

# Lincolnshire Housing Strategy

2009 - 2014

*'Delivering for Lincolnshire'*

July 2009



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## FOREWORD

I am delighted to introduce the Lincolnshire Housing Strategy 2009 – 2014 which has been agreed by all strategic housing authorities in Lincolnshire, together with Lincolnshire County Council and key housing partners in the public and private sectors.

This Strategy is launched in uncertain times – a challenging international economic position, a recession in the United Kingdom and a significant downturn in housing market activity across the country.

Actions for the initial 6 months of the Strategy will be focussed on governance arrangements and resource issues. We have set ourselves challenging objectives across a broad range of issues but we believe this is the right thing to do based on the evidence we have assembled in the development of the Strategy. As we move into the new world of Sustainable Communities Strategies and Local Area Agreements, we believe this approach will bring significant benefits for Lincolnshire.

The development of the Lincolnshire Housing Strategy has been undertaken, therefore, with this wider backdrop in mind. As part of the process, we have had to make some difficult choices about where to focus our energies in order that we deliver the best return for housing in our County.

The Strategy has been developed, therefore, based on key principles:

- Taking pragmatic steps to deliver housing supply in the short term
- Ensuring existing stock is in good condition
- Organising scarce skills and resources to focus our efforts on that same delivery
- Beginning to target key strategy and policy areas regarding our ageing population, our vulnerable households and our rural communities
- Developing our evidence base further on the markets we operate within
- Taking longer term strategic steps to position housing within the wider policy mosaic, especially around economic development, design and sustainable communities

The Strategy should be read in conjunction with its sister document – Lincolnshire Housing Strategy - Establishing the Baseline (published March 2009).

Housing remains critical in our society and links with important issues around health, work, education and environment, as well as our overall sense of individual well being. I hope you will take time to read this document and embrace its aspirations.

**Nick Chambers**  
**Chair, Lincolnshire Housing Forum**  
**July 2009**

## **EXECUTIVE SUMMARY**

### **Introduction**

Welcome to the first Lincolnshire Housing Strategy 2009-2014.

The strategy has been agreed between all statutory housing authorities in Lincolnshire, together with the County Council and key housing partners in the public and private sectors.

It was a specific aim of the Strategy not to duplicate other strategy work currently underway in Lincolnshire, of which there is much. We have actively sought to align all relevant separate strategies with the Lincolnshire Housing Strategy and this will continue as the Strategy evolves.

### **The Housing Challenges for Lincolnshire**

These are extraordinary times for housing and our strategy has evolved across many themes and reflects many challenges.

These include continued high demand for new homes, an emerging emphasis on place shaping, deepening our understanding of our housing markets and housing those in need. At the same time we want to safeguard our existing stock, across all tenures, as well as meet the challenges of growth and respond to the need for regeneration. All of these remain vital issues for Lincolnshire.

Lincolnshire also faces unique challenges which complicates its strategic landscape – high levels of people moving into the County from other parts of England, the highest forecast growth in Older People populations in the East Midlands (by 2025) as well as flood risks to our coastline and other low lying areas.

A key task has been to balance all these important issues against the need to provide a clear priority and focus for our future work. This has been the topic of much debate during the development of this Strategy, and is likely to continue to do so – however, we remain committed to reviewing where we are and what we are doing throughout the 5 years of our strategy.

### **Priorities**

Our housing priorities for Lincolnshire are to:

- increase the supply of affordable housing across Lincolnshire
- increase the supply of affordable homes in rural communities
- meet the challenge of our ageing population
- assist vulnerable households

To do this we are also committed to improving the evidence base which underpins our strategic direction and activity.

This Strategy document is therefore focused on these key priorities.

### **Outcomes**

The Strategy will produce these outcomes:

- 1) more high quality affordable housing in Lincolnshire, in both urban and rural communities
- 2) closer working between partners to provide a more effective service for local people, including a well informed evidence base
- 3) a wider range of housing choices for older, vulnerable or homeless people
- 4) communities, economies and existing homes that are more sustainable.

### **Strategic Links**

This Strategy is part of a suite of supporting strategies within the umbrella of the Lincolnshire Sustainable Communities Strategy (Big County, Big Skies, Big Future – Shaping Lincolnshire Together 2009-2030).

In addition, our Housing Strategy aligns with the Lincolnshire Local Area Agreement (LAA) which sets out key targets, from the National Indicator Set, for Housing (NI154; NI155; NI156). Additional LAA housing related targets include NI139, NI141, NI142 (Improve Quality of Life for Vulnerable People) and NI187 (Improve Health).

We have also aligned our Strategy with wider local, regional and national strategy, as well as taking on board recent national level policy developments.

### **Organising Delivery Architecture**

Lincolnshire stakeholders are committed to working together to achieve delivery.

There has been considerable reflection on how resources and expertise across the County should be organised to achieve our desired outputs and outcomes. This has resulted in the delivery arrangements proposed in this document - these will be kept under review as the Strategy is rolled out, with necessary adjustments being made to ensure focus on Strategy delivery is maintained.

### **Delivery Resources**

The key delivery resources for the Strategy are the skills and abilities of communities, professionals, elected members and others across the County. We have also identified areas where additional resources are required and will work to identify these from internal and external sources.

## **The Strategic Themes**

### **1. Well informed evidence base**

We believe a well informed evidence base is key to developing our understanding of what is happening in our housing markets and to thereby root our Strategy in evidence which supports its aims. We aim to develop our evidence base further and review it on a regular basis. We will continue to work with the Lincolnshire Research Observatory and Hi4em to develop our evidence base more fully and to monitor performance, delivery and market activity.

At the same time, we acknowledge that a range of issues remain where we will need to carry out further specific studies to inform our strategic approach – these include key questions on intermediate tenure, older people, and migration to the County from other parts of England.

### **2. Accessibility and affordability**

Demand for all forms of housing, especially affordable housing, remains high and is likely to grow further.

The number of Lincolnshire households is forecast to increase from 272,000 in 2001 to 369,000 by 2021, with a further increase to 390,000 by 2026 (Communities & Local Government Household projections). Some of this will be by natural growth but migration into the County from other parts of England features significantly. At the same time, existing housing need is high and may grow further during the recession.

The delivery of new homes to meet projected household increases and housing need is, therefore, the key strategic issue for us. New supply will include a range of solutions and provision, including market, intermediate and social housing, as well as potential innovations in older peoples housing (for example, retirement villages).

We have noted that there has been historic under provision of affordable housing in Lincolnshire compared to other parts of the United Kingdom and action to tackle this is needed.

At the same time, there is a need for us to deliver the best for Lincolnshire's current housing stock by improving performance across sectors and investing in the longer term life of our existing homes.

### **3. Housing's contribution to economic development**

We also recognise a strategic requirement, in the medium term, to begin the process of aligning housing activity with wider economic strategy across the County. Lincolnshire has a relatively self contained local economy with a strong link between new jobs and new housing requirements.

We aim to begin to develop this link more explicitly in coming years. The 3 County Growth Points and proposed Local Economic Assessments provide us with a launch pad and focus for our strategic approach.

#### **4. Raising the quality of design in housing and the creation of sustainable homes**

We support the drive to deliver higher design standards in new homes as a means to create sustainable homes. We believe thoughtful approaches to infrastructure, design and environment can improve quality of life, safeguard the environment and extend the life of new homes.

New Building for Life Standards, together with challenging environmental standards and the move to Lifetime Homes, offer us important tools to take our aspirations forward. In addition, we are interested in the possibilities from retrofitting new technology to existing homes to improve their environmental efficiency.

#### **5. Sustainability**

A key commitment for us rests on how we can create 'sustainable, inclusive, mixed communities in all areas both urban and rural' (PPS3). Sustainability runs as a common thread throughout the Housing Strategy and we are committed to take practical steps to build community capacity, reduce tensions and create opportunities for more integrated and cohesive neighbourhoods.

Key tasks identified include; establishing a Lincolnshire Black and Minority Ethnic Action Plan, understanding the Strategic Flood risk, understanding vulnerable communities better, and piloting a revised Balanced Housing Market Model for Lincolnshire.

#### **6. To meet the affordable housing needs of rural communities**

The key rural strategic issue for Lincolnshire involves the supply of new affordable housing - we aim to draw upon recent innovations elsewhere to deliver more rural affordable homes across the County.

Lincolnshire has a distinctive rural character and large parts of the County can be defined as rural. Rural communities find themselves under sustained pressure through a combination of factors, including the status of the rural economy and housing affordability issues.

Lincolnshire continues to innovate to deliver new affordable rural homes and already makes a positive contribution to national and regional targets. To develop this further we will set our first target for new affordable rural homes delivery across the County.

#### **7. Improve service quality, housing choice and accessibility of housing for vulnerable people**

Housing for vulnerable people faces significant challenges at a time of budget pressures and a changing market shape. In particular, the Lincolnshire Supporting People Strategy 2008-13 signals a change in the relationship between commissioner and provider. This will entail a shift towards a more business like contract culture, an emphasis on more value for money and a momentum to drive service standards higher. For

providers, the cultural change set in train by this shift is likely to lead to a consideration of roles and activity. These changes are not without risk and much work is happening outside of the Housing Strategy to mitigate this (the Strategy does not duplicate this other effort).

At the same time, we recognise that current provision for vulnerable people requires some remodelling and redistribution of stock around the County, to meet the needs of changing times and changing aspirations. In addition, we will work towards tackling fuel poverty and affordable warmth to ensure the sustainability of our existing housing stock.

## **8. Older People**

Forecasts show that Lincolnshire will have the highest growth in numbers of older people for the East Midlands by 2025. East Lindsey will face the biggest challenge from this population growth, but other sub regions and districts face similar issues. Meeting the changing housing needs of this group is, therefore, a key strategic objective for us:

- 5 District Councils will see an increase of between 65-80% in population aged over 65
- The numbers of those aged over 75 is likely to more than double

We will need to realign our housing provision for older people and increase the supply of new forms of housing, including extra care and leasehold schemes for older people.

A key challenge for us is to decide what to do with our current sheltered housing provision. Projections from Supporting People studies show an over provision of 3,000 sheltered housing homes and an under provision of new forms of older persons housing, especially extra care (1,500 homes) and leasehold schemes (9,000 homes). There is a particular under provision of Extra Care across the County, notably in Central sub region and South Holland.

Any future housing offer we make will also need to mature and change to acknowledge changing aspirations and expectations from older people.

National policy emphasises support services to assist people to stay in their own homes for as long as possible, and this has implications for the future shape of Supporting People and Adult Social Care services to older people in all tenures. High numbers of owner occupiers in Lincolnshire (especially East Lindsey, North Kesteven, West Lindsey and South Holland) and high numbers privately renting in East Lindsey may complicate the strategic challenge.

**Review**

We intend to review the Strategy on an annual basis.

**Conclusion**

The development of this Housing Strategy has been a considerable challenge for all participants and we would like to thank all those who took part and contributed. The investment of time and expertise has helped forge new ways of thinking and begun to build a new consensus on how housing makes its major contribution to the quality of life and sense of place for all Lincolnshire people.

