

Housing That Meets The Needs Of All Residents

Priority Number	Action	Responsible Scrutiny Committee	Priority Status	Action Status
1	Work in partnership with the housing market to stimulate housing growth.	Housing	Reported Q2 2023-24	Below Target
2	Work to reduce and prevent homelessness in our District.	Housing	Reported Q2 2023-24	Significantly Below Target
3	Increase the supply of high quality, sustainable Council houses.	Housing	Reported Q2 2023-24	Below Target
4	Undertake a Planning Review to improve performance and support local sustainable, high quality growth.	Housing	Reported Q1 2023-24	On Target
4	Undertake a Planning Review to improve performance and support local sustainable, high quality growth.	Housing	Reported Q2 2023-24	On Target
5	Undertake a Housing Review to provide the highest quality service possible to our tenants	Housing	Reported Q2 2023-24	Below Target
6	Work with housing associations and developers to ensure quality affordable housing is delivered.	Housing	Reported Q2 2023-24	On Target
7	Ensure the ambitions of the adopted Local Plan are met and a review framework is developed to deliver sustainable growth in the District.	Housing	Reported Q4 2022-23	Not Reported
8	Work with Homes England, the Ministry of Defence and other partners to develop holistic masterplans for the delivery of Grantham's Southern Urban Extension.		No Longer Reported	Not Reported
9	Ensure that major developments in South Kesteven are high quality, with sustainable, good design.	Housing	Reported Q2 2023-24	On Target
10	Prioritise bringing private sector empty properties back in to use.	Housing	Reported Q4 2022-23	Not Reported

Priority



Housing That Meets The Needs Of All Residents 1

Measured

Quarterly

Responsible Director

Growth & Culture

Below Target

Current Status

Responsible Cabinet Member

Planning & Planning Policy

Action

Work in partnership with the housing market to stimulate housing growth.

Measure



1. Number of houses complete

Target

Achieved

650

293

2. Number of houses complete In Grantham

300

55

Measure History



1. Number of houses complete

Q2 2022-23

Q3 2022-23

Q4 2022-23

Q1 2023-24

Q2 2023-24

244

380

642

143

293

2. Number of houses complete In Grantham

28

38

95

33

55

Commentary



The Local Plan was adopted on 30th January 2020. The Plan's annual target for housing completions is 650 dwellings. A total of 293 net additional dwellings were completed in Q1 and Q2 of the 2023/2024 monitoring year. The Local Plan identifies land to provided 53% of housing in Grantham, 18% in Stamford, 7% in Bourne, 8% in the Deepings, and 14% in the villages across the plan period (2011-2036). Completions in the four main towns in Q1 and Q2 accounted for 71% of the completions, with 55 dwellings completed in Grantham.

A dwelling is counted as a completion when it is substantially complete; this means that it has working facilities (kitchens and bathrooms) and is ready for occupying (it does not need to be furnished).

*(Please note these are provisional figures and will be confirmed at the end of the year through the publication of the Annual Position Statement or the 5-Year Housing Land Supply Statement).

Priority



Housing That Meets The Needs Of All Residents 2

Measured

Quarterly

Responsible Director

Housing & Property

Significantly Below Target

Current Status

Responsible Cabinet Member

Housing & Property

Action

Work to reduce and prevent homelessness in our District.

Measure



Measure	Target	Achieved
1. Proportion of prevention cases successfully resolved	>50%	34.5% (19 of 55)
2. Proportion of relief cases successfully resolved	>40%	29.5% (36 of 122)
3. Number of homelessness duty cases accepted in year	<95	205
4. Proportion of homeless cases accepted as final duty	>60%	23%

Measure History



	Q2 2022-23	Q3 2022-23	Q4 2022-23	Q1 2023-24	Q2 2023-24
1. Proportion of prevention cases successfully resolved	39.06%	30.77% (24 of 78)	29.79% (14 of 47)	Data Unavailable	34.5% (19 of 55)
2. Proportion of relief cases successfully resolved	40.85%	37.31% (50 of 134)	34.62% (45 of 130)	Data Unavailable	29.5% (36 of 122)
3. Number of homelessness duty cases accepted in year	104	146	210	Data Unavailable	205
4. Proportion of homeless cases accepted as final duty	78.2%	78.07%	79.85%	Data Unavailable	23%

Commentary



Our Housing Options team continues to provide the district's response to homelessness and homelessness prevention. However, with the prevailing housing market, access into the private sector continues to be a huge challenge. We are still facing pressures on the service which we predict will increase with the ongoing resettlement of those housed in the Stoke Rochford Asylum hotel and the national dispersal model. In addition, the cost of living crisis with further increase the number of households approaching as they are struggling financially to sustain their existing accommodation.

