

CABINET

DATE	6 th November 2019
REPORT OF	Councillor John Fenty, Deputy Leader and Portfolio Holder for Regeneration, Skills and Housing
RESPONSIBLE OFFICER	Clive Tritton – Interim Director for Economy and Growth
SUBJECT	Strategic Housing Action Plan
STATUS	Open
FORWARD PLAN REF NO.	CB 09/19/01

CONTRIBUTION TO OUR AIMS

The delivery of the Strategic Housing Action Plan will play a key role in building a Stronger Economy and Stronger Communities. The Plan will support economic regeneration and community cohesion in neighbourhoods, attracting new residents to the area and move towards helping everyone to lead independent, healthy and active lives, in a vibrant borough we are proud to call home.

EXECUTIVE SUMMARY

The report presents the revised Strategic Housing Action Plan 2019 – 2021. Local housing issues are complex and impact socially, financially and environmentally on the lives of all local people. This action plan provides clarity around the key housing challenges, that the Council wants to achieve and how best to do this. The action plan sets out four key interdependent themes of **Creating New Homes, Strengthening Places, Working Together** and **Improving Health**, supported by the Council's housing objectives.

RECOMMENDATIONS

It is recommended that Cabinet:

1. approves and adopts the Strategic Housing Action Plan 2019 – 2021.

REASONS FOR DECISION

The Strategic Housing Action Plan will work in unison with the Local Plan. It will deliver this by addressing the challenges and opportunities in North East Lincolnshire and help promote the Council's vision and opportunity for a strong economy, sustainable communities, improved learning and skills for residents, better health and wellbeing, where people feel safe and are safe in their community.

1. BACKGROUND AND ISSUES

- 1.1 The Housing Strategy reflects the views of the people living and working in North East Lincolnshire (extensive consultation took place in Nov '16 to Jan '17) and it is refreshed every three years. This ensures it remains up to date and addresses the most recent challenges and opportunities, and references the latest statistical evidence about the borough.
- 1.2 The most recent Housing Strategy was published in March 2018 and sets out the vision and key actions for housing in the borough until 2021.
- 1.3 The overall aims of the Housing Strategy, broadly remain the same within the Strategic Housing Action Plan. The Action Plan has been developed in consultation with key stakeholders and recognises the key issues affecting housing in North East Lincolnshire and the impact these have on local residents.
- 1.4 The Action Plan demonstrates how the Council will respond to local housing issues, sets out key challenges, actions, and milestones to measure progress, is outcome driven and recognises the links with partnerships other key strategic plans.
- 1.5 From the Housing Strategy 4 strategic priorities emerged in this Action Plan, these being, **Creating New Homes, Strengthening Places, Working Together** and **Improving Health**. These key themes are supported by the following objectives:
 - People living in high quality, suitable properties
 - Housing provision supports and accelerates economic growth and income generation for North East Lincolnshire
 - Reduction in empty homes in the borough
 - Reduce the gap between the most and least disadvantaged neighbourhoods, so that everyone can live in a safe, healthy and vibrant community
 - We have a revitalised town centre offer and a new urban community
 - We enable and empower residents and groups to contribute and make a difference in their community
 - Households living in energy efficient homes
- 1.6 The Government continues to favour the concept of home ownership for all. This is positive in terms of North East Lincolnshire's ambitions to develop/enable new products and increase supply of new homes so everyone has more choice. However the increased focus on home ownership without additional resources could also reduce the availability of funding for the delivery of much needed social and affordable housing. A key challenge for the Council and its partners will be in finding new ways of delivering/enabling affordable and social rented homes within these constraints.
- 1.7 The Council has to operate with a much lower level of resources than in previous years and this is impacting on housing related services, in particular those related to social care.

2. RISKS AND OPPORTUNITIES

- 2.1 The Strategic Housing Action Plan will be owned and monitored by the Housing and Development Forum which includes representation at a director/senior management level from Planning, Economic Development, Public Health and Policy. Other partner and voluntary sector organisations, social housing providers, land owners and developers are also represented at the Forum.
- 2.2 There is a risk that some elements of the Action Plan will become out of date during the three year period; as national legislation and policy continues to change under the Government. Where this happens we will include a note on the Council's website explaining any updates.
- 2.3 There is a risk of not being able to deliver on our housing growth ambitions due to unforeseen government policy change and its potential impact on the General Fund and external funding. We will monitor government announcements and will continue to look for innovative ways to work in partnership to deliver new housing and regeneration across the borough, which is key to North East Lincolnshire's overall economic development.

