

Overarching Housing Priorities for North Lincolnshire

Where do we want to be?	Meeting the varied and growing housing needs of all our communities so that everyone lives in a warm, safe, home in a strong community							
Our aims	Support housing development where there is evidence of need		Improve health and well being by ensuring safe and healthy homes		Preventing crisis and enabling independence		Make our communities safer and stronger	
What does the success look like?	Delivery of 20% of all new homes as affordable homes	A varied active housing market to support inward investment, economic activity and employment opportunities	Everyone can afford to heat their homes to a level where they feel comfortable and energy efficiency is improved	Suitable housing in good condition supports people to maximise their wellbeing and achieve their potential	End rough sleeping, and minimise the number of people becoming homeless	A range of properties, adaptations and support is available to help people live independently	Reducing inequalities in health, housing condition and tenure	Reducing inequalities in employment, income and crime, for safer and stronger communities
What are our priorities for development?	Ensure there is a continuous five year supply of deliverable housing land in the council's planning policy portfolio to support economic growth and ensuring sustainable communities		Reduction of fuel poverty, carbon emissions and improved home energy efficiency		Make it easier to access support and accommodation to prevent or resolve crises		A holistic approach across North Lincolnshire to mitigate the potential adverse effects of welfare reforms	
			Improve housing conditions, reduce environmental and neighbourhood problems		Assist people to adapt their homes to meet their needs		Work as 'One Council' with partners to regenerate and assist the most deprived areas in North Lincolnshire	
How are we going to do it?	Identify and support funding bids to maximise development to meet need. Working with Housing Associations and private developers to maximise development opportunities		Take a partnership and targeted approach to optimise impact and value for money		Develop a place of change – supported housing for homeless people		Work in partnership with key stakeholders and local communities to reduce housing and other social inequalities	
			Develop a range of specialist supported housing and move on accommodation					
	Commission, maintain and publish up to date information on housing need and stock condition to inform targeting of work and resources		Work with communities to produce neighbourhood plans which address their local housing needs, demands and design standards		Continue to refine the Disabled Facilities Grants process and review procurement arrangements		Making the best use of existing building stock by reducing empty homes and bringing vacant shop space into use by converting to housing use	
What difference will this make?	Attract business investment and create employment opportunities		Deprived areas regenerated, making them safer and stronger communities		Older residents and those with special needs feel valued and supported to live independently		Children young people and vulnerable adults feel safe and are safe	
	More homes available to meet identified need.		Reduction in the number of unsafe homes.		Increase in the average SAP level rating of homes		Fewer rough sleepers and homeless people	

Meeting Housing Need

Where do we want to be?	There are attractive and sustainable homes for all in North Lincolnshire to 2026							
Our aims	To have a sufficient supply of housing to meet current and future demand in sustainable locations							
What does the success look like?	750 new homes developed per year, meeting need and supporting economic growth and sustainable communities	Area action plan developed and agreed for Lincs Lakes Project	Run down areas regenerated	20 % of new homes affordable per year including 10% proportion in rural areas	The right property types, sizes and tenures developed to meet need and sustain communities	Improved choice of housing for all with Home Choice Lincs extended to other tenures where appropriate	Residents access homes they can afford and sustain, with vulnerable and disabled people able to remain independent in the community	
What are our priorities for development?	A strategic approach to the use of council owned land and resources, providing infrastructure to support new development and self build		Improved working with developers and landowners to deliver affordable housing - rented homes and shared and low cost home ownership		Extend Home Choice Lincs to cover private rented accommodation, Supported Housing and shared or low cost home ownership		Protect and enhance Supporting People services to ensure those who need support to maintain their housing can access it	
	Robust planning land allocation documents with a 5 year supply of deliverable housing land		Clear affordable housing supplementary planning document		Manage and support housing moves needed as part of welfare reform		Mitigate the impact of welfare reform on housing and community sustainability	
	Regenerate run down areas e.g. Advance Crosby and Westcliff Precinct, as a means of reducing inequalities		Increased influence over what is developed to meet identified need e.g. growing need for homes suitable for disabled and elderly people		Ensure Home Choice Lincs register is up to date and data robust		Increase advice to assist people to access owner occupation and other ownership options	
	Manage and educate on flood risk and drought							
How are we going to do it?	Partnership working with builders, developers, landowners, Housing Associations, Town and Parish Councils and communities		Work with communities to produce neighbourhood plans which address their local housing needs, demands and design standards		Work with Housing Associations, private landlords, estate agents and social services to offer more housing options		Revision of housing related support contracts. Make every contact count to ensure people can sustain their housing whatever tenure	
	Have a 'One Council' approach to encourage housing development		Work with the Homes and Communities Agency to deliver the Local Investment Plan		Maintain an up to date evidence base		Increase advice on money management assisting people to maintain existing housing or buy new	
What difference will this make?	Housing development supports area and economic growth, and helps create mixed, diverse, inclusive and well connected communities		Sufficient affordable housing to meet needs and sustain communities		Residents positively choosing an area to live in will contribute to the community helping to sustain it		Housing and support enables vulnerable or disabled people to remain independent in the community	
	Transformational projects delivered		One Stop access to housing in the rented sector private or social					