The demand for affordable social housing continues to far outweigh the supply so its essential that our policies and procedures support prioritising those in the most need of affordable housing and our newly implemented allocations policy is in line with this

Priority



Housing That Meets The Needs Of All Residents 3

Measured

Quarterly

Responsible Director

Housing & Property

Below Target

Current Status

Responsible Cabinet Member

Housing & Property

Action

Increase the supply of high quality, sustainable Council houses.

Measure



1. Number of new Council Homes provided

Target

15

Achieved

0

Measure History



1. Number of new Council Homes provided

Q2 2022-23

0

Q3 2022-23

0

Q4 2022-23

0

Q1 2023-24

0

Q2 2023-24

0

Commentary



The following sites for new council homes are progressing as detailed below; Swinegate, new housing development comprising up to 20 units, works have begun on site. There has been a delay to the start due to moving some utilities and expanding the entrance to Watergate car park (which were completed in November). The budget is approved and committed. Elizabeth Road, development of 4 homes in Stamford, works are commencing in Jan 24 due to discharge of planning conditions required prior to starting. Larch Close, development of 21 homes, planning application has been approved and expressions of interest regarding the procurement of the scheme has commenced, aiming for a contractor to start on site in summer 2024. Other sites being progressed including Wellington Way, Market Deeping and Kesteven Rd, Stamford. Discussions with developers to purchase affordable units on larger schemes progressing well which will increase the pipeline.

Priority



Housing That Meets The Needs Of All Residents 4

Measured

Quarterly

Responsible Director

Growth & Culture

On Target

Current Status

Responsible Cabinet Member

Planning & Planning Policy

Action

Undertake a Planning Review to improve performance and support local sustainable, high quality growth.

Measure



Measure	Target	Achieved
1. Review and Adopt New Planning Committee Protocols	Adopted	Completed March 2023
2. Adopt new Code of Practice for Planning Matters	Adopted	Completed March 2023
3. % Major Applications Determined in Time	>60%	79%
4. % Non-Major Applications Determined in Time	>70%	75%

Measure History



Measure History	Q2 2022-23	Q3 2022-23	Q4 2022-23	Q1 2023-24	Q2 2023-24
1. Review and Adopt New Planning Committee Protocols	Reported Annually	Reported Annually	Completed March 2023	Reported Annually	Reported Annually
2. Adopt new Code of Practice for Planning Matters	Reported Annually	Reported Annually	Completed March 2023	Reported Annually	Reported Annually
3. % Major Applications Determined in Time	100%	90%	100%	48%	79%
4. % Non-Major Applications Determined in Time	88.6%	80%	80%	78%	75%

Commentary



The Planning Team was carrying some vacancies in the first part of the year (2023) although it is now fully staffed (from September 2023). However, there is has been a backlog of applications that has built up and officers are working to clear these cases. Performance remains above both internal KPIs and those that are set nationally however the dip in performance is being monitored closely. 14 Major Applications were live in the system over the examined period. 11 were determined in time. For Q3: 100% of Majors were determined in time (7/7). 76% of non-majors were determined in time.

Priority



Housing That Meets The Needs Of All Residents 5

Measured

Quarterly

Responsible Director

Housing & Property

Below Target

Current Status

Responsible Cabinet Member

Housing & Property

Action

Undertake a Housing Review to provide the highest quality service possible to our tenants

Measure



Measure	Target	Achieved
1. Rent Collection (inc. arrears)	48.67%	48.52%
2. % Properties with a valid gas certificate	100%	99.03%
3. Average Void Relet Time (Calendar Days)	TBC	159.86
4. Percentage of responsive repairs resolved on first visit	TBC	unable to report
5. Percentage of Properties meeting the Decent Homes Standard	100%	91.2%