3. OTHER OPTIONS CONSIDERED

- 3.1 It is acknowledged that the social, economic and political environment, in relation to housing issues, evolve at speed and Housing Strategies can quickly become dated and require regular review. It is important that the Council continues to monitor external factors and demonstrates an understanding of local housing issues in order to continue setting the strategic direction and appropriate action plan.
- 3.2 Publication of a Housing Strategy is no longer a statutory requirement however local housing issues are complex and impact socially, financially and environmentally on the lives of all local people. The Strategic Housing Action Plan provides clarity around how the Council will address housing related issues.

4. REPUTATION AND COMMUNICATIONS CONSIDERATIONS

- 4.1 The inception of the Strategic Housing Action Plan should enhance the reputation of the Council so there are potential positives from the Council resulting from the decision. Proposed outcomes with the plan do need to be realised.
- 4.2 The Communication Team are aware an Action Plan has been developed and any adverse issues or implications that may arise will be dealt with via an approved communications plan.

5. FINANCIAL CONSIDERATIONS

- 5.1 The relevant financial statement exists with the Housing Action Plan which states the Housing Strategy and Strategic Housing Action Plan are aligned to existing General Fund expenditure.
- 5.2 Housing growth delivers additional Council Tax to support the Council's overall budget, whilst at the same time resulting in additional demand on Council services.

6. CONSULTATION WITH SCRUTINY

- 6.1 Extensive scrutiny has been undertaken. Feedback from the Economy Scrutiny Panel assisted in forming the Action Plan and ensured that local issues were highlighted. Leadership Team and the Portfolio Holder for Regeneration, Skills and Housing also reviewed and contributed the final Action Plan. It is intended that the Communities Scrutiny panel also be engaged.

7. FINANCIAL IMPLICATIONS

- 7.1 The precise financial implications for implementing the Action Plan are still to be determined. However the development of new homes will have positive financial benefits through additional council tax generation.
- 7.2 Any additional budget requirement, including from additional demand on Council services will be approved via appropriate financial governance procedures embedded within annual budget setting processes.

8. LEGAL IMPLICATIONS

- 8.1 Whilst there are no legal requirements or obligations to adopt a housing strategy and subsequent action plan it is recognised that strategic direction and guidance underpinning the Local Plan is desirable.
- 8.2 The adoption of an action plan appears consistent with the stated aims and objectives of the Council.

9. HUMAN RESOURCES IMPLICATIONS

- 9.1 There are no direct HR implications contained within this report.

10. WARD IMPLICATIONS

- 10.1 All Wards effected.

11. BACKGROUND PAPERS

- 11.1 Cabinet Report November 2016 - Housing Strategy
- 11.2 Cabinet Report March 2018 - Housing Strategy (revised)

12. CONTACT OFFICER(S)

- 12.1 Mark Nearney – Assistant Director of Housing
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COUNCILLOR JOHN FENTY
DEPUTY LEADER AND PORTFOLIO HOLDER FOR REGENERATION, SKILLS AND
HOUSING

Strategic Housing Action Plan – 2019 to 2021

Our Vision

To provide place leadership that supports and enables the provision of a good quality home for everyone who lives in North East Lincolnshire. We will achieve our vision by supporting delivery of at least 9,742 new homes (over the Local Plan period 2013-32) and encouraging investment and improvement to existing homes across the borough. Our housing actions will support economic regeneration and community cohesion, attracting new residents to the area and helping everyone to lead independent, healthy and active lives in a borough we are proud to call home.

At this stage, precise financial requirements are unknown but it is envisaged the Action Plan will be aligned to the existing business plan where possible but additional funds will be required to deliver parts of the Action Plan i.e. development of new homes in the borough but as this stage this value/figure is unknown.

Action Plan Update

An action plan was included as part of the 2018 Housing Strategy. Since then, Housing has a dedicated Service Plan 2019/20 in place and therefore a revised action plan has been produced, highlighting the key challenges and priorities for the Directorate and recommended actions and activities that need to be prioritised and delivered, minimising potential risks and hazards to the service, while maximising opportunities available to the Council, delivering a strong services, benefitting the community and economy.