Our vision for housing is that, through the adoption and delivery of this Strategy, we will make a real difference to the lives of the people of Lincolnshire for many years to come.

## THE LINCOLNSHIRE SUSTAINABLE COMMUNITIES STRATEGY 2009-2030

The Lincolnshire Sustainable Communities Strategy (SCS) sets the overall strategic direction and long-term vision for the economic, social and environmental wellbeing of Lincolnshire in a way that contributes to sustainable development in the UK and Local Area Agreement. The 5 key themes in the Sustainable Communities Strategy are the fundamental building blocks for partnership working across the County.

Lincolnshire seeks to be more ambitious than many other areas and to develop a strategy and delivery plans that cover all activities to deliver the countywide vision. Part of this involves agreement on a three year Local Area Agreement, which is an agreement with national government aimed at improving performance in specific services, including housing.

In the future, when national government looks at how well public agencies are serving Lincolnshire, they will start by looking at priorities in this Sustainable Community Strategy and the Local Area Agreement. The Housing Strategy forms part of these wider strategic arrangements.

### Vision

The Sustainable Communities Strategy was launched in 2008 after extensive public consultation. The Strategic Vision for Lincolnshire in 2030 is:

*Imagine **Lincolnshire** in 2030 ...*

*Ours is a Big County, with Big Skies that has a Big Future because Lincolnshire is the place where **everyone can find and enjoy the lifestyle that suits them best.***

*Those great lifestyles come from:*

- *Vibrant communities where people enjoy life*
- *Opportunities for good health*
- *One of the healthiest and most sustainable economies in Europe*
- *Good connections between people, services, communities and places*
- *Rich diverse environments, heritage and cultures that residents and visitors enjoy*

*Supported by organisations working together for Lincolnshire*

### **Local Area Agreement Priorities**

The Sustainable Communities Strategy is supported by a 3 years Action Plan – the Lincolnshire's Local Area Agreement 2008-2011. The LAA addresses the ten priorities linked to the SCS. These are:

- Children and Young People – raise attainment
- Improve health
- Improve skills and conditions for the economy
- Reduce alcohol harm and improve community safety
- Create better communities through growth and improved housing provision
- Promote social cohesion
- Tackle the causes and effects of climate change
- Improve quality of life for vulnerable people
- Get connected
- Improved services providing value for money

**THE LOCAL AREA AGREEMENT**

The Local Area Agreement (LAA) priority for Housing is to:

***“Create better communities through growth and improved housing provision” (Page 34)***

There are 3 Performance Indicators within this Priority of the LAA:

**NI 154 Net additional homes provided**

**NI 155 Number of affordable homes delivered (gross)**

**NI 156 Number of households living in temporary accommodation**

A local indicator to balance affordability with growth and infrastructure through s106 agreements has been deferred.

**Targets set within the current LAA:**

**NI 154 Additional homes and NI 155 Affordable homes**

		<b>NI 154 Net additional homes provided (per annum 2008/09 – 2010/11)</b>	<b>NI 155 Number of affordable homes delivered (gross)(per annum 2008/09 – 2010/11)</b>
<b>Lincolnshire</b>		3950	600
<b>Sub regions</b>			
<b>Central</b>	Lincoln, North Kesteven, West Lindsey	1830	<b>209</b> (08/09) <b>257</b> (09/10) <b>260</b> (10/11)
<b>Coastal</b>	Boston, East Lindsey	940	<b>159</b> (08/09) <b>144</b> (09/10) <b>157</b> (10/11)
<b>Peterborough Partial</b>	South Holland, South Kesteven	1180	<b>232</b> (08/09) <b>199</b> (09/10) <b>183</b> (10/11)

Note: \* The 3 year targets were taken from the Draft East Midlands Regional Plan (2006). The Regional Plan issued in March 2009 sets a higher annual County total from 2006. In the coastal Districts, where the provision is limited to existing commitments until the Coastal Strategy has been agreed, the annual rates are similar to the Draft Regional Plan until the provision runs out (2016 at the earliest).

**NI 156 Number of households living in temporary accommodation – Lincolnshire\***  
**Lead Partner - Duncan Sharkey - West Lindsey**

	Baseline	2008/09 Actual*	2009/10	2010/11
<b>Lincolnshire</b>	<b>316</b>	<b>213</b>	<b>158</b>	<b>132</b>
<b>Boston</b>	97	35	49	39
<b>Lincoln</b>	8	29	4	4
<b>East Lindsey</b>	112	30	56	45
<b>North Kesteven</b>	24	34	12	12
<b>South Holland</b>	51	22	26	20
<b>South Kesteven</b>	16	54	8	8
<b>West Lindsey</b>	8	9	4	4

\* Figures provided via Boston BC

**STRATEGIC LINKAGES BETWEEN HOUSING AND THE LOCAL AREA AGREEMENT**

The Lincolnshire Local Area Agreement (LAA) sets out the key targets from the National Indicator Set for Housing (NI154; NI155; NI56) in the LAA Chapter 'Create Better Communities through Growth and Improved Housing Conditions'. Additional housing related targets include NI139, NI141, NI142 (Improve Quality of Life for Vulnerable People) and NI187 (Improve Health).

Clear responsibilities for delivery of NI Targets are set out in the LAA as detailed in the Table below:

LAA Priority Area	NI	Area	Definition	Target/Baseline	Strategy	Lead Partner
Improving Quality of Life for Vulnerable People  Lead – Carolyn Kus, Assistant Director SSD Lincs County Council	139	Older people	Extent to which older people receive the support they need to live independently at home	<b>Deferred</b>	Opportunities for good health/Improve Health	
	141	Vulnerable People	(%) vulnerable people supported to achieve independent living	66% base; 67% 2008/9 68% 2009/10 70% 2010/11	<b>Strong Communities - New Care &amp; Support Strategy</b>	Lincolnshire County Council
	142	Vulnerable People	(%) vulnerable people who are supported to maintain independent living	Base 97.17%; 97.5% 2008/9; 98% 2009/10 & 2010/11	Strong Communities - New Care & Support Strategy	Lincolnshire County Council
<b>Create Better Communities Through Growth &amp; Improved Housing Provision</b>  Lead – Duncan Sharkey, Chief Executive West Lindsey District Council	<b>154</b>	<b>Additional homes</b>	<b>Net additional homes delivered</b>	<b>3950 pa</b>	<b>Strong Communities – deliver Housing supply</b>	<b>West Lindsey District Council</b>
	<b>155</b>	<b>Additional affordable homes</b>	<b>Number of affordable homes delivered (gross)</b>	<b>600 pa</b>	<b>Strong Communities – deliver Housing supply</b>	<b>West Lindsey District Council</b>
	<b>156</b>	<b>Temporary accommodation</b>	<b>Number of households in temporary accommodation</b>	<b>205 - 2008/9 158 - 2009/10 132 - 2010/11</b>	<b>Strong Communities – deliver Housing supply</b>  <b>NB See also Lincs Homelessness Strategy (2008/12; p22 B4, C1)</b>	<b>West Lindsey District Council</b>
Improve Health  Lead – Dr Mandy Bretman Lincolnshire Primary Care Trust	187	Tackling Fuel Poverty	(%) of people receiving income based benefits living in homes with a low energy efficiency rating	<b>Deferred until baselines available</b>	Opportunities for good health/Improve Health - Delivery Affordable Warmth	North Kesteven District Council

Note: The LAA Priority Themes use targets from the 198 indicators in the national indicator set for local authorities and local authority partnerships (introduced 2008). The NIS differs from previous indicator sets by having a focus on partnership working -many of the indicators 'cut across' traditional service areas and require co-ordinated efforts from different local partners (for example, Police and PCTs). They have evolved from earlier indicator sets in Public Service Agreements which used Best Value Performance Indicators (some Local Authorities continue to monitor 'legacy' Best Value indicators).

## **THE HOUSING STRATEGY PRIORITIES**

The following Action Plan contains a considerable amount of tasks and targets which are needed to deliver this Strategy.

However, for reasons of clarity and focus, these have to be set within our overarching priorities for housing in Lincolnshire which are to:

- increase the supply of affordable housing across Lincolnshire
- increase the supply of affordable homes in rural communities
- meet the challenge of our ageing population
- assist vulnerable households

To do this we are also committed to improve the evidence base which underpins our strategic direction and activity.

## **THE HOUSING STRATEGY THEMES**

The Lincolnshire Housing Strategy Baseline Report took an overview of many current market features in Lincolnshire based on the thematic template in the East Midlands Regional Housing Strategy 2008-16. By assembling evidence in this way it was possible to align regional and sub regional approaches, and use the Themes to shape how and where the Lincolnshire Housing Strategy should focus.

Eight key themes for the Lincolnshire Housing Strategy have thus emerged:

- 1. To create a well informed evidence base on housing markets, performance and housing need, to inform decision making**
- 2. To ensure the people of Lincolnshire are both able to access and afford suitable housing to meet their needs**
- 3. To improve the co-ordination of housing's contribution to Lincolnshire's economic development**
- 4. To contribute to raising the quality of design in housing and the creation of sustainable homes**
- 5. To develop approaches and frameworks to enable sustainable communities**
- 6. To meet the affordable housing needs of rural communities**
- 7. To improve service quality, housing choice and accessibility of housing for vulnerable people**
- 8. To manage the housing implications of an ageing society**

## **ORGANISING FOR DELIVERY**

The Lincolnshire Housing Forum will oversee the delivery of the Housing Strategy. They will report and be accountable to the SCS Vibrant Communities Theme Partnership and from them to the Sustainable Communities Strategy Board.

Delivery of the Housing Strategy outcomes and outputs will be led by District Councils (in their role as Statutory Housing Authorities) working in partnership with the County Council and other stakeholders including health, housing associations and planners.

The delivery platform for the Strategy is the organisation of these people and their skills and resources. By delivering the Strategy outcomes we will enable delivery of LAA Housing targets and support delivery of the wider Sustainable Communities Strategy.

