changing family size and circumstances will help to do this.

Good housing is fundamental to a good quality of life. It is important to ensure our area is a place with vibrant neighbourhoods with a wide range of housing and tenures to suit all needs, aspirations and budgets, each with its own local identity. We want all of our residents to enjoy a good quality of life whatever their age, economic or health status.

NORTH EAST LINCOLNSHIRE FORECASTS TO 2032

PROJECTED ECONOMIC GROWTH
9,000 NEW JOBS

PROJECTED POPULATION INCREASE
16.3% WHICH IS 26,000 ADDITIONAL PEOPLE

NUMBER OF PEOPLE OVER 80 YEARS OLD
INCREASING FROM 5%to 10% by 2037

THE HOMES WE NEED TO BUILD
13,000 ADDITIONAL NEW HOMES WILL BE NEEDED
WHAT ARE WE GOING TO DO?

New Housing Development

We need to prepare for population growth driven by the creation of new jobs and our existing demographic changes. Our housing offer must meet the needs of both the existing population and the people attracted to the area.

New housing development and investment in the existing housing stock will take into account our vision and strategic place outcomes for our borough. Investment in housing will be considered in terms of how it supports economic growth, contributes to community cohesion and meets the wellbeing requirements of our changing population. Decisions relating to housing will be undertaken with active community input and will be made ‘in the round’, balancing the need for economic growth with social and environmental considerations. Housing will support our aspirations and will be part of enabling strong communities within a strong economy.

Working with partners, landowners, developers and our community we will support the increase in new homes needed and:

- Help to influence the housing market and create the conditions needed here for house building to thrive and increase.
- Explore and utilise new funding delivery models to increase housing supply.
- Reduce and remove wherever possible the barriers to the right development.
- Work with partners and developers to ensure that new housing is developed in the right location and contributes to thriving communities.
- Work with partners and developers to ensure good infrastructure links for any development.

Improve the quality and sustainability of new homes

There are significant benefits to health and wellbeing from having good quality, well designed places and buildings. Good design and quality improves the attractiveness of a place, which may have a positive impact on the rental and capital value of buildings.

Design, construction and use of new housing needs to meet national carbon requirements. Equally importantly this will also significantly reduce energy costs for our householders.

Working with developers, partners and our community we will:

- Support improvements in the quality and sustainability of new housing
What are we going to do?

- Require development proposals to clearly demonstrate that they represent good design and quality, and that they fully satisfy, where applicable, local design guidance.
- Support proposals for new renewable and low carbon energy generating systems, including district heat and power and community projects.

Provide a range of homes

We want all of our residents to enjoy good housing and quality of life, whatever their economic or health status or age.

We will work with partners, registered providers of social housing, developers and our community to:

- Support the building of all types and tenures of quality new housing.
- Support the building of private and affordable rented homes to meet increasing demand.
- Support the building of enough housing specifically for older people
- Support the building of enough supported and specialist housing
- Support the provision of designated stopping place for gypsies and travellers.

Make sure there is enough affordable housing

Most new housing is for open market sale, and not everyone can afford to buy a new property.

Thanks to the relatively low cost of purchasing an entry level property, in comparison with other UK areas, much of our new housing market is within the reach of first time buyers. However this is also a relatively low average income area which means that access to mortgage

Gross weekly pay – full-time in NEL: £448.70
Gross weekly pay – full time elsewhere in UK: £532.60

Many households are unable to afford to access the accommodation they need

lending and getting together a deposit still remains a barrier and a challenge to many people. It means that many still cannot afford to access the open sales or rental markets at all, putting the ambition of owning their home beyond the reach of many of our residents.

When we talk about ‘affordable housing’ we mean housing that is made available to people who can’t afford to access the open sales or rental markets.

Providing affordable rental or home ownership products, is as important now as it ever has been. Our area faces affordability challenges as it has a much higher proportion of its population out of work than the UK average. Government funding for provision of homes for social rent has largely been withdrawn, and locally we largely rely on planning contributions from new developments to meet this need and investment by our social housing provider partners.