Delivering a robust Housing Action Plan will contribute to the Council's vision and priorities of;

Learning and Growing

All people in NEL fulfil their potential through skills and learning

Investing in Our Future

All people in NEL benefit from sustainable communities.

Vitality and Health

All people in NEL enjoy good health and wellbeing.

Economy and Strength

All people in NEL enjoy and benefit from a strong economy

Safe and Secure

All people in NEL feel safe and secure

How will this be achieved?

The ambition is to deliver a vision that is supported by the following objectives;

- People living in high quality, suitable properties
- Housing provision supports and accelerates economic growth and income generation for NEL
- Reduction in empty homes in the borough
- We reduce the gap between the most and least disadvantaged neighbourhoods, so that everyone can live in safe, healthy and vibrant community
- We have a revitalised town centre offer and a new urban community
- Enable and empower resident and groups to contribute and make a difference in their community
- Households living in energy efficient homes

The Housing Action Plan will help achieve these objectives by defining its main challenges, establishing key strategies and plans and scrutinising the required outcomes through appropriate consultation. Through engagement and collaborative working, we can ensure we are building and sustaining strong links regionally and nationally with strategic partners such as Homes England and the Local Enterprise Partnerships, as well as working at a local level with council colleagues, members, developers, Registered Providers and the Third/Voluntary Sector. We are keen to demonstrate significant progress, meeting housing objectives, underpinning NELs vision and priorities.

To deliver the vision, four strategic priorities have emerged from the Housing Service Plan 2019/20 and will form the key areas of focus in monitoring and delivering performance across a suite of key performance indicators and measures within the Housing Action Plan.

The four strategic priorities include;

Creating Homes – Providing new homes to meet NEL housing need

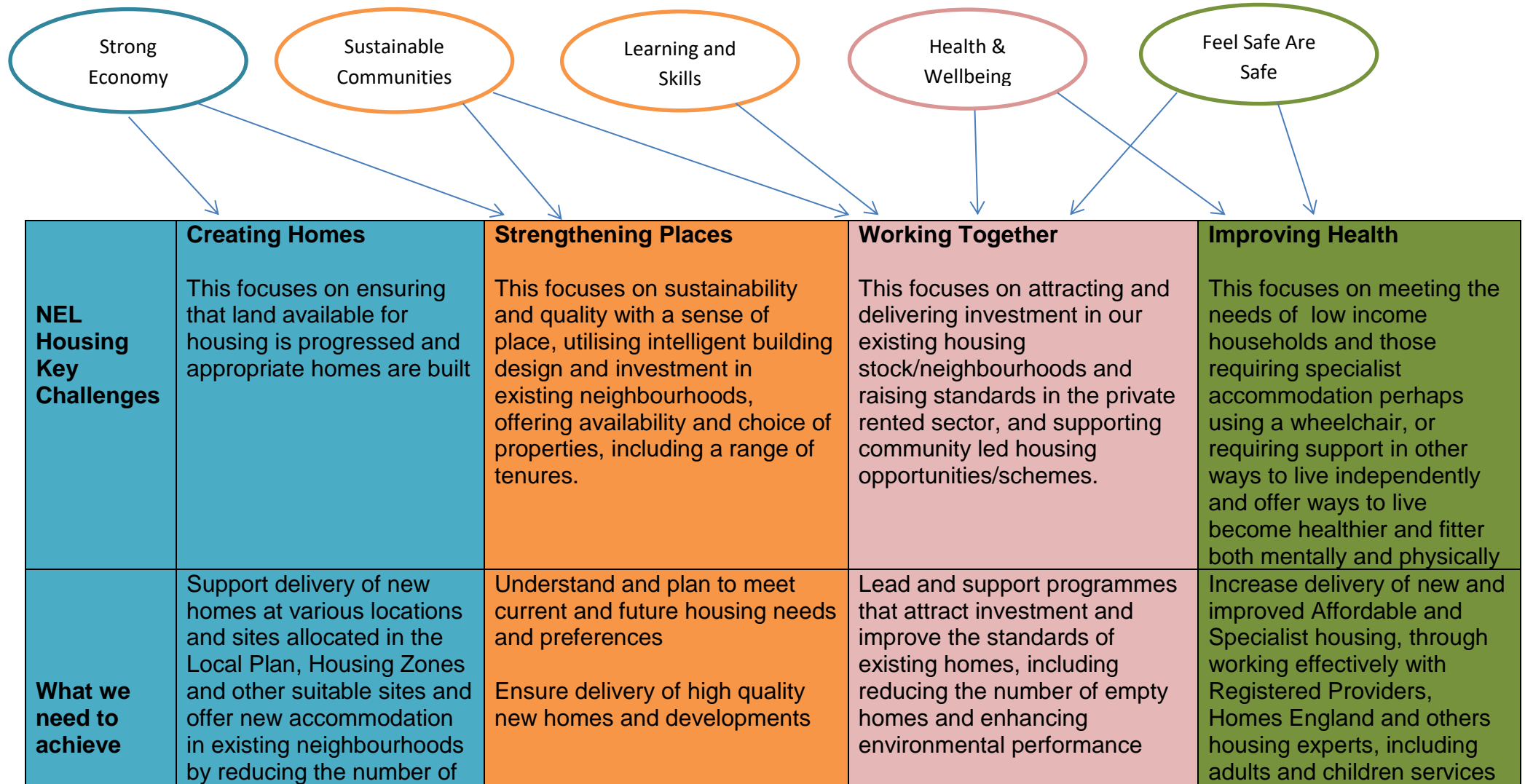
Strengthening Places – Investing in NEL existing neighbourhoods and communities.