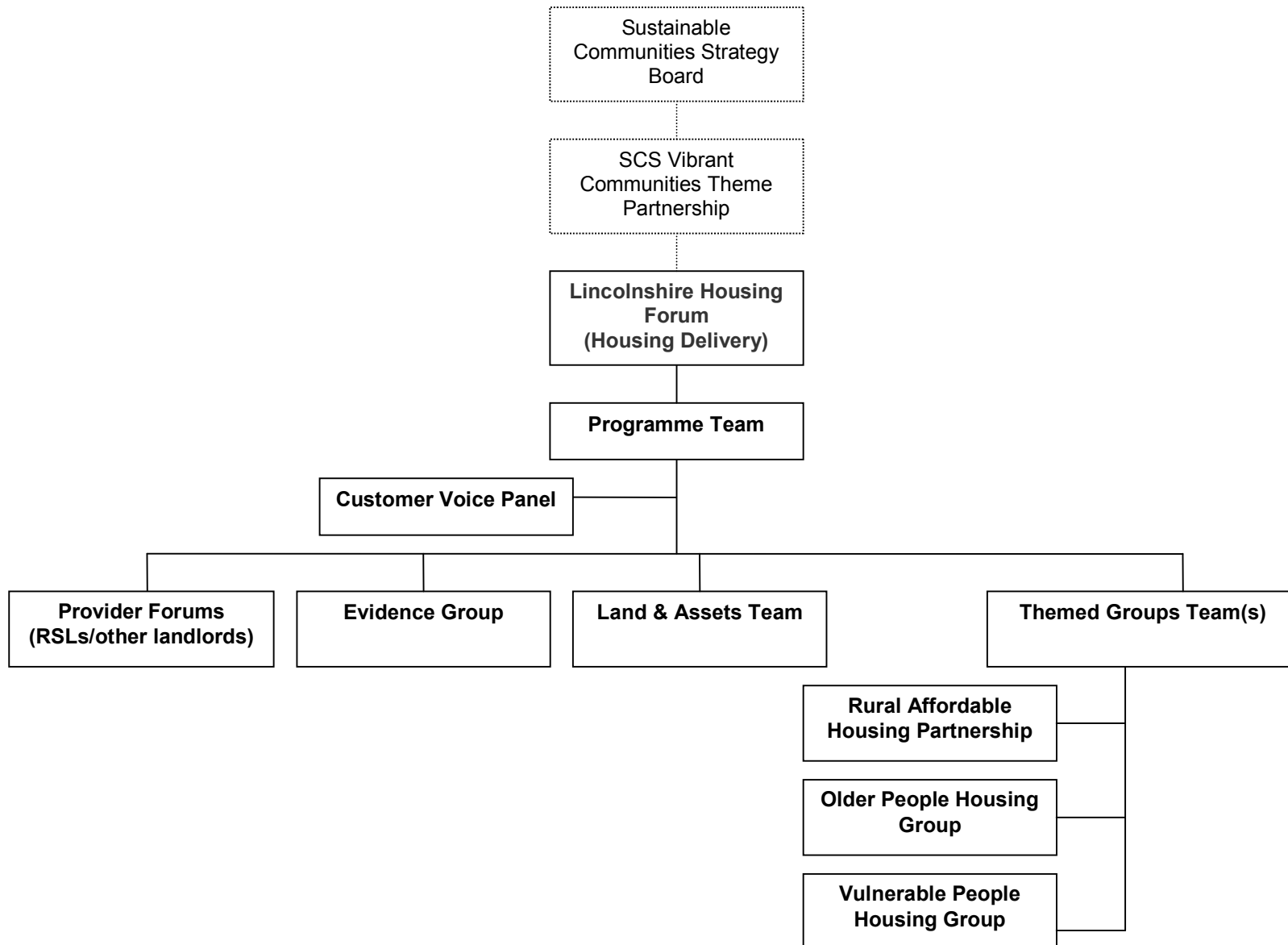
In the Action Plans, internal resources, additional people resources and/or costs have been identified for delivery of key tasks.

### **Local Action Plans and District Council Housing Strategies**

Individual Action Plans and Local Housing Strategies will be developed by each District or Sub region detailing the local actions they need to take to deliver more local priorities.

### **Organisation of Delivery**

We will organise a series of key forums to steer delivery of the Housing Strategy Themes based on the following Chart. These proposed arrangements will be kept under review as the Strategy is rolled out, with necessary adjustments being made to ensure focus on Strategy delivery is maintained.



**Group role and membership**

<b>Group</b>	<b>Role</b>	<b>Key Members to include:</b>
<b>Members</b>	Scrutiny via SCS Board and SCS Vibrant Communities Theme Partnership	County and District Elected Members Leaders and CEs are on SCS Board
<b>Programme Team</b>	Lead Operations Group responsible for managing the County programme, delivery of housing supply targets and driving delivery of strategy outcomes. Chaired by LA Chief Executive	Housing strategy LA planning RSL Development Staff Developer staff Independent members (for challenge)
<b>Evidence Group</b>	Developing the evidence base to underpin strategy	Lincolnshire Research Observatory (LRO) Hi4em Local authority housing strategy Local authority planners Developer representative
<b>Land and Assets Team</b>	Developing a forward supply chain of assets and land to enable future delivery	LA Planners LA Housing Strategy Asset Managers
<b>Specific Household Groups Team</b>	Delivery of outcomes for specific household groups including Older People, Vulnerable People and Rural	LA Housing Strategy Supporting People Adult Social Care Developers Third sector Rural specialists Local authority planners
<b>Customer Voice Panel</b>	Ensuring the voice of the consumer feeds into overall work on the Strategy and has meaning for tenants and future tenants	Tenants & Residents
<b>Provider Forums</b>	Ensuring those delivering housing can feed into the discussions	RSLs & Developers

**OBJECTIVE 1 TO CREATE A WELL INFORMED EVIDENCE BASE ON HOUSING MARKETS, PERFORMANCE AND HOUSING NEED TO INFORM DECISION MAKING**

**Why is this a key theme?**

Evidence is critical in order to root the Lincolnshire Housing Strategy in evidence which supports its priorities. Further, there is a need to continuously monitor how housing markets operate given that they are subject to change. In addition, key strategic priorities require further analytical development of their evidence base in order to support future strategic development.

There is a need to differentiate between contextual evidence (which indicates what is happening over time) with analytical tasks (where modeling is required to answer more complex strategic issues).

In Establishing the Baseline (Core Group Report December 2008 and published in March 2009) an evidence base for the Lincolnshire Housing Strategy was assembled. However, there is a need to develop, refine and update this throughout the life of the Strategy on a regular basis. A further task is to develop the evidence base alongside other activity and develop a core evidence base for Lincolnshire which aligns with other strategy work on the Sustainable Communities Strategy (SCS), Local Development Framework (LDF), and Local Economic Assessment (LEA). The relationship between the Housing Strategy evidence base and the wider Countywide evidence base (co-ordinated by the Lincolnshire Research Observatory) will play a key role in developing the evidence base further.

**Summary of Key Objectives**

- **Create a structured approach to evidence and research**
  - Create mechanisms to develop an evidence based approach to strategy and inform decision making
- **Develop the evidence base**
  - Establish a Countywide Housing Need evidence base
  - Inform new LAA Housing targets for 2011 onwards
- **Monitor housing markets**
  - Monitor delivery of new housing across Lincolnshire
  - Develop Annual Housing Stock Monitoring Report for Lincolnshire housing stock and relevant performance
  - Develop Annual Housing Need Monitoring Report for Lincolnshire relevant performance

- Establish mechanisms for monitoring housing affordability in Lincolnshire
- Establish monitoring mechanism for key market features as context for Lincolnshire activity

• **Undertake specific research issues**

- Evaluate the Balanced Housing Market Model as a tool for Lincolnshire
- Establish need and viability of intermediate tenure options in Lincolnshire
- Establish the future housing requirements of older people
- Consolidate evidence of migration status on housing supply requirements
- Review Housing sub market analysis research needs of specific household groups features
- Establish the experience of recent movers into new schemes to feed into scheme design improvement process

**Action Plan 1 - To create a well informed evidence base on housing markets, performance and housing need, to inform decision making**

Task	Action	Outputs	Due by	Lead	Resources	Others involved
<b>1.1 CREATE STRUCTURED APPROACH TO EVIDENCE AND RESEARCH</b>						
<b>1.1.1 Create mechanism to develop an evidence based approach to strategy and inform decision making</b>	1.1.1 (a) Establish Countywide Evidence Group to commission housing and related research, to develop the evidence base and to monitor performance	Evidence Group established	12/2009	LHF	Internal resource	LRO Hi4em Housing Strategy
	1.1.1 (b) Establish a research programme for key strategic housing issues in Lincolnshire	Research programme established	03/2010 & Ongoing	Evidence Group	Internal resource	LRO Hi4em Housing Strategy
	1.1.1 (c) Commission research project(s)	Research commissioned	Ongoing	Evidence Group	Internal resource	LRO Hi4em Housing Strategy
<b>1.2 DEVELOP THE EVIDENCE BASE</b>						
<b>1.2.1 Establish a Countywide Housing Need evidence base</b>	1.2.1 (a) Establish revised SHMA core outputs for Coastal and Central sub regions	Housing need established	03/2010	Coastal & Central SHMA groups	£50,000	Consultants LRO Planners Housing Strategy

Task	Action	Outputs	Due by	Lead	Resources	Others involved
	1.2.1 (b) Establish review mechanisms for SHMAs via Annual update	Annual SHMA Review	06/2010	SHMA Groups	0.5 FTE £10,000	LRO Planners Housing Strategy
	1.2.1 (c) Full review of SHMAs every 5 years, to begin in 2012	SHMA review	2012	SHMA Groups	3 sub regions @ £50,000 each	Consultants LRO Planners Housing Strategy
<b>1.2.2 Inform new LAA housing targets for 2011 onwards</b>	1.2.2 (a) Review historic delivery and project deliverable targets forward	New LAA targets agreed	2011	LHF	Internal resource	Programme Team Evidence Group
<b>1.3 MONITOR HOUSING MARKETS</b>						
<b>1.3.1 Monitor Delivery of new housing across Lincolnshire</b>	1.3.1 (a) Monitor delivery of Lincolnshire housing supply programme to include: <ul style="list-style-type: none"> <li>• Delivery compared to RSS requirement</li> <li>• Supply dwelling completion trends</li> <li>• Completion delivery type/mix</li> <li>• Starts on site</li> <li>• Affordable housing delivery</li> <li>• Affordable housing delivery via planning gain</li> <li>• Delivery forecast against LAA targets (NI154/NI155)</li> </ul>	Quarterly forecast report	12/2009	Evidence Group	Internal resource	Programme Team LRO Hi4em
<b>1.3.2 Develop Annual Housing Stock Monitoring Report for Lincolnshire housing stock and relevant performance</b>	1.3.2 (a) Agree shape and range of stock information to go into Report to include: <ul style="list-style-type: none"> <li>• Housing stock numbers all tenures</li> <li>• Affordable housing stock as (%) of all stock</li> <li>• Net changes to affordable housing stock</li> </ul>	Annual monitoring report	06/2010	Evidence Group	£5,000 pa	LRO Hi4em