Improving Housing Conditions

Where do we want to be?	Everyone can live in a safe and healthy home, at a price they can afford and that meets their need							
Our aims	Safe and Healthy Homes		Affordable Homes		Adapting Homes to meet housing needs		Regenerating poor housing areas and bringing Empty Homes back into use	
What does the success look like?	Increased number of homes meeting the decent homes standard	Reduction in the number of unsafe homes	Residents can afford the necessary repairs and upkeep of their home	Private rented homes are good quality and affordable	Timely, quality housing adaptations to support independent living	People are not restricted in the use of their home by disability	Reduction in the number of long term empty properties	Improved housing environment and sustainability
What are our priorities for development?	Increasing the number of people living in decent homes, free from significant hazards, good state of repair and modern facilities. Particularly those in pre 1919 homes		Improve conditions and management standards within the private rented sector		Give people good information at the initial point of contact on how their needs can be met. Promote individual choice and responsibility		Use an empty property toolkit to bring long term empty properties back into use	
	Reduce the number of vulnerable households living in non-decent homes		Raise awareness of housing support available and promote existing and additional referral arrangements		Empower service users to access good information and advice. Provide technical expertise. Support self-funders to make the right decision for now and years to come		Prioritise empty homes work to areas with highest housing need	
	Minimise the impact of anti social or nuisance behaviour on residents						Revise our strategy following the outcome of the 2012/13 Stock Condition Survey	
	Assist residents who are struggling with their accommodation, particularly as a result of the recession		Monitor the potential increase in Houses in Multiple Occupation Risks assess and inspect		Continuously monitor the delivery of Disabled Facilities Grants and minor adaptations to identify and implement service improvements		Advance Crosby, Westcliff Precinct area and Winterton -secure investment and partnership decisions	
How are we going to do it?	Target assistance and enforcement action to those areas and people most in need		Work in partnership with private landlords, agents and tenants to improve conditions Signpost to support and resources e.g. Supporting People for support, Credit Union finance		Work in partnership with Health and Social care services to continually improve the processing of and quality of the DFG experience Develop a forum of service users and providers for DFG and Home Improvement works		Work in partnership to share information and best practice on empty homes	
	Promote affordable finance to maintain homes						Develop a Northern Lincolnshire Landlord accreditation scheme and inspect all homes used by, or where the council offers bonds	
What difference will this make?	Improved health and wellbeing of residents and reduced home accidents	Reduction in the number of all homes falling into disrepair	Good quality – repaired and managed private rented homes available		Disabled people are better able to continue living independently in their own home		Disabled people can use all parts of their home.	Fewer long term empty properties and better monitoring of available housing