Improving Health – Improving peoples' health, wellbeing, economic opportunity and independence through housing.

Working Together – Working in partnership to deliver the housing vision and to increase opportunities for all.

The interconnectivity between these four priorities and NELs vision is highlighted on page 3.

The interdependence of key housing priorities and NELs strategic outcomes



	empty homes in the borough	Regenerate streets/neighbourhoods suffering high volumes of empty homes	Work collaboratively with key partners/stakeholders.	to provide effective support to households facing accommodation issues or homelessness Promote early intervention and signposting through key partners and stakeholders
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Key Challenge	1. Creating Homes – providing new homes to meet local housing needs			
Measures of success: <ul style="list-style-type: none"> • Annual net number of new homes borough wide and within Grimsby Town centre (encouraging repopulation in urban neighbourhoods) • Number of new homes via council intervention, enablement or direct delivery • To increase in the range of affordable homes, for rent and sale • Percentage of external funding provision secured for Housing Services, helping to deliver agreed priority projects 				
Our housing outcomes		What we will do	Dates and Milestones	Lead
New homes are provided to meet local housing need External funding supports development Affordable homes are available for rent or sale	1.1	<p>Progress the development of sites (Housing Zone sites, prioritising Western, Lindsey Lower, Matthew Humberstone and Second Avenue). Secure Sport England approval of NELC Playing Pitch Strategy</p> <p>Increase the number of new homes in Grimsby Town centre by reviewing stalled/potential urban brownfield sites and target long term empty homes/commercial units and bringing them back into use as housing</p> <p>Have a clear programme of site development, focus resources on sites identified within the Local Plan and in line with the housing trajectory, proactive engagement with all stakeholders to speed up start on site and rate</p>	<p>Sept '19 – Enabling works to commence on site in Feb '20</p> <p>Dec '19 - Establish a specific plan based on town centre housing/accommodation</p> <p>Oct '19 - Establish an active and strong Housing and</p>	MN - all

		of construction on major housing sites, contributing to the 5 year programme of site development	Development forum meeting to monitor progress on action plan	
	1.2	Enable and assist the delivery of the Grimsby West development	On-going - agree viability and secure planning application in '20	
	1.3	Work with Homes England/other agencies to secure additional funds to accelerate and increase delivery and reduce the affordability gap that may exist for some potential development sites Enable and deliver homes on council owned land	Ongoing – secure small site funding for Matthew Humberstone site Feb '20 - commence with enablement works at Lindsey and Western sites Ongoing - assess and sell off council-owned land for private development e.g. South View	
	1.4	Increase the range and quality of new affordable homes	Ongoing - Key links have been established with Children and Adults services and Registered Providers re-accommodation needs and future provision Jan '20 - Establish an Affordable Homes Policy	