Government funding may become available for other forms of affordable tenure, such as Shared Ownership and Rent to buy. Securing Affordable
WHAT ARE WE GOING TO DO?

Housing Funding can also help make larger developments more deliverable.

We believe that the allocation of social housing should be fair and transparent and based on an applicant’s need. We also believe that the system of Choice Based Letting (CBL) empowers people to exercise choice over where they live and make informed decisions based on information provided around the availability of and demand for social tenancies.

We will:

- Look to support individuals and families to access housing that best meets their needs and aspirations.
- Have a mixed economy in terms of available housing and will look to move away from the traditional approach to ‘affordable homes’ and work with our community to identify what support they need to lead active and fulfilling lives. This may include individuals who prefer to rent alongside those that need to be supported on to the housing ladder.
- Explore our options in terms of support that can be provided to help people who want to own a home to do so, this will include an understanding of the budgeting and timescales involved in buying a property and through our new delivery models locally and working with partners there may be opportunities that emerge over the coming years to develop and adaptive innovative mechanisms of getting people on to the property ladder on terms that are ‘affordable’ to them.
- Work with our community and partners including local Registered Providers of social housing to enable development, maximise grant funding for affordable housing and meet local housing need.
- Seek alternative sources of funding for housing provision.
- Support and encourage our community, developers and social housing providers to work together to improve the viability and deliverability of sites.

Proportion of people on out of work benefits NEL: 3.5%
Proportion of people on out of work benefits UK: 1.8%

Make sure there is enough specialist and supported housing

We do not have enough housing that meets specialist needs.

Elderly or vulnerable people need access to the right sort of supported housing to meet their particular needs. By providing the right type of housing and associated support services we aim to enable everyone to live in a home that is suitable for them at the different life stages.

Working with partners we have planned a programme of Extra Care facilities but this faces significant risks through proposed changes in housing benefit payments.

We will continue to work with our community, partners and developers to:

- Ensure that older people and those who are vulnerable to live independently and have choice and options in housing
- Support the development of specialist and supported housing to meet local need.
- Manage the impacts of the ongoing welfare reforms which may affect many people in supported housing.
Support the regeneration of brownfield sites

We are not seeing enough new housing being built on brownfield sites.

Developers tend to focus on developing new housing in the arc settlements that surround the main urban areas as they are often greenfield sites that attract higher prices than urban areas. We need to prevent a ‘hollowing out’ of the urban areas as it is important that new homes continue to be provided in these areas, both to support and strengthen existing communities and maintain vitality in the town centres.

We need to consider how we can implement intelligent interventions in the housing market, to facilitate and enable development, to meet the needs and demands of our residents and support economic and area regeneration and:

- Promote the benefits of developing brownfield sites such as easy access to services and easier access to employment and public transport.
- Encourage the development of brownfield sites by helping to tackle barriers and issues to development such as poor site conditions as well as help developers identify and source funding for this.

Make best use of our housing stock and reuse empty homes

Empty homes are wasted homes. Too many homes in our more deprived areas are standing empty.

We have around 1,700 empty homes in the Borough, of which just over 600 have been empty for over two years. In recent years over 70 empty homes per annum have been brought back into use through the use of grants and loans and a Private Sector Leasing scheme, but we need to increase this volume if we are to effectively deal with this wasted resource.

Areas of higher deprivation usually contain more empty properties. This is partly due to the costs of bringing homes back into a suitable condition being higher than the saleable value of the property. It is particularly important that empty homes in these areas are addressed, to help break that cycle of market failure.

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<th>Current number of empty homes in the Borough:</th>
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<th>Number of homes in Borough currently brought back into use each year:</th>
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We face challenges relating to the quality of our private sector housing stock: much of it terraced housing in our less affluent neighbourhoods.