Homelessness

Where do we want to be?	Homelessness is prevented													
Our aims	Prevent homelessness whenever possible, regardless of entitlement under the homelessness legislation		Offer a range of solutions whenever possible when homelessness cannot be prevented		Ensure support mechanisms are in place to sustain accommodation and prevent repeat homelessness		Enhance multi-agency working, using and focusing the enthusiasm and resources which exist		Identify trends and gaps as soon as they occur, devise and implement solutions - a forward looking pro-active service					
What does the success look like?	Homelessness prevented - homelessness acceptances below the national average		No second night out for rough sleepers		Minimal use of B & B and temporary accommodation - less than national average		Homeless households accessing the full range of housing options		Repeat homelessness minimised - tenancies sustained		An active homeless forum, sharing best practice, and actively problem solving		Everyone knows where to go for housing advice	
What are our priorities for development?	Ensuring quality Money and Debt advice is available locally and explore options to meet the gap in legal aid for debt management		Develop support and accommodation routes to prevent or resolve crises Finalise nominations, move on, and commission support provision for the Place of Change			Develop or signpost people to advice and information on housing and support options		Ensure a one council/community approach to financial support (<i>Crisis Loans, Community Care Grants and Discretionary Housing Payments</i>)			Prepare residents for welfare reform and tenancy changes and promote financial inclusion to mitigate the possible impacts			
	Improve advice and support services for 18-21 year olds (25 for those with learning disability)		Revise our bond scheme which helps people access private rented accommodation			Make every contact count to prevent homelessness		Increase pre tenancy training and support			Making better use of on-line services/web portals			
How are we going to do it?	Efficient and timely processing of claims for housing support (<i>Housing and Council Tax Benefit</i>)			Work with the Financial Inclusion Group to ensure best use of limited council and charitable resources to support households needing financial support			Involve all stakeholders, including service users, in implementing the plan Feedback on progress through the Homelessness Forum and Strategy Group		Maintain and promote the Homelessness Forum, specialist networks, and meetings e.g. Debt and Housing Advice network and Home Choice Lincs		Monitor the strategy action plan and address issues arising Active participation in Multi Agency protection arrangements			
	Increase advice on shared housing, taking in lodgers and HIMO's. Private landlords – e-newsletters			Develop a place of change – supported housing for homeless people							Undertake Rough Sleeper counts/estimates as required			
What difference will this make?	Reduced homelessness		Rough sleepers helped off the streets		Residents able to access and afford housing		Effective support available to those in need		Improved health and wellbeing		Financial inclusion wider impact on the local economy and landlords		Timely intervention	

Increasing independent living

Where do we want to be?	People live independently and crises are prevented							
Our aims	People can access housing related support when they need it		Help people to look after their health and wellbeing		Support people to maintain their independence in their own home		Make best use of existing, adapted and purpose built homes	
What does the success look like?	Care leavers and other young people have an accommodation route into independent living and adulthood	Adults with learning disabilities live in settled accommodation	People with mental illness and disability live in settled accommodation	Everyone has fair access to general and supported housing across North Lincolnshire	People are able to remain independent in their own home. Health interventions and accidents are reduced	Every contact counts towards preventing homelessness and or maintaining independent living		
What are our priorities for development?	Positive youth accommodation pathway in place		Manage the re-housing of offenders to minimise risks to communities and reduce re-offending		Increase access to assistive technology, Telecare and Telehealth care as a means of enabling independence and supporting carers		Improved housing options for people with specialist housing and or support needs, whether currently housed or homeless, including those fleeing domestic abuse	
	Support training and job opportunities for young people when developing more housing		Enable more learning disabled people to live independently, making shared accommodation available for those who want it		Emergency short term accommodation for people with mental ill health, and support/accommodation for those with a dual diagnosis		Training to enable vulnerable people to obtain and sustain a tenancy	
	Sufficient pitches for gypsies and travellers						Ensure housing is offered with support for vulnerable people	
	Support the 'Troubled Families' initiative		Review of older peoples housing provision, including sheltered and extra care housing		Improved understanding of the housing needs of those with dementia and their carers		Investigate further the specific housing needs of BME communities	
How are we going to do it?	Monitor and take action to ensure access to all social housing allocations via Home Choice Lincs is equitable and makes best use of properties. Expanding this scheme to other tenures		Make best use of specialist accommodation and housing related support via First Stop, improving access to information on housing related support		Ensure support contracts are flexible to cover multiple needs of residents, and provide quality value for money support		Work with all landlords and housing providers and landowners to improve access to housing by vulnerable groups including awareness raising e.g. of dementia, and work on the troubled families initiative	
	Work with Planners on gypsy and traveller site provision				Improve housing options advice for all vulnerable groups			
What difference will this make?	Improved health and wellbeing of residents and reduced home accidents		Encourage providers to consider other tenure and sharing options for vulnerable people		Promote access to activities and befrienders to reduce feelings of isolation amongst disabled people. Improve wellbeing		Promote Handyperson services, minor adaptations and equipment loans to aid independent living	

