

# South Holland District Council

## Affordable Housing

### Delivery Plan 2011-13 - DRAFT

*All Together  
Excellent*



# Contents

- Performance Indicators ..... page 3
- 2011-13: Delivery Plan - Action and Progress:
  - Objective 1 ..... page 5
  - Objective 2 ..... page 6
  - Objective 3 ..... page 9
  - Objective 4 ..... page 10
  - Objective 5 ..... page 11
  - Objective 6 ..... page 12
  - Objective 7 ..... page 13
  - Objective 8 ..... page 14

# Performance Indicators

PI No.	PI Title	2009/10 Baseline	2010/11 Target	2011/12 Target	2012/13 Target
<b>Providing more high quality affordable housing</b>					
SDS 003-00	Net additional homes	282	350	200	200
SDS 002-00	Number of affordable homes	102	140	80	80
<b>Provide and improve a high quality social housing landlord role</b>					
SDS 005-02	% non-decent council homes	1.02%	0%	0%	0%
KPI 0901	SAP (Standard Assessment Procedure) rating of the energy efficiency rating of council houses	65.4	65.0	70.0	70
KPI 0906	Average days taken to re-let council housing	18	18	17	17
<b>Reduce Homelessness</b>					
SDS 009	Number of households living in temporary accommodation	23	24	24	24
KPI 0932	Homelessness preventions per 1000 households	11.8	10.6	11.0	11.0

PI No.	PI Title	2009/10 Baseline	2010/11 Target	2011/12 Target	2012/13 Target
<b>Work effectively with others to enable them to meet the housing needs of the district</b>					
NI187a	Tackling fuel poverty - people receiving income based benefits living in homes with a low energy efficiency rating (SAP<35)	9.0%	18.6%	18.55%	TBC
NI187b	Tackling fuel poverty - people receiving income based benefits living in homes with a low energy efficiency rating (SAP>65)	28.0%	22.13%	22.18%	TBC
KPI 0501	The number of private sector vacant dwellings that are returned into occupation or demolished during the financial year as a direct result of action by the local authority (excluding rent in advance and deposit scheme)	67 (includes RIABS)	10 (excludes RIABS)	20 (excludes RIABS)	20 (excludes RIABS)
TBC	The number of Disabled Facilities Grants administered to help disabled people remain in their own homes	77 private grants 79 public grants	70 private grants 70 public grants	70 private grants 70 public grants	TBC

## Lincolnshire Housing Strategy Objective 1

To create a well informed evidence base on housing markets, performance and housing need, to inform decision making

Local Investment Plan paragraph 4.25 “the information included in the Strategic Housing Market Assessment and the 2010 update provides much of the evidence base on which the priorities around the need for affordable housing have been based.”

New or existing target	Description	Priority	Lead role	Resource Implication	Target	Measurement	Milestones	2009/10 Progress	Progress up to January 2011
1.1  E	Update and maintain data on the Council's housing stock condition	High	Housing Landlord Manager	Contained within existing resources	Yearly analysis every April	Analysed data provided	1000 surveys completed by 31/3/11	Stock condition surveys completed on a programmed cycle over a 4 year period. Over 99% of housing stock surveyed	Stock condition surveys are ongoing and are being completed in line with the 4 year cycle

## Lincolnshire Housing Strategy Objective 2

To ensure the people of Lincolnshire are both able to access and afford housing to meet their needs

Local Investment Plan (LIP) investment theme: meeting local housing needs

The Local Investment Plan sets the framework for the provision of housing and infrastructure. A plan has been produced with South Kesteven, Rutland and Lincolnshire County Council alongside the Homes and Communities Agency. Locations, housing need, community support and recent planning permissions & completions have been considered when prioritising areas for development. The areas prioritised for South Holland are:

- Towns
  - Spalding
  - Holbeach (including Fleet)
  - Long Sutton
  - Crowland
- Villages
  - Moulton
  - Gosberton
  - Surfleet
  - Pinchbeck.

Future developments should receive local support and bring additional community benefit to the area. Suitable proposals in other areas will also be considered.

New or existing target	Description	Priority	Lead role	Resource Implication	Target	Measurement	Milestones	2009/10 Progress	Progress up to January 2011
2.1 N	Deliver LIP priorities and work with providers to facilitate further affordable housing	High	Housing Manager	Contained within existing budgets.	On-going	Priorities delivered		New Action	New Action

New or existing target	Description	Priority	Lead role	Resource Implication	Target	Measurement	Milestones	2009/10 Progress	Progress up to January 2011
2.2 N	Achieve targets in Homelessness Strategy Refresh	High	Housing Manager	Contained within existing staffing and Housing Advice budgets.	Ongoing	Reduce pressure on the affordable housing market; fair and equal treatment for all who are in need of housing; ease pressure on household costs.	Homelessness preventions and Mortgage Rescue Scheme applications completed.  Reduced use of external temporary accommodation	In 2009/10 there were preventions for 12 households in every thousand; 15% better than target.  Funding was provided to the CAB for specialist mortgage arrears advice.	8.55 preventions per 1,000 households  Repossession prevention fund made available to South Holland residents.  Repatriation project set up for foreign nationals sleeping rough
2.3 N	Draw up project plan for new tenancy strategy/ periodic review/tenancy reviews	High	Housing Manager	To be identified, possibly contained within existing staffing budget	Project plan with targets produced by 01/11/11	Project plan completed		New Action	New Action

New or existing target	Description	Priority	Lead role	Resource Implication	Target	Measurement	Milestones	2009/10 Progress	Progress up to January 2011
2.4 E	Deliver affordable housing	High	Housing Manager	Council's Capital Programme, developers on-site provision, housing associations' resources, Homes and Communities Agency	80 homes to be delivered by 01/04/12	Number of properties signed off by Building Control and any acquisitions		59 social rented homes delivered in 2009/10  43 intermediate rented or sold affordable homes delivered in 2009/10	38 social rented homes delivered  12 intermediate rented or sold homes delivered
2.5 E	Bring private sector vacant dwellings back into use through negotiation or enforcement	Medium	Housing Manager	Contained within existing budgets. (Funding expected to last until 2012).	20 homes in 2011/12	Performance indicator KPI 0501	10 Homes brought back into use by 01/10/11	4 dwellings  Posts for 2 Empty Homes Officers created between 5 other Lincolnshire authorities	20 homes brought back into use, 5 of which have been funded by the National Heritage Conservation Fund.