We will:

- Build on previous success and increase the numbers of empty homes brought back into use each year.
- Work with our community and partner agencies to reduce the time for recognised empty homes to be reoccupied.
- Take action wherever necessary to prevent disrepair and dereliction
- Work with the community and our partners to support our most vulnerable home owners to improve the standards in our poorest wards, capitalising wherever possible on available funding streams, as well as working with private investors to explore ways to improve housing for our residents.
WHAT ARE WE GOING TO DO?

Improve Private Sector Rented Housing

Too many people are renting properties which are not maintained to an acceptable standard or managed in an acceptable way.

The private rented sector plays a major part in meeting housing need. It makes up over 16% of housing supply in the Borough and this is expected to grow in future years. The demand for privately rented property is expected to increase as government funding for socially rented housing declines. However, recent tax changes have made it less attractive for buy-to-let investors. It is therefore unlikely that the open market alone will deliver sufficient new property to meet future demand. This is likely to put greater pressure on older housing stock in poorer areas, which do not currently attract high sales prices, increasing the proportion of privately rented properties in these areas.

Generally, rents are affordable at the lower end of the market for people who have to rely on housing benefit and do not have the funds for a large deposit or rent in advance. There is also a smaller offering of larger ‘executive’ homes for rent. The majority of homes in the private rental sector are older properties, and many of these are in some of our less affluent areas. The sector often provides for people who are not able to access the limited stock of social rented property, or those for whom purchasing a house is not a suitable or affordable option.

We will work with our community and partners:

- Tackle the problem of those landlords and agents who do not manage their properties to an acceptable standard, or in an acceptable way. Our actions however will be sensitive to the underlying challenges faced by landlords and tenants to ensure that this issue is managed effectively.
- Introduce as appropriate a system of private sector landlord accreditation.
- Consider the use of selective licensing in order to raise standards in specific areas.
WHAT WILL WE DO TO SUPPORT OUR RESIDENTS IN NORTH EAST LINCOLNSHIRE?

Support young people to get housing and live independently

Living independently is a massive challenge for our young people. Whether buying or renting, deposits are required. An average deposit for buying a house is 17% of the property price and in the rental sector private landlords ask for deposits, administration fees and rents in advance. The outlook is even tougher for young people out of work, where currently single people under 35 can only claim a ‘single room rate’ for housing benefit. This means they can only afford to rent bedsit or room in a shared house.

We will:
- Work with social housing providers and developers to build on success with the provision of HomeBuy products such as shared ownership and shared equity schemes, to help young people buy homes.
- Work with partners and private developers to develop mixed tenure residential schemes that allow access to first time buyers.
- Promote the benefits and savings associated with sharing accommodation and provide advice and support for both young people and landlords to help making finding a house share easy.
- Manage the impacts of the ongoing welfare reforms which may affect many people in supported housing and young people in particular.
- Publicise and enforce rigorous standards of safety in shared accommodation.

Reduce the number of people threatened with homelessness

Too many people are in housing difficulty and need advice, assistance and support to remain in their accommodation. Homelessness severely affects the life chances, health and wellbeing of every person touched by it. Our Housing Options team currently assist over 3,000 households with housing problems each year, and prevent over 600 cases of threatened homelessness annually.

We will work with our community and partners and continue to:
- Develop and maintain our programme of Housing Related Support (HRS) which assists and enables people to address the causes of homelessness, maintain their housing, improve living skills, access education, training or employment and become an included member of society.
- Develop our Support Gateway and work closely with our providers of supported homeless accommodation to ensure a successful outcome for people who pass through these services, as well as enabling people to access support at the right stage.
- Work with and support our Homeless Forum which discusses the current and emerging issues relating to homelessness, disseminate information, share good practice and maintain effective working relationships within the sector.
- Ensure that social housing allocations are fair and transparent and provide for those in greatest housing need.
- Address the barriers that prevent some of our residents accessing suitable housing.
- Effectively support homeless households in temporary accommodation.
WHAT WILL WE DO SUPPORT OUR RESIDENTS IN NORTH EAST LINCOLNSHIRE?