Learning Disabilities Housing Priorities

Where do we want to be?	People have choice and control over their own lives							
Our aims	We have a vision for housing and support for people with learning disabilities and a clear plan of how we will make it happen		We know what people want now and we support people to plan for the future		We make good use of what is available		We have good information and support for people to plan and achieve their housing choices	
What does the success look like?	People know about the vision for housing and support and about the plan to make it happen	A range of housing options are available in the local area	People are supported to plan for their own future housing needs	We know what housing and support people want now and in the future	Everyone who wants to live in their own home is supported to achieve this	We use policies and resources to maximise availability of supported housing	People can access or are signposted to information and advice about housing	People are supported to plan for and get the housing they want
What are our priorities for development?	Ensure all stakeholders are engaged and involved in moving the plan forward		Support people to think about and plan for their future housing needs		Support people to access the housing and support of their choice through web portals		Develop or signpost people to advice and information on housing and support options	
	Research different models of supported living and identify those that would fit local needs		Capture data on future housing need to keep our knowledge up to date		Ensure that people without capacity can enter into tenancies if it is in their best interest		Work with mainstream services to provide accessible advice and information	
	Work with providers to develop the housing models we need in North Lincolnshire		Work with young people to think about housing options for the future		Effective use of adaptations and assistive technology as well as formal and informal support networks		Develop or identify support to match people who want to share supported living	
How are we going to do it?	Involve stakeholders, including service users, family carers, professionals and providers in implementing the plan. Feedback on progress through the Partnership Board and through self-advocacy, family carer, cross-sector provider and housing partnership groups. Work with providers to identify and provide housing models that fit local needs		Support service users and family carers to consider and plan for future housing needs. Capture and record the information to provide an overall picture of housing need. Ensure that young people have opportunities and resources to think about housing options		Work with providers to advertise specialist social housing alongside mainstream housing using choice-based lettings. Support people to access web portals to choose their housing and support. Agree an approach to enable people without capacity to enter into tenancies		Review and develop advice and information on housing and support options. Signpost to other sources of advice and information on housing matters. Work with mainstream services to enable them to provide accessible advice and information. Identify a way to support people who want to share to find suitable housemates	
What difference will this make?	Independent People will access what they need when and where they need it	Respect People will decide what their own needs are	In control People will access the housing and support they need	Involved People will plan for their future housing and support needs	Healthy People will live in decent homes that meet their needs	Safe People will feel secure in the home of their choice	Confident in the future People will feel they can achieve their housing plans	

Increasing affordable warmth and reducing carbon emissions

Where do we want to be?	Everyone can afford to keep their home warm		
Our aims	Reducing carbon emissions from homes and improving home energy efficiency in North Lincolnshire	Reduce excess winter deaths and cold related accidents	Improved awareness of fuel poverty and affordable warmth among residents
What does the success look like?	Improved energy efficiency of all housing stock	Reduction in excess winter deaths, cold related accidents and hospital admissions	Reduce levels of fuel poverty – impacting on child poverty
		Those who most need help receive it	Fuel poverty is a priority in the Health and Wellbeing strategy and other key strategies in North Lincolnshire
What are our priorities for development ?	Maximise Green Deal opportunities to improve energy efficiency	Raise awareness of the dangers of excess cold to health and well being. Targeting particular health groups to reduce respiratory and other infections	Make it easier to keep warm by improving the energy efficiency of those homes with a below average SAP rating. (SAP of 56 and below)
	Improved awareness of energy efficiency and affordable warmth among residents and assisting communities to help themselves	Use of a range of mechanisms to assist homeowners in improving the energy efficiency of their homes and/or installing renewable technology	Reduce the number of vulnerable households who are living in fuel poverty
	Maximise the opportunities to improve existing housing stock, raise standards of new build housing and support eco home development	Ensure warmer homes for children to reduce unplanned paediatric hospital admissions, improve educational achievement and reduce child poverty	Help people to reduce fuel costs with an improved and targeted approach to communication including money management
How are we going to do it?	Partnership working with utility companies, housing associations, private landlords, house builders, developers, heating and lighting engineers, planners and the voluntary sector (Age UK and VANL)	Enforce the Housing Health & Safety Rating System (HHSRS) to improve energy efficiency in the private rented sector	Continue to improve partnership working with the health sector and with others through the affordable warmth steering group
	Support North Lincolnshire Homes' Affordable Warmth strategy	Embed the 'Hot Spots' referral scheme into front line staff training programmes and use Community Champions	Work with the Credit Union and community champions on partnership road shows, community training and public events.
	Procurement Initiatives e.g. Bio mass	Work with local heating and renewable energy companies to boost skills levels	Consider promoting fuel clubs
What difference will this make?	Improved energy efficiency of all housing stock in North Lincolnshire	The most vulnerable residents benefit from additional affordable warmth, safer homes and a reduction in fuel poverty	Lifelong benefits of warmer homes for children and reduction in child poverty
	Improved health of the occupants, including mental health and education benefits to children.	Reduction in excess winter deaths	Potential reduced respiratory and other infections and unplanned paediatric hospital admissions.