Task	Action	Outputs	Due by	Lead	Resources	Others involved
	<ul style="list-style-type: none"> <li>Affordable housing stock mix by LA &amp; RSL</li> <li>Empty homes annual trend</li> <li>Empty homes (6+ months) at year end</li> <li>Decent Homes delivery</li> </ul>					
<b>1.3.3 Develop Annual Housing Need Monitoring Report for Lincolnshire relevant performance</b>	1.3.3 (a) Agree shape and range of housing need information to go into Report to include: <ul style="list-style-type: none"> <li>Homelessness trends</li> <li>Homeless in temporary accommodation</li> <li>Waiting lists</li> <li>Housing registers at year end</li> <li>Turnover of affordable housing yr on yr (RSL/LA)</li> <li>Turnover of affordable housing at yr end (by LA)</li> </ul>	Annual Housing Need Report	06/2010	Evidence Group	£5,000pa	LRO Hi4em
<b>1.3.4 Establish mechanisms for monitoring housing affordability in Lincolnshire</b>	1.3.4 (a) Agree shape and range of affordability information to go into Report to include: <ul style="list-style-type: none"> <li>Income and employment trends</li> <li>House price v disposable income by LA/County/Region</li> </ul>	Annual affordability trends report	06/2010	Evidence Group	£5,000pa	LRO
<b>1.3.5 Establish monitoring mechanism for key national market features as context for Lincolnshire activity</b>	1.3.5 (a) Produce Market trends and forecasts at national, regional and local levels to include <ul style="list-style-type: none"> <li>Completions/starts on site</li> <li>Prices</li> <li>Turnover</li> <li>New build reservations</li> <li>Sales transactions</li> </ul>	Quarterly Market monitoring report	03/2010 and ongoing	Evidence Group	£10,000pa	LRO

Task	Action	Outputs	Due by	Lead	Resources	Others involved
	<ul style="list-style-type: none"> <li>• Price recovery forecasts</li> <li>• Repossessions</li> <li>• Land transactions</li> </ul> Private sector activity (Homelessness C2)					
<b>1.4 SPECIFIC RESEARCH ISSUES</b>						
<b>1.4.1 Evaluate the Balanced Housing Market Model as a tool for Lincolnshire</b>	1.4.1 (a) Review the Balanced Housing Market Model and how it could be developed for Lincolnshire	Decision on BHM Model	2012	Evidence Group	£30,000	LRO
<b>1.4.2 Establish need and viability of intermediate tenure options in Lincolnshire</b>	1.4.2 (a) Model intermediate tenure options in Lincolnshire market	Inform HCA Investment Programme 2011+	06/2010	Evidence Group	£15,000	LRO Planners Hi4em
	1.4.2 (b) Establish levels of household demand to inform supply	Demand established	03/2010	Evidence Group	Internal resource	
	1.4.2 (c) Monitor external research and development of new forms of intermediate tenure	Implement appropriate new models	Ongoing	Evidence Group	Internal resource	LRO Planners Housing Strategy
<b>1.4.3 Establish the future housing requirements of older people</b>	1.4.3 (a) Develop the modelling of 'what where when' for new supply	Report	12/2009	ORS/HBF Evidence Group	£20,000	Programme Team LRO
	1.4.3 (b) Commission further studies to refine methodology and analysis	Further studies commissioned	Ongoing	Evidence Group	Internal resource	
<b>1.4.4 Consolidate evidence of Migration on housing supply requirements</b>	1.4.4 (a) Undertake detailed evaluation of in UK migration and international migration trends and evidence to identify strategic implications	Baseline Migration evidence base	2011	Evidence Group	Internal resource	LRO Planners Housing Strategy Hi4em

Task	Action	Outputs	Due by	Lead	Resources	Others involved
<b>1.4.5 Review Housing sub market analysis</b>	1.4.5 (a) Review and update evidence for identified housing sub markets in Lincolnshire	Revised sub-market analysis complete	2014	Evidence Group	Internal resource	LRO Planners Housing Strategy
<b>1.4.6 Research needs of specific household groups</b>	1.4.6 (a) Review SHMA evidence base against Guidance to identify further specific household groups requiring more detailed needs study to inform supply requirements	Further research requirements identified & prioritised	06/2010	Evidence Group	£10,000	LRO
<b>1.4.7 Establish the experience of recent movers into new schemes to feed into scheme design improvement process</b>	1.4.7 (a) Undertake ( <i>annual?</i> ) research survey to establish why people move to new homes and what they think of their new homes	Annual Movers Survey	Annually from 2011	Evidence Group	£15,000	

**OBJECTIVE 2 TO ENSURE THE PEOPLE OF LINCOLNSHIRE ARE BOTH ABLE TO ACCESS AND AFFORD SUITABLE HOUSING TO MEET THEIR NEEDS**

**Why is this a key theme?**

The number of households is forecast to increase in Lincolnshire from 272,000 in 2001 to 369,000 by 2021 (Communities & Local Government Household projections), with a further increase to 390,000 by 2026. Some of this will be by natural growth but migration into the County from other parts of England features significantly. At the same time, housing need is high and may grow further during the current recession. The Regional Plan 2009 maps out planned dwelling requirement to 2026.

The delivery of new homes to meet projected household increases and housing need is, therefore, a key strategic issue for the Lincolnshire Housing Strategy. Delivery of new supply will include a range of solutions and provision, including market, intermediate and social housing.

Delivery is constrained in the current housing market downturn and positive steps to deliver new supply in the Strategy's 5 year term is critical. Anecdotal evidence suggests that the delivery supply chain for housing 'on site' begins to run dry from 2010. Influencing the Housing Supply Chain early, therefore, will be vital in ensuring future supply beyond this date and issues around finance, land supply (including SHLAA work), effective delivery agents and partnership working with funding agencies will be key. The organisation of available skills and resources to focus on delivery will also be essential.

The final Housing Corporation/TSA investment programme runs from 2008-11 and there is a need to ensure Lincolnshire responds credibly to how future investment programmes are commissioned.

At the same time, there is a need to deliver on key targets for Lincolnshire's current housing stock to improve key areas of performance in all market sectors, as well as meeting the challenge of forward investment programmes for affordable housing stock post Decent Homes Standard.

**Summary of Key Objectives**

- **To ensure a future housing supply to meet the need and aspirations of the people of Lincolnshire**
  - Deliver Local Area Agreement targets: NI154 Net additional homes delivered 3950pa; NI155 Number of affordable homes delivered 600pa
  - Develop Countywide approach to maximise land supply
  - Establish effective Countywide working relationship with Homes and Community Agency (HCA)
  - Understand Strategic Flood Risk to Lincolnshire and its impact on housing delivery
  - Assess capacity of key delivery partners
  - Demonstrate deliverability of 5 year housing supply

- Identify viable new delivery vehicles to support Countywide housing supply
- Develop further alignment in planning policy across the County
- **To improve the quality and make best use of existing housing stock**
  - Reduce the use of temporary housing across Lincolnshire: NI156 Numbers of Households in temporary accommodation to reduce from 205 in 2008/09 to 132 by 2010/11
  - Reduce number of Empty Homes in Lincolnshire
  - Maximise private rented sector housing supply to meet the needs of homeless households
  - Improve mobility options in affordable housing
  - Deliver forward investment in public and private sector stock beyond Decent Homes

**Action Plan 2 - To ensure the people of Lincolnshire are both able to access and afford suitable housing to meet their needs**

Task	Action	Outputs	Due by	Lead	Resources	Others involved
<b>2.1 TO ENSURE A FUTURE HOUSING SUPPLY TO MEET THE NEEDS AND ASPIRATIONS OF THE PEOPLE OF LINCOLNSHIRE</b>						
<b>2.1.1 Deliver LAA targets</b>  <b>NI154 Net additional homes delivered 3950pa;</b> <b>NI155 No of affordable homes delivered 600pa</b>	2.1.1 (a) Establish and monitor Countywide database of current year and forward 5 year allocated housing supply (including affordable housing)	5 year Lincolnshire Housing Programme	02/2010	Programme Team	Internal resource	Housing Strategy Planners LAA Team RSLs
	2.1.1 (b) Establish deliverability test mechanisms for all forward housing supply (including affordable housing)	Deliverable programme established	12/2009	Programme Team	Internal resource	Planners RSLs Developers Housing Strategy
	2.1.1 (c) Establish programme management and monitoring mechanisms for delivery of	Programme Team established	12/2009	Programme Team	Internal resource	LHF

Task	Action	Outputs	Due by	Lead	Resources	Others involved
	Countywide housing supply against identified programme					
	2.1.1 (d) Agree Countywide governance arrangements for management and delivery of new housing supply	Clear programme management arrangements established	12/2009	Programme Team	Internal resource	LHF
	2.1.1 (e) Agree communication arrangements with key partners on new delivery mechanisms	Communications Plan agreed	03/2010	LHF	Internal resource	
<b>2.1.2 Develop Countywide approach to maximise land supply</b>	2.1.2 (a) Review Strategic Housing Land Availability Assessments (SHLAAs) to reflect new market conditions and identify land supply and deliverable sites	5 year supply of deliverable sites identified	03/2010	Land & Assets Team	Internal resource	Programme Team
	2.1.2 (b) Agree viability assessment methodology for specific and sample sites to identify deliverability	Consistent Countywide approach to viability assessment	06/2010	Land & Assets Team	Internal resource	Programme Team
	2.1.2 (c) Full County viability assessments for key deliverable sites	Forward programme of viable sites identified	09/2010	Land & Assets Team	£15,000	Planners
<b>2.1.3 Establish effective Countywide working relationship with HCA</b>	2.1.3 (a) Agree strategic Lincolnshire approach to 'single conversation' with HCA	Agreed strategic liaison programme	12/2009	Lead Officers & Champions Group	Internal resource	LHF
	2.1.3 (b) Establish revised programme-based relations with HCA to include grant rates, viability, flood risk costs, etc.	Agreed operational liaison programme	12/2009	LHF	Internal resource	Lead Officers & Champion Group
<b>2.1.4 Assess capacity of key delivery partners</b>	2.1.4 (a) Measure capacity and appetite of RSLs and developers	Capacity assessment	01/2010	Land & Assets Team	£5,000	Housing Strategy Programme

Task	Action	Outputs	Due by	Lead	Resources	Others involved
	as delivery partners for housing supply					Team
<b>2.1.5 Demonstrate deliverability of 5 year Growth Point housing supply</b>	2.1.5 (a) Review housing supply forecasts including deliverability, infrastructure requirements and viability	5 year Growth Point forward programme of sites and schemes established	03/2010	Land & Assets Team	Internal resource	Programme Team Planners Housing Strategy Economic Development
	2.1.5 (b) Test land owner and developer commitment to bring forward sites		09/2010	Land & Assets Team	Internal resource	Programme Team
<b>2.1.6 Identify viable new delivery vehicles to support Countywide housing supply</b>	2.1.6 (a) Review options and identify potential viable vehicles for Lincolnshire against a range of scenarios and markets including rural, urban, older people and other options	Options report	09/2010	Land & Assets Team	£5,000	Housing Strategy Programme Team LHF
	2.1.6 (b) Generate programme of viable options to increase Countywide housing supply	New delivery vehicle launched	06/2010	Land & Assets Team	Internal resource	Housing Strategy Programme Team
	2.1.6(c) Undertake preparations for County Homes pending outcome of bid to CLG to include outline Business Model, finance and capacity	County Homes Outline Business Plan Model	12/2009	Land & Assets Team	Internal resource	Housing Strategy Programme Team