Measure History



	Q2 2022-23	Q3 2022-23	Q4 2022-23	Q1 2023-24	Q2 2023-24
1. Rent Collection (inc. arrears)	48.45%	72.03%	97.66%	23.19%	48.52%
2. % Properties with a valid gas certificate	99.16%	99.29%	99.2%	99.44%	99.03%
3. Average Void Relet Time (Calendar Days)	80.97	97	106.74	156.58	159.86
4. Percentage of responsive repairs resolved on first visit	-	Unable to report	Unable to report	Unable to report	unable to report
5. Percentage of Properties meeting the Decent Homes Standard	94.49%	94.61%	94.77%	91.2%	91.2%

Commentary



£13,665,669 collected against a debit of £28,165,396. Rent Collection is 0.15% or £42,429 below target. There is always a reduction at this time of year due to changes in Housing Benefits and universal Credit as a result of child benefit / tax credit reviews.

Discretionary Payments: 20.64% of total fund has now been awarded. The awarding of support has been reduced due to government support announced for the same cohort for 2023/24. Discretionary Housing Payments: 42.82% of total fund has now been awarded. It is expected the full funding will be awarded. Business Rates Relief Award: This has been awarded to 400 (this applies a 75% retail relief reduction to business rates for those eligible). Household Support Fund: The scheme opened on 21 August 2023. Within the 5 weeks of Q2 the scheme was open, HSF was awarded to 138 residents. The regulator has formally lifted the notice. Reports around compliance and voids will continue to be reported to OSC. There are ongoing contractual issues that are being monitored via the voids contractor. Decent homes standards are improving with the decarbonisation funding award.

Priority



Housing That Meets The Needs Of All Residents 6

Measured

Quarterly

Responsible Director

Growth & Culture

On Target

Current Status

Responsible Cabinet Member

Planning & Planning Policy

Action

Work with housing associations and developers to ensure quality affordable housing is delivered.

Measure



1. Number of affordable homes delivered in South Kesteven

Target

100 Annually

Achieved

74

Measure History



1. Number of affordable homes delivered in South Kesteven

Q2 2022-23

66

Q3 2022-23

76

Q4 2022-23

151

Q1 2023-24

39

Q2 2023-24

74

Commentary



Of the 293* dwellings completed in Q1 and Q2. 74 dwellings were affordable houses.

39 dwellings were delivered in the four main towns (Grantham (34) and Market Deeping (5)) and 35 were delivered in the Larger Villages (Corby Glen (16), Morton (7), and Langtoft (12)).

The Council has been working with developers and Registered Providers to deliver quality affordable housing in the District. The Council continues to work closely with developers to deliver housing schemes both through planning applications and through the Local Plan Review to ensure that the Council continues to meet the needs of local residents.

*(Please note these are provisional figures and will be confirmed at the end of the year through the publication of the Annual Position Statement or the 5-Year Housing Land Supply Statement).

Priority



Housing That Meets The Needs Of All Residents 9

Measured

Biannually

Responsible Director

Growth & Culture

On Target

Current Status

Responsible Cabinet Member

Planning & Planning Policy

Action

Ensure that major developments in South Kesteven are high quality, with sustainable, good design.

Measure



1. Residential developments of 10 dwellings or more should perform positively when assessed against Building for a Healthy Life

Target

50%

Achieved

100%

Measure History



1. Residential developments of 10 dwellings or more should perform positively when assessed against Building for a Healthy Life

Q4 2021-22

63%

Q2 2022-23

50%

Q4 2022-23

100%

Q2 2023-24

100%

Commentary



The Planning team operates a pre-application advice service which includes Design PAD. Design PAD is a monthly meeting that brings together different disciplines to provide feedback on development proposals. The aim is to improve design quality and bringing people together is an efficient and effective way of achieving the desired results. Collaboration between the key disciplines such as planning, highways, local lead flood authority, the drainage board, urban design, conservation and landscape. The Design PAD is also used in relation to planning applications.

In the period July-September 2023, one scheme was approved at Committee, Phase 10b Elsea Park (S22/1240). We used Building for a Healthy Life (BfHL) as a negotian tool over a period of 12 months, with many improvements made to the scheme over this time. The BfHL score was increased fom being predominantly reds and ambers to the final scheme being scored as 6 greens and 6 ambers (subject to Conditions).