## Lincolnshire Housing Strategy Objective 3

To improve the co-ordination of housing's contribution to Lincolnshire's economic development (Lincolnshire Housing Strategy theme)

Local Investment Plan investment theme: supporting the economy and infrastructure

Local Investment Plan over-arching aim (b) building our economy and infrastructure

New or existing target	Description	Priority	Lead role	Resource Implication	Target	Measurement	Milestones	2009/10 Progress	Progress up to January 2011
3.1 N	Delivery of housing related actions in the Local Enterprise Partnership's forthcoming 'Prospectus for Action'	Medium	Economic Development Manager, Planning Manager and Housing Manager	TBC by SHDC when draft 'Prospectus for Action' available	TBC by SHDC when draft 'Prospectus for Action' available	Delivery of relevant and appropriate housing related actions	TBC	New Action	New Action

## Lincolnshire Housing Strategy Objective 4

To contribute to raising the quality of design in housing and the creation of sustainable homes

Local Investment Plan over-arching aim (c) sustaining our environment

New or existing target	Description	Priority	Lead role	Resource Implication	Target	Measurement	Milestones	2009/10 Progress	Progress up to January 2011
4.1 N	Support the implementation of Building for Life assessments for housing schemes	Medium	Planning Manager	Some assessments will be commissioned by developers. Some advice/assessments by SHDC will be contained within existing staffing budgets.	Assess progress by 01/09/11	Number of schemes assessed under Building for Life		New Action	New Action

## Lincolnshire Housing Strategy Objective 5

To develop approaches and frameworks to enable sustainable communities

Local Investment Plan over-arching aim (a) creating sustainable communities

New or existing target	Description	Priority	Lead role	Resource Implication	Target	Measurement	Milestones	2009/10 Progress	Progress up to January 2011
5.1  E	Develop Gypsy and Traveller sites	High	Assistant Director (Commissioning)	Funded through grant from Department for Communities and Local Government	Sutton Bridge site to complete 2011.	Completion of site.  Resident satisfaction.  Reduction of unauthorised development	Start on site	Planning permission obtained for sites.  Potential site identified near Spalding - planning application to be submitted July 2010.	Site at Holbeach is completed.  CPO granted for Sutton Bridge site.  Seeking way forward for third site.

## Lincolnshire Housing Strategy Objective 6

To meet the affordable housing needs of rural communities

Local Investment Plan investment theme: rural housing

New or existing target	Description	Priority	Lead role	Resource Implication	Target	Measurement	Milestones	2009/10 Progress	Progress up to January 2011
6.1 N	Develop a framework for Parish Councils to bring forward neighbourhood plans to reflect Localism	High	Housing Manager & Planning Manager	Envisaged that this will be Parish led with advice from SHDC where staff resources permit	Discussions held by 30/9/11		Further information received from Gov.	New Action	Discussions held between officers
6.2 E	Identify acceptable 'exception' housing sites outside defined settlement limits, obtain planning permission, and facilitate construction	High	Housing Manager & Planning Manager	Contained within existing budgets.	10 dwellings delivered by April 2012	Number of properties signed off by Building Control		42 properties delivered on exception sites during 2009/10  SHLAA evaluation completed and updated Dec 2009.	16 properties delivered

## Lincolnshire Housing Strategy Objective 7

To improve service quality, housing choice and accessibility of housing for vulnerable people

Local Investment Plan investment theme: meeting local housing needs

New or existing target	Description	Priority	Lead role	Resource Implication	Target	Measurement	Milestones	2009/10 Progress	Progress up to January 2011
7.1 E	Administer grants/loans to assist vulnerable people (in the private sector) to improve their homes to achieve decent homes standards	Medium	Housing Manager	Contained within existing budgets. (Funding expected to last until 2014)	Maximise delivery within available resources	Amount of funding targeted.  Number of properties improved		09/10: 12 grants and 7 loans	8 loans completed

## Lincolnshire Housing Strategy Objective 8

To manage the housing implications of an ageing society

Local Investment Plan investment theme: meeting local housing needs

New or existing target	Description	Priority	Lead role	Resource Implication	Target	Measurement	Milestones	2009/10 Progress	Progress up to January 2011
8.1 N	Support and facilitate the delivery of extra care housing schemes	High	Housing Manager	Contained within existing planning staffing budget	Complete first homes 31/12/14	Homes completed	Potential scheme identified by 31/12/11	New action	Discussions made with developers and RPs
8.2 E	Disabled Facilities Grant administered to help disabled people to remain in their own homes	High	Housing Manager	Contained within existing budgets, although demand can outstrip resources.	Maximise delivery within available resources	Amount of funding targeted. Number of properties improved (PI TBC)		Private = 77 Public = 79	52 private completed 58 public completed
8.3 E	Handyperson Service provided to vulnerable people to improve housing conditions	High	Housing Manager	Funded through the private sector renewal fund budget. (Expected to last until 2013.)	Maximise delivery within available resources	Number of vulnerable households receiving assistance		46 households assisted Delivered by Lincs. Home Improvement Agency	9 households assisted