Task	Action	Outputs	Due by	Lead	Resources	Others involved
<b>2.2 TO IMPROVE THE QUALITY AND MAKE BEST USE OF EXISTING HOUSING STOCK</b>						
<b>2.2.1 Reduce the use of temporary housing across Lincolnshire</b>  <b>NI156 No of HH in temporary accommodation reduce from 205 (08/09) to 132 (10/11)</b>  <i>links to Homelessness Strategy 2008-12 – ‘aim to halve use of Temporary accommodation by 2010’</i>	2.2.1 (a) Ensure sub-regions and district authorities have temporary housing reduction plans in place to match NI156 targets	Delivery of NI156 targets	2011	Sub-regions and District Authorities	Internal resource	County Homelessness Strategy Group
	2.2.1 (b) Monitor delivery of reduction at sub regional and district level	Annual monitoring of NI156 target to demonstrate continued downward trend	Ongoing	County Homelessness Strategy Group	Internal resource	LHF
	2.2.1 (c) Review historic performance and project deliverable targets forward	New LAA targets agreed	2011	County Homelessness Strategy Group	Internal resource	
<b>2.2.2 Reduce number of Empty Homes in Lincolnshire</b>  <i>(Homelessness Strategy C1 – p21)</i>	2.2.2 (a) Create Countywide evidence base of Empty Homes including GIS map	Evidence base in place	03/2010	Private Sector Housing Group	Internal resource	Empty Homes’ Officers

Task	Action	Outputs	Due by	Lead	Resources	Others involved
	2.2.2 (b) Agree targets for bringing empty homes back into use	Targets set and Annual monitoring reports established	03/2010	Private Sector Housing Group	Internal resource	Empty Homes Officers
	2.2.2 (c) Ensure sub-regions and district authorities have empty homes reduction plans in place to match agreed targets	Delivery of targets	ongoing	LHF	Internal resource	Private Sector Housing Group
<b>2.2.3 Maximise private rented sector housing supply to meet the needs of homeless households</b>  <i>(Homelessness Strategy C2 p22) - links to Homelessness Strategy to increase private rented sector stock for homeless households</i>	2.2.3 (a) Establish monitoring methodology for private rented sector activity	Evidence base in place to monitor supply and yields of private sector rented market	03/2010	Private Sector Housing Group  County Homelessness Strategy Group	£5,000pa	LHF
	2.2.3 (b) Establish and/or renew relations with Private Sector Landlord Forums to increase supply	Year on Year increase in private rented stock let to homeless households	2010 & ongoing	County Homelessness Strategy Group	Internal resource	Private Sector Housing Group
<b>2.2.4 Improve mobility options in affordable housing</b>	2.2.4 (a) Establish Countywide Choice Based Lettings scheme	Develop Choice Based Lettings Scheme	12/2010	Lead Officer 2 Areas & Champion	£50,000	Chief Execs & Leaders Group
<b>2.2.5 Deliver forward investment in public and private sector stock beyond Decent Homes</b>	2.2.5 (a) Monitor Delivery Decent Homes standard for affordable homes	Decent Homes for affordable homes delivered by 2010	12/2010	LHF	Internal resource	Evidence Group
	2.2.5 (b) Establish and monitor value and range of forward investment programmes for	Annual monitoring report	2011	LHF	Internal resource	Evidence Group

Task	Action	Outputs	Due by	Lead	Resources	Others involved
	affordable housing in Lincolnshire from 2011					
	2.2.5 (c) Monitor delivery of Decent Homes Standard in Private Rented Stock	70% of vulnerable households living in the private sector should live in Decent Homes by 2010	2010	LHF	Internal resource	Private Sector Group

**OBJECTIVE 3 TO IMPROVE THE CO-ORDINATION OF HOUSING’S CONTRIBUTION TO LINCOLNSHIRE’S ECONOMIC DEVELOPMENT**

**Why is this a key theme?**

The link between housing and economic activity, although acknowledged in policy terms, has usually seen housing investment ‘often taken place in isolation from wider economic context’ (Housing Corporation/Centre for Cities Study 2008). More recently, public housing investment policy has emphasised the need to strengthen the relationship between housing and economy – this linkage seems likely to influence future decision making.

The Lincolnshire Housing Strategy, therefore, sets out a medium term task to begin the process of aligning housing and economy investment in future years. Lincolnshire is a relatively self contained housing and employment market with minimal leakage to other sub regions. Lincolnshire has particular economic characteristics with a strong spatial element to its employment sectors; for example, South Holland (food processing and packaging), Lincoln (public administration, healthcare and engineering) and East Lindsey (tourism).

Economic development strategy is undergoing change currently as Lincolnshire Enterprise draws to a close by March 2010. Work is underway on revised sub regional investment plan (SRIP+). At the same time, work on the Lincolnshire Local Economic Assessment begins in 2009 and this presents a real opportunity to link housing and economic development strategy more closely. In addition, the Homes and Communities Agency ‘single conversation’ approach appears to emphasise economic and housing links and this seems set to mature further over time.

**Key objectives**

- **To improve the co-ordination of housing’s contribution to Lincolnshire’s economic development**
  - Ensure Housing becomes fundamental part of County Economic Strategy

**Action Plan 3 - To improve the co-ordination of housing’s contribution to Lincolnshire’s economic development**

Task	Action	Outputs	Due By	Lead	Resources	Others involved
<b>3.1 Ensure Housing becomes fundamental part of County Economic Strategy</b>	3.1 (a) Create effective links between housing and economy to ensure Housing’s role as key contributor to economic success is recognised	Relationships clarified	12/2009	Forum	Internal resource	Economic regeneration and development Planning officers
	3.1 (b) Ensure Housing represented in work on Lincolnshire’s Local Economic Assessment	LEA completed	06/2010	Forum	Internal resource	Economic regeneration and development Planning officers

<b>OBJECTIVE 4</b>	<b>TO CONTRIBUTE TO RAISING THE QUALITY OF DESIGN IN HOUSING AND THE CREATION OF SUSTAINABLE HOMES</b>
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**Why is this a key theme?**

The drive to deliver higher design standards in new homes and support the future sustainability of communities is well established in national housing policy. Thoughtful infrastructure, design and environment can improve quality of life, safeguard the environment and extend the life of new homes. Higher design standards also bring benefits such as making homes more affordable to run and reducing carbon emissions.

New Building for Life Standards together with challenging environmental standards and the move to Lifetime Homes offer us important tools to take our aspirations forward. In addition, we are interested in the possibilities from retrofitting new technology to existing homes to improve their environmental efficiency.

In this strategy, we have aligned ourselves with current aspirations but note that these may change and the strategy will need to be adapted to reflect this.

**LAA Links**

In addition, LAA objectives on fuel poverty and affordable warmth issues are important in ensuring the sustainability of housing stock.

**Key objectives**

- **To contribute to raising the quality of design in housing and the creation of sustainable homes**
  - Establish new Building for Life assessments for all relevant new developments
  - Ensure new environmental standards apply to all new build properties
  - Ensure all newly developed homes meet Lifetime Homes Standard
  - Promote opportunities for retrofitting new environmental standards to existing homes

**Action Plan 4 - To contribute to raising the quality of design in housing and the creation of sustainable homes**

<b>Task</b>	<b>Action</b>	<b>Outputs</b>	<b>Due by</b>	<b>Lead</b>	<b>Resources</b>	<b>Others involved</b>
<b>4.1 Establish new Building for Life assessments for all new developments</b>	4.1 (a) Agree Action plan to establish Building For Life implementation on all new development (both affordable and market)	'Good' standard achieved for all new housing developments	From 2012	LHF	Internal resource	Housing & Planners Group
	4.1 (b) Equip Planning staff with skills to undertake Building For Life assessments	CABE training Workshop  Accredited assessors in all LAs	2011  2011	Housing & Planners Group	Internal resource	
<b>4.2 Ensure new environmental standards apply to all new build properties</b>	4.2 (a) Implement Code for Sustainable Homes on all New Build properties	Meet national requirements	Ongoing	Programme Team	Internal resource	RSLs Developers Other Delivery Agents
<b>4.3 Ensure all newly developed homes meet Lifetime Homes Standard</b>	4.3 (a) Ensure the 16 design features of the Standard apply to all new public and private sector homes	Public sector affordable housing complies to Standard	2011	LHF	Internal resource	RSLs Developers Other Delivery Agents
		Private sector housing complies to Standard	2013			
<b>4.4 Promote opportunities for retrofitting new environmental standards to existing homes</b>	4.4 (a) Consider implications for retrofitting new technology to existing homes to improve their environmental efficiency via new investment programmes.	New investment programme	2014	LHF	Internal resource	Housing strategy RSLs Developers Other Delivery Agents

## **OBJECTIVE 5 TO DEVELOP APPROACHES AND FRAMEWORKS TO ENABLE SUSTAINABLE COMMUNITIES**

### **Why is this a key theme?**

Good practice and guidance highlights a key housing objective as being to create 'sustainable, inclusive, mixed communities in all areas both urban and rural' (PPS3). The Commission on Integration and Cohesion Report, 'Our Shared Future' (2007), provided practical approaches to build community capacity, reduce tensions and create opportunities for more integrated and cohesive societies.

Many sustainability tasks are distributed throughout this Strategy and include:

- Support to the vulnerable (Objective 7)
- Links between housing and health (Objectives 7 and 8)
- Affordable warmth (Objective 7)
- Growth points (Objective 2)
- Migration (Objectives 1 and 3)

However, further tasks have been identified.

### **LAA Links**

This Objective links to the LAA strategies for 'Improving the Quality of Life for Vulnerable People' (NI139, 141,142) and 'Improve Health' (NI187).

### **Key objectives**

- **To develop approaches and frameworks to enable sustainable communities**
  - Identify vulnerable or 'at risk' communities in Lincolnshire and develop forward actions to increase sustainability if appropriate
  - Establish a Lincolnshire Black and Minority Ethnic Action Plan
  - Identify requirements of Gypsy and Traveller communities
  - Understand Strategic Flood Risk to Lincolnshire and impact on housing delivery and implications for the Partial Review of the Regional Plan due to be completed by late 2011.

**Action Plan 5 - To develop approaches and frameworks to enable sustainable communities**

<b>Task</b>	<b>Action</b>	<b>Outputs</b>	<b>Due by</b>	<b>Lead</b>	<b>Resources</b>	<b>Others involved</b>
<b>5.1 Identify low demand areas which may be vulnerable and develop forward actions to increase sustainability if appropriate</b>	5.1 (a) Undertake pilot Neighbourhood sustainability modelling exercise for sample low demand communities	Sustainability Model agreed	2011	Specific Household Groups sub group	£25,000	LRO Local Authorities
	5.1 (b) Develop forward action plans for 'at risk' communities	Action Plan	2011	Specific Household Groups sub group	Internal resource	Programme Team
<b>5.2 Establish a Lincolnshire Black and Minority Ethnic Action Plan</b>	5.2 (a) Devise and implement the BME Action Plan	BME Action Plan launched	12/2010	Specific Household Groups sub group	Internal resource	Programme Team
<b>5.3 Identify requirements of Gypsy and Traveller communities</b>	5.3 (a) Update County Gypsy and Traveller Accommodation Assessment	New requirements identified	2011	Evidence Group	£20,000	Programme Team
<b>5.4 Understand Strategic Flood Risk to Lincolnshire and impact on housing delivery</b>  Link to LAA – Tackle the causes and effects of climate change NI188 - Local programme for flood and coastal erosion risk management	5.4 (a) Assess outcome of Coastal Strategy and shoreline management plans, PPS25 and spatial impact on delivering housing targets	Clarity on where future development can occur and clarity on future coastal flood risk management	03/2010	Lead Officers & Champion Group	Internal resource	LHF
	5.4 (b) Establish consistent high level strategic dialogue with Environment Agency and CLG	Effective representation for Lincolnshire at strategic level	2010	Lead Officers & Champion Group	Internal resource	LHF

**OBJECTIVE 6 TO MEET THE AFFORDABLE HOUSING NEEDS OF RURAL COMMUNITIES**

**Why is this a key theme?**

Lincoln has a distinctive rural character with large parts of the County defined as rural. County rural communities are under pressure through a combination of factors, including the status of the rural economy and housing affordability issues.