Key Challenge	2. Strengthening Places – Investing in our existing neighbourhoods and communities
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| Measures of success: | <ul style="list-style-type: none"> • The number/proportion of Houses in Multiple Occupation (HMO) licensed properties • The number and type of licencing enforcement undertaken by NEL against private landlords • Percentage of private/social housing stock that is classed as Decent under Housing legislation • The reduction in the number of long term empty properties with council intervention |
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Our housing outcomes		What we will do	Milestones and dates	Lead
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<p>The quality/condition of housing in North East Lincolnshire is improved</p> <p>Neighbourhoods and communities receive investment in their homes which improves their feelings of safety and satisfaction with their home/neighbourhood</p> <p>NELC and partners understands the current and future housing market, including the needs and preferences of the community</p>	2.1	Reduce the number of empty homes across the borough/promote the various housing assistance grants and loans for landlords/homeowners, improving the condition of their dwellings	<p>Oct '19 – Cabinet agree the revised Housing Assistance and Disabled Assistance Policy</p> <p>Sept '19 – apply for empty homes funding from Humber LEP and GLLEP</p>	MN - all
	2.2	Regenerate and promote the Town Centre as a place to live, work and socialise.	Ongoing – link in with Economy and Growth Team, maximising opportunities e.g. Town Deal	
	2.3	Agree a multi-agency approach to addressing issues that negatively impact on neighbourhoods	Ongoing - utilise Housing and Development forum to address neighbourhood/local issues and feedback from members	
	2.4	Introduce Selective Licensing/ Landlord Accreditation and promote enforcement powers NEL officers/Partners and increase the number of licenced properties	By Nov '20 – policy agreed by Cabinet and performance monitored via KPIs	
	2.5	Develop and agree quality standards for housing (design, build and rental) Extend the use of Modern Methods of Construction, and demonstrate that homes can thereby be built more quickly and have higher standards of thermal efficiency	<p>By Dec '20 - site visit arranged to MMC factories</p> <p>June '20 - planning agreed on the specific type of MMC for Lindsey and Western sites</p>	
	2.6	Work closely with partners aiming for a place approach. Work with building strong partnerships and active commitment to deliver the Housing Service Plan and Housing Strategy Action Plan	Ongoing – Housing and Development forum, Scrutiny, Leadership, Engie, Members	
	2.7	Co-produce a community led approach to housing that ensures active community input and that enhances neighbourhoods, reducing empty homes and the active disposal of challenging dwellings by Registered Partners	<p>Dec '19 – revise private/empty homes strategy</p> <p>Ongoing – provide support enabling community housing to become established and active as a going concern</p>	

			Ongoing – deliver on Rogue Landlord action plan By Nov '20 – introduce selective licensing	
	2.8	Review option of undertaking a new Strategic Housing Market Assessment	March '20	

Key Challenge	3. Working Together – working in partnership to deliver the housing vision and to increase opportunities for all
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Measures of success:

- % of working population claiming out of work benefits
- Creating more better paid jobs in the borough, measured by improving average earnings
- Generating increased income through new homes bonus for NEL and other Housing revenue streams

Our housing outcomes		What we will do	Milestones and dates	Lead
<p>Housing quality standards are raised in the private rented sector and in surrounding neighbourhoods</p> <p>Local people take up opportunities to increase construction skills through an improved offer of training and development</p>	3.1	Improve engagement with and liaison between landowners, developers and funders to facilitate more development on privately owned sites. Monitor the delivery of the Estate Regeneration Programme	Ongoing – Housing and Development forum	MN - all
	3.2	Introduce shared service standards/residents charters in consultation with partners, private landlords and local residents. Establish stronger links with private landlords/associations	Feb '20 – via Housing and Development forum and community groups and registered partners	
	3.3	Create community led housing activity e.g. deliver and facilitate community -led housing and support, creating a local network for community housing initiatives	Dec '19 – revise private/empty homes strategy Ongoing – provide intensive support enabling community housing to become established	