Support our older and vulnerable residents to feel safe and live independently

Feeling safe, living independently and feeling valued as a member of the community is very important to our older and more vulnerable residents. Reducing and postponing the need for residential care is important to their health and well-being. Living independently, for as long as possible, also has the benefit of being more affordable for them.

It is recognised (Foundations Survey 2015) that the introduction of an adaptation can delay a person going into a residential home by up to 5 years.

Average cost of an adaptation: £7,500.

Average annual cost of a residential home: £29,000.

Working with our community and partners, we will:

- Support and promote independence, activity, and quality of life for our older and vulnerable residents. Together we will ensure appropriate support at the earliest opportunity to prevent loss of independence and escalation of needs, and subsequent demands upon other public services.
- Support our elderly and vulnerable residents to feel safe and be safe.
- Support and optimise the use of telecare, aids and adaptations to enable people to live independently for as long as possible.
- Reduce the number of falls and injuries sustained in the home by older people
- Secure the delivery of suitable extra-care housing schemes ensuring that sheltered accommodation is affordable and accessible.
- Through our allocations policy, support and assist people to downsize if they find themselves in a property that is too large to manage.
- Develop a support accommodation pathway that maps available accommodation and clearly signposts residents and agencies to the most suitable.
- Conduct a needs assessment and analysis to establish the future needs of our elderly and vulnerable residents to enable the most efficient and effective use of available resources and that future development and commissioning plans are well-informed.
- Ensure that suitable housing and support is available to people with a learning or physical disability.

Strand Court, built on the site of the former Strand Street school, provides 60 Extra Care flats with 24 hour support tailored to enable independent living for older people.

North East Lincolnshire Council and NEL NHS joint working group commissioned Ashley House to develop Extra Care accommodation to meet an identified need for between 400 & 500 Extra Care places over the next 5 years. Strand Court is the first of five developments planned to be delivered in local neighbourhoods across North East Lincolnshire.
Reduce fuel poverty

Too many households are living in fuel poverty. Fuel poverty in England is measured using the Low Income High Costs indicator, which considers a household to be fuel poor if:

- they have required fuel costs that are above average (the national median level); and
- they were to spend that amount, they would be left with a residual income below the official poverty line.

Living in fuel poverty can affect people’s health and wellbeing.

It is estimated that in North East Lincolnshire there are around 7,500 households living in fuel poverty, which is broadly in line with the national average. This has come down from approximately 19% of households in 2003 as a result of actions by the council, its partners and national programmes. We will work with partners to continue to build on this success.

North East Lincolnshire has an ambitious vision for energy: we want to be recognised as a leading region for low-carbon and renewable energy. We are developing a range of low-carbon high efficiency, renewable solutions to regenerate the area. This would deliver strategic and economic advantage for our businesses and affordable heat and power for our communities. In turn this will protect people’s health by reducing waste, reducing pollution and improving air quality.

Working with our community and partners, we aim to deliver community based solutions that actively engage residents and provide affordable energy that help eliminate fuel poverty.

Number of households in the Borough living in fuel poverty 2016:

7,500
HOW WILL WE MAKE THE HOUSING STRATEGY HAPPEN?

Working with our Community and Partners

Delivering this strategy would be impossible without working with our community and partners in all sectors. We intend to continue to build upon our history of strong partnership working, both with our existing and through new partnerships and associations.

Engage with the community

We will engage with the community in developing and shaping the solutions needed to deliver the strategy, to ensure that what we deliver fits the needs and requirements of our residents. We will also empower and enable local groups to bring forward their own community led housing schemes.

Review of Strategy and Action Plan

Accompanying this strategy is an emerging action plan, developed with partners, which will define the tasks we need to complete to achieve our vision of housing in North East Lincolnshire.
CONTACT US

If you have any questions regarding this strategy please contact:

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