The key housing strategy issue for Lincolnshire involves the supply of new affordable housing.

Many of the tasks identified in this Strategy echo other themes around delivery and evidence. However, the County faces significant affordable housing delivery issues which require a series of bespoke solutions set out below.

Recent rural affordable housing innovations offer a range of good practice to draw upon which could help stimulate further the supply chain of new affordable homes. These include issues around the evidence base (Leicestershire and West Cornwall Strategic Housing Market Assessments), delivery mechanisms (Highlands Council – including a recyclable housing landbank fund), identifying sites (Hampshire HARAH <http://www.harrah.org.uk/index.asp> ) and new vehicles (Cornwall Countywide Community Land Trust).

**Key objectives**

- **To meet the affordable housing needs of rural communities**
  - Set targets for delivery of rural affordable homes at County and District levels
  - Establish accountable delivery mechanisms to deliver Lincolnshire's Rural Affordable Housing target
  - Adopt consistent Countywide planning policies for sustainable rural affordable housing – including policies for location of development and housing
  - Increase site supply for rural affordable housing delivery
  - Undertake site viability assessments to support delivery target
  - Improve community and local political support for rural affordable housing
  - Identify and establish new vehicles to deliver rural affordable housing
  - Develop understanding of links between rural economy and rural affordable housing need
  - Establish evidence base for rural housing needs of older people and households needing care and support

**Action Plan 6 - To meet the affordable housing needs of rural communities**

<b>Task</b>	<b>Action</b>	<b>Outputs</b>	<b>Due by</b>	<b>Lead</b>	<b>Resources</b>	<b>Others involved</b>
<b>6.1 Set target for delivery of Rural affordable homes at County and District levels</b>	6.1 (a) Evaluate delivery track record and programme supply chain and set target for rural affordable homes delivery	Rural affordable housing annual delivery Target set for 2010/14	03/2010	Lincolnshire Rural Affordable Homes Partnership	Internal resource	Programme Team
<b>6.2 Establish accountable delivery mechanisms to deliver Lincolnshire Rural Affordable Housing target</b>	6.2 (a) Establish Lincolnshire Rural Affordable Homes Partnership (LRHAP) (including Rural Housing enablers, LA housing enabling and planning staff) with dedicated staff responsible for implementation	LRHAP Team set up	11/2009	Rural Affordable Homes Partnership	3xFTE RHE	Programme Team
	6.2 (b) Establish a consistent countywide process for the rural affordable housing supply chain (with a focus on site supply, site viability, communication/community engagement and links to land owners)	Consistent rural housing supply chain	03/2010	Rural Affordable Homes Partnership	Internal resource	Programme Team
	6.2 (c) Establish arrangements to co-ordinate LRHAP activity with: <ul style="list-style-type: none"> <li>• Private sector: site finding, negotiation and development</li> <li>• RSLs: development, grants and bidding</li> <li>• HCA: grants and catalyst to draw in other resources.</li> <li>• Highways authority</li> </ul>	Delivery Forum set up	12/2009	Rural Affordable Homes Partnership	Internal resource	Programme Team
<b>6.3 Share good practice in sustainable development policies and aim for more consistency</b>	6.3 (a) Develop revised planning policies that are proactive, positive and flexible in approach to sustainable development and sustainable communities to deliver more rural homes that meet the range of needs within rural communities	Increase in rural affordable homes	Ongoing	Rural Affordable Homes Partnership	Internal resource	LHF

Task	Action	Outputs	Due by	Lead	Resources	Others involved
<b>6.4 Increase site supply for rural affordable housing delivery</b>	6.4 (a) Establish Countywide process to identify and progress rural affordable housing sites	Process agreed	12/2009	Rural Affordable Homes Partnership	Internal resource	Programme Team LHF
	6.4 (b) Identify potential sites, including exception sites, through SHLAA process that will achieve short term site delivery	Site list identified	03/2010	Rural Affordable Homes Partnership	Internal resource	Programme Team LHF
	6.4 (c) Identify and assess rural sites and property in ownership of County and District Councils, other public bodies as potential affordable housing sites	All publicly owned rural sites identified	03/2010	Rural Affordable Homes Partnership	Internal resource	Programme Team LHF
	6.4 (d) Develop relationships with landowners to encourage sites to come forward and to explore alternative models for delivery including leasehold arrangements	Landowner relationships established	06/2010	Rural Affordable Homes Partnership	Internal resource	Programme Team
<b>6.5 Undertake site viability assessments to support delivery target</b>	6.5 (a) Undertake or commission site viability study to inform policies to establish: <ul style="list-style-type: none"> <li>viable % and thresholds for affordable housing on allocated sites</li> <li>benchmark values for rural exception sites</li> </ul> viable 'offer' to incentivise landowners including Grant requirements sufficient to attract landowners	Site Viability Study programme established	09/2010	Rural Affordable Homes Partnership	£15,000	Programme Team LHF
	6.5 (b) Co-ordinate future County activity on s106 and Community Infrastructure Levy (CIL) contributions for rural affordable housing sites, including exception sites	Clear co-ordination arrangements established	12/2010	Rural Affordable Homes Partnership	Internal resource	Assets and Land Team

Task	Action	Outputs	Due by	Lead	Resources	Others involved
<b>6.6 Improve community and local political support for rural affordable housing</b>	6.6 (a) Develop and implement a communications plan that increases understanding of the need for rural affordable housing, the process for delivery and the outcomes of provision, with a focus on local politicians and communities.	Regularised Communication systems	03/2010	LHF	Internal resource	Rural Delivery Team
<b>6.7 Identify and establish new organisations to deliver rural affordable housing</b>	6.7 (a) Evaluate new vehicles and potential for increasing supply of rural affordable housing delivery	New vehicles evaluated and options identified	06/2010	Rural Affordable Homes Partnership	<b>See Evidence Theme</b>	Programme Team Evidence Team
<b>6.8 Develop understanding of links between rural economy and rural affordable housing need</b>	6.8 (a) Develop links with the Local Economic Assessment on how rural affordable housing delivery can complement rural economic objectives	Joint strategic working arrangements agreed	2011	Rural Affordable Homes Partnership	£10,000	Programme Team Evidence Team Economic Development LRO
<b>6.9 Establish evidence base for rural housing needs of older people and households needing care and support</b>	6.9 (a) Develop links with older persons and supporting people strategies and policies to enable delivery of rural affordable housing to meet their needs	Linkage established with other strategies	2011	Rural Affordable Homes Partnership	See Older People Theme	Older Peoples Housing Group

**OBJECTIVE 7 IMPROVE SERVICE QUALITY, HOUSING CHOICE AND ACCESSIBILITY OF HOUSING FOR VULNERABLE PEOPLE**

**Why is this a key theme?**

The Lincolnshire Supporting People Strategy 2008-13 signals a change in the commissioner and provider relationship within the County. Changes contained there mark a shift towards a more business like contract culture, increasing value for money expectations and an emphasis on higher service standards. For providers, the cultural change set in train by this shift may lead to consideration of roles and activity.

At the same time, there is a recognition that current provision for vulnerable people requires some remodelling and redistribution of stock around the County, especially for young peoples emergency accommodation.

**LAA Links**

This Objective links to the LAA strategies for 'Improving the Quality of Life for Vulnerable People' (NI139, 141,142)

**Key objectives**

- Improve service quality, housing choice and accessibility of housing for vulnerable people

**Action Plan 7 - Improve service quality, housing choice and accessibility of housing for vulnerable people**

Task	Action	Outputs	Due by	Lead	Resources	Others involved
<b>7.1 Improve customer satisfaction in the quality of existing move on accommodation</b>	7.1 (a) Establish evidence base for user satisfaction with existing move on schemes	Measurable evidence base	2011	Vulnerable People Housing Group	£10,000	SSD Evidence Group
	7.1 (b) Set targets for improving user satisfaction with existing move on schemes	Monitor improvement over time	2011	Vulnerable People Housing Group	Internal resource	SSD Evidence Group
	7.1 (c) Ensure user satisfaction outcomes feed into re-provisioning and new build programmes	Clear influence on new schemes	2011	Vulnerable People Housing Group	Internal resource	SSD Evidence Group

Task	Action	Outputs	Due by	Lead	Resources	Others involved
<b>7.2 Expand spatial distribution of young peoples emergency accommodation to other urban centres around Lincolnshire</b>	7.2 (a) Review evidence base and establish requirement for emergency accommodation in Lincolnshire	Emergency accommodation requirement established	2011	Vulnerable People Housing Group	£10,000	SSD Providers Programme Team
	7.2 (b) Establish locations for new provision of emergency accommodation	Geographic distribution established	2011	Vulnerable People Housing Group	Internal resource	SSD Providers Programme Team
	7.2 (c) Establish working group with providers and commissioners to generate new supply programme	Working Group established	2010	Vulnerable People Housing Group	Internal resource	SSD Providers Programme Team
	7.2 (d) Assess current sustainability of existing stock in terms of condition, demand, and customer satisfaction	Assessment Model applied to stock	2011	Vulnerable People Housing Group	Internal resource	SSD Providers Programme Team
<b>7.3 Identify research requirements into the housing needs and requirements of specific groups and feed into Research programme for Lincolnshire</b>	7.3 (a) Clarify housing need and housing requirements of specific vulnerable household groups in Lincolnshire	Housing needs of specific groups established	2010	Vulnerable People Housing Group	£15,000	Planners Strategy SSD Providers Evidence Group
	7.3 (b) Review housing offer and product range to identify new housing solutions for specific groups eg families with disabled children	Housing offer clarified and built into local planning framework	2012	Vulnerable People Housing Group	Internal resource	Planners Strategy SSD Evidence Group Providers
<b>7.4 Deliver Affordable Warmth Strategy</b>  <i>LAA Priority – Improve Health</i>	7.4 (a) Monitor deliver of Affordable Warmth Strategy	<i>Targets to be advised</i>			Internal resource	LHF

Task	Action	Outputs	Due by	Lead	Resources	Others involved
<p><b><i>Tackle Fuel Poverty and deliver targets for NI 187 Tackling fuel poverty</i></b></p> <p><b><i>(% of people receiving income based benefits living in homes with a low energy efficiency rating)</i></b></p>						

**OBJECTIVE 8 TO MANAGE THE HOUSING IMPLICATIONS OF AN AGEING SOCIETY**

**Why is this a key theme?**

Lincolnshire forecasts considerable increases in its Older Persons population to 2028, with 5 Districts seeing an increase of between 65-80%. The numbers of those aged over 75 is likely to more than double in the same period. The forecast increase in numbers of older people is likely to be the highest rate of rise in the East Midlands and poses a significant strategic challenge for Lincolnshire.