Community-led housing projects are having a positive impact			and active as a going concern e.g. East Marsh United Ongoing – deliver on Rogue Landlord action plan By Nov '20 – introduce selective licensing in parts of the borough	
	3.4	Add value to the Economic Strategy and the ambitions for local people to take advantage of opportunities in order to access construction skills training. Encourage local house builders to be more proactive in reaching out to the potential workforce, working with local providers ensuring that training meets the need of the current and future workforce needs and demands.	By mid 2020 - ensure employment skills and training requirements are built in appropriate contracts/business transactions with developers	
	3.5	Ensure the housing offer contributes / adds value to wider place aspirations	Ongoing – achieved through consultation and market evidence	
	3.6	Develop and implement Registered Provider Partnership Register to promote NEL to Registered Providers of Social housing and increase investment in, and delivery of, social housing stock to meet local housing need. Through the Housing and Development Forum look to create an Affordable Housing Forum from the Providers engaged on the Register to discuss approaches to delivery, emerging opportunities and share expertise.	Jan '19 - delivered via Affordable Housing Policy	
	3.7	Deliver Engie review recommendations and monitor progress	Dec '19	
	3.8	Rationalisation of budgets e.g. Housing Related Support via Adult Services	March '20	

Key Challenge	4. Improving Health – improving people’s health, wellbeing, economic opportunity and independence through housing
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Measures of success:

- Percentage of people living in fuel poverty
- New care and support ready homes delivered
- Accommodation for looked after children
- Number of people presenting as homeless
- Number of people placed in temporary accommodation
- Maximise Disabled Grant Funding, keeping residents safe and independent for longer in their own homes

Our housing outcomes		What we will do	Milestones and dates	Lead
<p>NEL housing stock meets the needs of older people and those with disabilities</p> <p>Our housing stock meets the needs of children and younger residents in the borough</p>	4.1	Review existing and future needs for accommodation with extra care and support. Develop commissioning strategies and policy for these, including housing for older people and those with disabilities, ensuring effective use of Disabled Facility Grant, alongside Registered Partners e.g. LHP and Longhurst	Oct '19 - Cabinet agree the revised Housing Assistance and Disabled Assistance Policy. Establish housing requirements with Adult/Children Services prior to Council planning applications being submitted for housing	MN - all
	4.2	Review existing and future needs for housing and accommodation with Children Services	<p>Sept '19 – Meeting established with Director of Children’s and Adult Services</p> <p>Establish future housing requirements with Adult/Children Services prior to Council planning applications being submitted for housing</p>	
<p>We provide appropriate accommodation for rough sleepers</p> <p>We provide services that enable homeless people, and those at risk of becoming homeless, to find suitable accommodation. Prevent the revolving door of homelessness for those long term individuals who need intensive support</p>	4.3	Develop and implement an approach to Affordable and lower cost housing which meets current and future need in our area. Community housing provision should broaden the choices available as we work with the community to achieve more community led housing	<p>Jan '19 - delivered via Affordable Housing Policy</p> <p>Ongoing – provide support enabling community housing to become established and active</p>	

<p>NEL promote energy efficient homes via grants and loans and assess new technologies.</p> <p>Consider innovative energy solutions for new build developments/retro fitting programmes</p>			as a going concern e.g. East Marsh United	
	4.4	Look to set up register of adapted properties within Home Choice Lincs system. Set standards for % accessible/wheelchair/lifetime homes in the market	March '20	
	4.5	Develop and deliver the new Homelessness and Rough Sleeper Strategy Ensure all people presenting as homeless who have substance misuse issues are offered a referral straight away to commissioned treatment services Monitor and evaluate the impact of the changes to Registered Providers' Housing Allocation Policy for people at risk of homelessness	Dec '19 – Homelessness Prevention and Rough Sleeper Strategy policy agreed by Cabinet	
	4.5	Ensure people have access to and take advantage of the support if required when they are in and move out of temporary accommodation Carry out safe and well-being checks for all households placed into temporary accommodation Continue to work with partners through the Rough Sleeper Initiative and Rapid Rehousing Pathway to ensure a defined pathway out of rough sleeping	Dec '19 – Homelessness Prevention and Rough Sleeper Strategy policy agreed by Cabinet. Establish 'one' recognised pathway Ongoing - local Housing charities engaged via Housing and Development forum	
	4.6	Undertake housing advice in schools and colleges to prepare young people to make informed choices about their housing opportunities in the near future	June '20 – Engage with Children Services (Transitions Team) re-school/care leavers	
	4.7	Implement the Housing Assistance and Disability Adaptation Policy and assess the suitability of new energy efficient technology for new housing developments	On-going	