National policy emphasis is on support services to assist people to stay in their own homes for as long as possible, and this has implications for the future shape of Supporting People and Adult Social Care services to older people in all tenures. Lincolnshire Social Services are actively working on the future strategy for these services at present and are seeking to improve housing options across tenure type.

At the same time, there are considerable issues around current Older Persons housing stock and what future requirements will be. The Supporting People Strategy 2008-13 models an over provision of 3,000 sheltered housing units and an under provision of new forms of older persons housing, especially extra care (1,500 units) and leasehold schemes (9,000 units). An Extra Care Strategy is currently being implemented by Social Services.

Such major change highlights how the Housing Strategy should respond:

- by considering further future requirement for new stock
- by reviewing the implications of population change for existing stock
- by considering the likely impact of changes to social care and support services to Older People

**LAA Links**

This Objective links to the LAA strategies for 'Improving the Quality of Life for Vulnerable People' (NI139).

**Key objectives**

- Establish specialist team to steer housing policy in Older Peoples Housing
- Research the preferred housing offer of the 'young old' and use this to shape the delivery of new provision
- Deliver a Countywide Home Improvement Agency for Lincolnshire
- Ensure technological advances feed into Older People strategy development
- Establish a Lincolnshire database for adapted properties
- Establish a co-ordinated Countywide quality standards approach to Disabled Facilities Grants

**Action Plan 8 - To manage the housing implications of an ageing society**

<b>Task</b>	<b>Action</b>	<b>Outputs</b>	<b>Due by</b>	<b>Lead</b>	<b>Resources</b>	<b>Others involved</b>
<b>8.1 Establish specialist team to steer housing policy in Older Peoples Housing</b>	8.1 (a) Establish Older Peoples Group with remit to manage forward strategy	Older People Housing Group established	03/2010		Internal resource	RSLs Districts Providers SSD
<b>8.2 Research the preferred housing offer of the 'young old' and use this to shape the delivery of new provision</b>	8.2 (a) Develop a Research project on Forward Housing Offer for current 50-60 year olds to include preferred tenure, type, mix, location	Future Models of provision agreed	09/2010	Older People Housing Group	£30,000	LRO Consultants Hi4em Providers
<b>8.3 Deliver a Countywide Home Improvement Agency for Lincolnshire</b>	8.3 (a) Revisit Districts not committed to the scheme and remake the case for joining	Achieve buy in by all Districts	03/2010	Older People Housing Group	Internal resource	LHF
	8.3 (b) Establish and manage the Countywide HIA	HIA up and running	2011	Older People Housing Group	2.0 FTE	
<b>8.4 Ensure technological advances feed into Older People strategy development</b>	8.4 (a) Ensure Telecare developments arising from the Telecare Strategy influences policy decisions	Telecare issues feed into strategy	2011	Older People Housing Group	Internal resource	SSD
<b>8.5 Establish a Lincolnshire database for adapted properties</b>	8.5 (a) Inform letting decision making by developing a database and GIS map where adapted properties are located	Interactive map for providers and customers	2012	Older People Housing Group	£15,000	Strategy SSD
<b>8.6 Establish a co-ordinated Countywide quality standards approach to Disabled Facilities Grants</b>	8.6 (a) Develop and agree quality standards and standardise these across Lincolnshire	Quality Standards launched	2012	Older People Housing Group	Internal resource	Strategy SSD Providers

**JOINT ISSUES FOR VULNERABLE PEOPLE AND AGEING POPULATION ON STOCK RELATED ISSUES AND CONTRACT ISSUES**

Several common themes around stock, services and new requirements have been identified for both older and vulnerable people. A range of tasks are necessary to take these issues forward.

Task	Action	Outputs	Lead	Due by	Resources	Others involved
<b>9.1 Manage the changing contractual relationships between Supporting People commissioners and the providers of sheltered accommodation and supported housing to ensure a smooth transition and minimise disruption to customers</b>	9.1 (a) Review the evaluation of the Individual Budget Pilot in East Lindsey and discuss with sheltered providers	Pilot Evaluation Report	Older People Housing Group	11/2009	Internal resource	Districts Supporting People Providers
	9.1 (b) Develop and agree Implementation Plan for rollout of Individual Budgets across Lincolnshire	Individual Budget Implementation Plan	Older People Housing Group	2010	Internal resource	Districts Supporting People Providers
	9.1 (c) Develop Communication Plan to keep providers fully informed of strategy and operational changes (both at group and individual levels)	Communication Plan in place	Older People Housing Group	2010	Internal resource	Districts Supporting People Providers SP Core Strategy Group
	9.1 (d) Supporting People to identify advice and support mechanisms to sheltered housing providers in the transition period to minimum quality standard QAF Level (B)	Support mechanisms in place	Older People Housing Group	2010	Internal resource	Supporting People Providers
	9.1 (e) Ensure any sheltered schemes identified as 'vulnerable' through QAF feed into the	'At risk' Scheme list	Older People Housing	2010	Internal resource	Supporting People Providers

Task	Action	Outputs	Lead	Due by	Resources	Others involved
	assessment process for sheltered schemes		Group			Land & Assets Team
<b>9.2 Establish clear commissioning arrangements for new supply of housing for older people and vulnerable households</b>	9.2 (a) Establish mechanism to identify, commission and 'approve' new scheme provision and any required revenue funding	Scheme Approval Scheme	Older People Housing Group	2010	Internal resource	SSD Providers Developers LA Planners LA Strategy Programme Team
<b>9.3 Identify options for potential existing sheltered housing schemes and supported housing schemes reaching the end of their useful life</b>	9.3 (a) Establish commitment of providers to a Lincolnshire strategic direction for sheltered housing schemes and supported housing schemes	Shared vision and common aim	Older People Housing Group	06/2010	£20,000	SSD Providers Developers LA Planners LA Strategy
	9.3 (b) Undertake desktop analysis with providers to identify potential existing vulnerable schemes	Vulnerable Schemes identified	Older People Housing Group	06/2010	Internal resource	SSD Providers LA Planners LA Strategy
	9.3 (c) Agree common assessment framework to assess viability, sustainability and alternative options for potential 'at risk' schemes and manage sensitivities around this	Assessment Model established	Older People Housing Group	12/2010	Internal resource	SSD Providers Developers LA Planners LA Strategy
	9.3 (d) Undertake forward assessment programme of schemes	Detailed evaluation of options by providers	Older People Housing Group	03/2011	Internal resource	SSD Providers Developers LA Planners LA Strategy
	9.3 (e) Establish forward programme for vulnerable stock	Lincolnshire alternative use	Older People	12/2011	Internal resource	SSD Providers

<b>Task</b>	<b>Action</b>	<b>Outputs</b>	<b>Lead</b>	<b>Due by</b>	<b>Resources</b>	<b>Others involved</b>
	and implementing alternative use	Programme	Housing Group			Developers LA Planners LA Strategy

**RESOURCES FOR DELIVERY**

<b>Group</b>	<b>Key Contact</b>
Sustainable Communities Strategy Board	TBC
SCS Vibrant Communities Theme Partnership	TBC
Lincolnshire Housing Forum	Nick Chambers – Chair - <a href="mailto:nchambers@lacehousing.org">nchambers@lacehousing.org</a>
Programme Team	TBC
Customer Voice Panel	TBC
Provider Forums	TBC
Evidence Group	TBC
Land & Assets Team	TBC
Rural Housing Delivery Sub-Group	TBC
Vulnerable People Housing Group	TBC
Older Persons Housing Group	TBC
Lincolnshire County Council	Ian Anderson – Director of Adult Services (Lead Officer for Housing under LAA/SCS) <a href="mailto:ian.anderson@lincolnshire.gov.uk">ian.anderson@lincolnshire.gov.uk</a>
Lincoln City Council	John Bibby – Director of Housing & Community Services - <a href="mailto:john.bibby@lincoln.gov.uk">john.bibby@lincoln.gov.uk</a>
Boston Borough Council	Andy Fisher – Housing & Property Manager - <a href="mailto:Andy.Fisher@boston.gov.uk">Andy.Fisher@boston.gov.uk</a>
South Kesteven District Council	Karen Sinclair – Planning Policy Manager - <a href="mailto:k.sinclair@southkesteven.gov.uk">k.sinclair@southkesteven.gov.uk</a>
North Kesteven District Council	Stephen Priestley – Housing Strategy Manager - <a href="mailto:Stephen_Priestley@n-kesteven.gov.uk">Stephen_Priestley@n-kesteven.gov.uk</a>

South Holland District Council	James Faircliffe – Housing Strategy Manager - <a href="mailto:JFaircliffe@sholland.gov.uk">JFaircliffe@sholland.gov.uk</a>
East Lindsey District Council	Anne Shorland – Planning Policy & Housing Strategy - <a href="mailto:Anne.Shorland@e-lindsey.gov.uk">Anne.Shorland@e-lindsey.gov.uk</a>
West Lindsey District Council	Rachel North – Director Strategy & Regeneration - <a href="mailto:Rachel.North@west-lindsey.gov.uk">Rachel.North@west-lindsey.gov.uk</a>

## PROCESS & STRUCTURE

This Housing Strategy was commissioned by the **Lincolnshire Housing Forum (LHF)** - the LHF is a common voice for housing in Lincolnshire. It links the strategies and operational level activities across the County through a number of working groups, including Older Persons, Homelessness and Private Sector. Members of the Forum include the County and District Councils, other housing providers and associated agencies.

Rutland County Council are also partners in the Eastern sub region of the East Midlands and were to have been part of this strategy. However, due to emerging evidence regarding their housing markets, Rutland have not been part of the strategy development.

From the beginning of the project, the **Core Project Group** role was fulfilled by the Executive of the Lincolnshire Housing Forum, with additional representation from planning, health and social care. The Core Project Group met at key points in the project and was responsible for on-going project management and liaison with the consultants.

Savills Housing Investment & Consultancy were the appointed consultants to work with the Lincolnshire Housing Forum on development of the Strategy.

At Project Inception, the Core Project Group agreed the following principles:

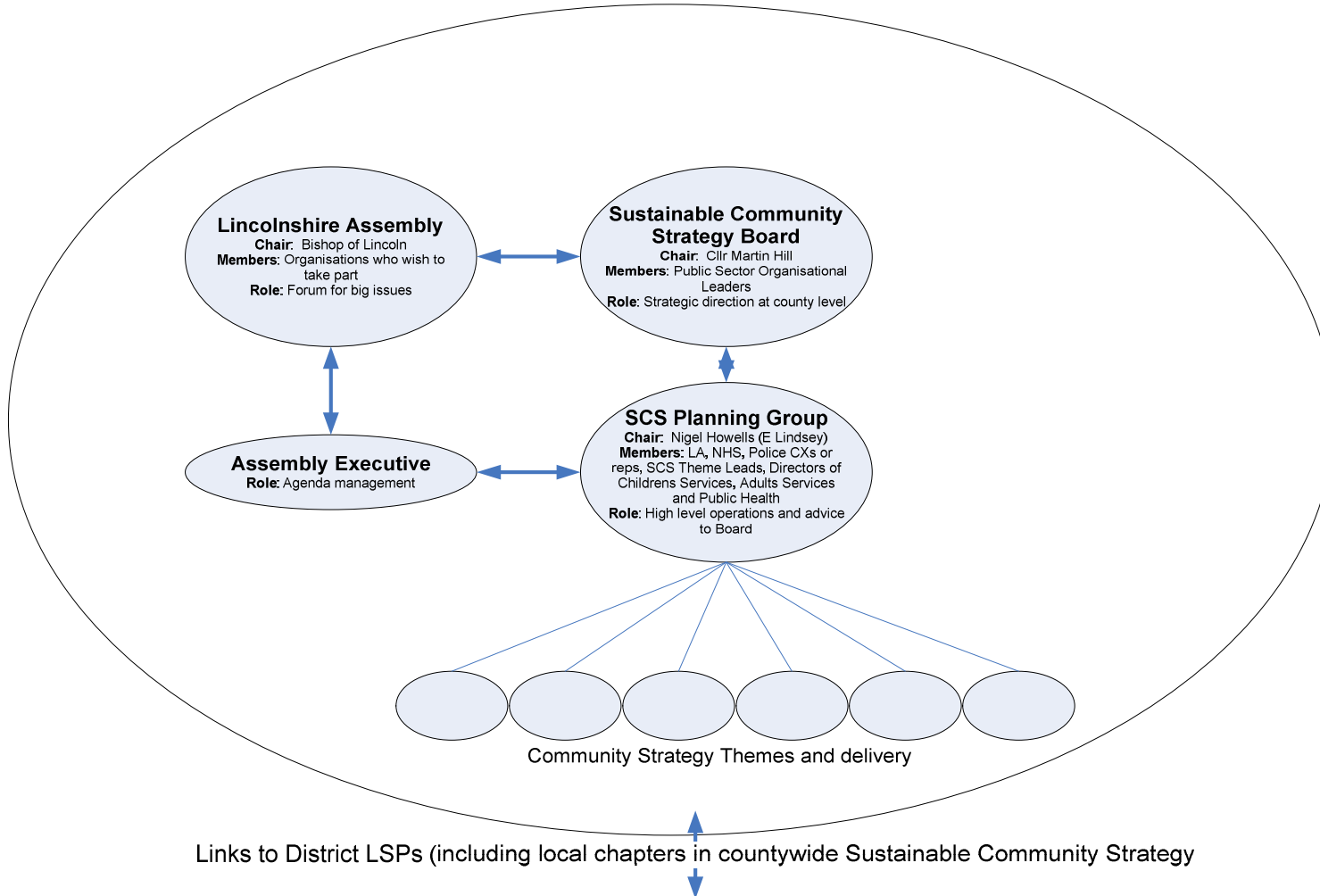
- Develop a coherent short and medium vision (i.e. not history repeating itself)
- Adopt a 5 year timescale, but anticipate the longer term
- Ensure primary focus on affordable housing delivery but create an evidence base for service strategy as well as housing (i.e. elderly population)
- Articulate the demand and need for housing in Lincolnshire clearly, recognizing the planning permissions/land availability issues
- Make the case for inward investment in new affordable housing
- Consider available resources in land, assets, capacity
- Explore mechanisms for effective cross boundary working
- Ensure integration with wider strategies
- Structure strategy to mirror revised Regional Housing Strategy

- Incorporate sustainable communities issues on quality as well as quantity - fuel poverty, health equality, community cohesion, design
- Ensure stakeholders are effectively engaged
- Be politically aware

The Lincolnshire Housing Forum retained a project overview and strategic direction role through development of the Strategy and reviewed key outcomes as the work developed.

A wider stakeholder group was also established to enable a wide range of views to be captured as the Strategy was developed. Their input was captured at the Lincolnshire Housing Conference in October 2008 and through a series of workshops on the housing strategy themes that took place during January to June 2009. In addition, Elected Member Presentations were held in March 2009 for both Local Authority Elected Members and RSL Board Members.

APPENDIX ONE



**GLOSSARY**

Affordable housing	Housing provided with a subsidy and made available to local people who cannot afford to rent or buy housing appropriate to their needs in the open housing market.
Balanced Housing Market Model	In 2002, the Government introduced into its assessment of local authorities the concept of Balanced Housing Markets. A balanced housing market is therefore one in which the majority of people have or are able to obtain a home that they can afford and which fulfils the basic criteria of being a decent place in which to live.
Building for Life Standards	Building for Life is the national standard for well-designed homes and neighbourhoods. The criteria consists of 20 questions that are used to evaluate the quality of housing developments.
Choice Based Lettings	An applicant-led allocation scheme under which social landlords advertise available properties and applicants bid for them. Applicants are allocated a 'band' depending on their level of need, and the bidding applicant with the highest band who has been on the list longest will be allocated to the property.
Decent Homes Standard	A set of government criteria against which all housing is measured to ensure that everyone has a decent place to live. In order to be decent a home should be warm, weatherproof and have reasonably modern facilities
Department of Communities & Local Government (CLG)	Communities and Local Government sets policy on local government, housing, urban regeneration, planning and fire and rescue. It has responsibility for all race equality and community cohesion related issues in England and for building regulations, fire safety and some housing issues in England and Wales.
Disabled Facilities Grant	A Disabled Facilities Grant is a local council grant to help towards the cost of adapting your home to enable you to continue to live there. A grant is paid when the council considers that changes are necessary to meet your needs, and that the work is reasonable and practical.
Enabling	This is the term given to the process that local authorities undertake to help co-ordinate and deliver affordable housing within a local district.
Extra Care	The term 'extra care' housing is used to describe developments that comprise self-contained homes with design features and support services available to enable self-care and independent living. Extra care housing is popular with people whose disabilities, frailty or health needs make

	ordinary housing unsuitable but who do not need or want to move to long term care.
Fuel poverty	A household is said to be in fuel poverty if it needs to spend more than 10% of its income on fuel to maintain a satisfactory heating regime. Affordable Warmth Strategies outline ways to tackle fuel poverty.
Geographic Information System (GIS)	A geographic information system (GIS) captures, stores, analyses, manages, and presents data that is linked to location.
Growth Points	Announced in December 2005, the Growth Points initiative is designed to provide support to local communities who wish to pursue large scale and sustainable growth, including new housing, through a partnership with Government. Within Lincolnshire, there are growth points in Lincoln, Grantham & Gainsborough.
Hi4em	Hi4em - Housing Intelligence for the East Midlands - is a project funded by the Regional Housing Group of the East Midlands Regional Assembly and supported by Government Office East Midlands. It aims to source, display and map a wide range of data relating to housing markets and private sector housing conditions in the region.
Home Improvement Agency	A not for profit locally based organisation that assists vulnerable home owners or private sector tenants who are older, disabled or on low income to repair, improve or maintain their home.
Homes & Communities Agency (HCA)	The Homes and Communities Agency is the national housing and regeneration delivery agency for England. It was created from the merger between the Housing Corporation, English Partnerships and some functions of the CLG.
Housing associations	Societies, bodies of trustees or companies established for the purpose of providing accommodation and other services on a non-profit making basis. Also known as Registered Providers or Registered Social Landlords and registered with the Tenant Services Authority (TSA).
Intermediate housing	Housing available at a price between the rent of social housing and the market price. It can be for rent or through low cost ownership.
Lifetime Homes	Lifetime Homes is the incorporation of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting. The Lifetime Homes concept increases choice, independence and longevity of tenure, vital to individual and community well being.

Lincolnshire Research LRO (LRO)	The Lincolnshire Research LRO is a partnership of organisations across the County who aim to share and improve access to quality information on Lincolnshire.
Local Area Agreement (LAA)	Formal agreements between central and local government which sets targets and priorities that meet local needs, while also contributing to national priorities.
Local Development Framework (LDF)	The LDF succeeded the Local Plan and contains a portfolio of documents that provides a Council's policies for meeting the community's economic, environmental and social aims for the future where this affects development and the use of land.
Local Economic Assessments	The Government has brought forward new Legislation that places a duty on all county councils and unitary authorities to assess the economic conditions of their area.
PPS3	Planning Policy Statement 3: Housing (PPS3) underpins the delivery of the Government's strategic housing policy objectives and its goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.
PPS25	Planning Policy Statement 25 (PPS25) sets out Government policy on development and flood risk.
QAF	Quality Assessment Framework for Supporting People.
Regional Spatial Strategy (RSS)	Statutory planning document setting out policies for the development and use of land in a region.
Statutory Housing Authorities	Statutory housing functions include housing allocations, homelessness and housing advice and the obligations are retained by a Local Authority regardless of whether it is stock-owning or has contracted out these functions.
Strategic Housing Land Availability Assessment (SHLAAs)	A SHLAA is a process that identifies suitable housing land for future development. SHLAAs constitute a robust method by which all potential housing sites within a defined area can be identified. Sites are then assessed on the basis of when and whether they are likely to be developed, and a forward trajectory of housing supply can be defined as a result.
Strategic Housing Market Assessment (SHMA)	A project to develop an understanding of how housing markets operate, particularly in terms of need and demand.

Sub-regions	<p>There are three sub-regions within Lincolnshire:</p> <p><b>Central</b> – Lincoln, North Kesteven and West Lindsey</p> <p><b>Coastal</b> – Boston and East Lindsey</p> <p><b>Peterborough Partial</b> – South Holland and South Kesteven</p>
Supporting People	<p>A government scheme, administered by councils, offering people the opportunity to improve their quality of life by providing support services and enabling them to live more independent lives in the community.</p>
Sustainable Communities Strategy	<p>Prepared by local strategic partnerships as a set of goals and actions which they, in representing the residential, business, statutory and voluntary interests of a local area, wish to promote. The community strategy should inform the local development framework and act as an umbrella for all other strategies devised for the local area.</p>
Telecare	<p>Telecare consists of equipment and services that support your safety and independence in your own home.</p>
Temporary Accommodation	<p>Temporary accommodation is housing such as Bed and Breakfast (B&amp;B) or hostel accommodation that may be used in an emergency to accommodate households who are homeless.</p>
Third Sector	<p>The Government defines the third sector as non-governmental organisations that are value driven and which principally reinvest their surpluses to further social, environmental or cultural objectives. It includes voluntary and community organisations, charities, social enterprises, cooperatives and mutuals.</p>