

Lincoln Housing Strategy

2017-2022



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quality
housing

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Introduction from Cllr Peter West

This Housing Strategy directly tackles the key issues within Lincoln's housing provision. It also seeks to provide a framework for those endeavouring to build or assist in improving housing conditions in the city. The strategy offers guidance as to the housing that is most needed and how issues should be constructively addressed. It is strong on actions seeking to redress the current ills of the local housing market.

This strategy highlights the main issues facing the city:

- The need for additional new homes of all tenures
- The need for fully co-ordinated supported housing provision across the City whether that be for the elderly or for those with additional needs
- The need to ensure that the Council's homeless prevention policies continue to be implemented in full
- The need to tackle entrenched rough sleeping in a way that engages with agencies providing support for related issues
- Poor Housing conditions of the private rented sector
- Lack of affordability in the local housing market

Who we are

- Lincoln is home to 97,065¹ people across approximately 44,600² households.
- The average household size in Lincoln stands at 2.21³ people.
- The age demographic shows a higher proportion of younger people than adjacent districts - substantially attributable to our growing student population.
- There has been an increase of 11.2%³ in the number of dwellings in the city between 2001 and 2011. This increase has been concentrated in an additional 2,110 flats.
- Private rented accommodation has seen a dramatic 95.6%³ increase between 2001 and 2011 across central Lincolnshire. In Lincoln this is in part due to the expansion of the Universities. This increase has raised concerns about the condition of properties in the Private Rented Sector, with estimates of up to 35.6%⁴ non-decency and 21%⁵ Category 1 Hazards under the Housing and Health Rating System.
- The Indices of Multiple Deprivation (IMD) from 2015 showed 10 areas in Lincoln within the highest 10% of deprived areas nationally. This is an increase from seven areas in the IMD 2010, and five areas in the Indices of Multiple Deprivation 2007. These 10 areas account for 16,014 Lincoln residents, or 16.6% of the total city population.

Developers welcome

¹ Mid 2015 estimate, ONS 2016

² 2016 Valuation Office Agency data

³ Central Lincolnshire Strategic Housing Market Assessment/2011 Census data

⁴ Lincoln Private Sector Housing Condition Survey 2010

⁵ Lincoln BRE Dwelling Level Housing Stock Modelling and Database Aug 2014

At the back of this document you'll find a section we've called a developer prospectus. We're encouraging private sector developers to engage with us on generating additional housing provision. In our strategic housing role we may be able to assist in bringing partners to privately owned sites to achieve earlier delivery and in a similar way we may be able to work with developers on public sector land. The Council's overall aim is to increase the provision of quality housing in the City and wherever possible within that deliver housing that is affordable to at least the majority of the local population.

Context

There are a number of national, regional and local strategies and policies providing context to this Housing strategy. The main ones are:

Welfare Reform and Work Act 2016

As well as reducing and freezing a number of welfare benefits the Act placed a four year annual 1% rent reduction on social and affordable landlords. The effect of which is to reduce resources available for investment in existing or new housing stock.

Housing and Planning Act 2016

Introduced the *Starter Homes* policy which offers first time buyers under the age of 40 a home for 80% of the market value. It is the Government's intention to formalise inclusion of Starter homes within the affordable housing definition that underpins the Policy objectives set out in the National Planning Policy Framework. Local policy in this respect is yet to be finalised but is likely to see a change in the types of affordable homes delivered through the Planning System in the future.

The extension of the *Right to buy* to all housing association tenants to purchase their home is proposed to be funded via a government levy on Councils with retained housing stock. This will effectively reduce Councils' capacity to build homes.

A *self-build register* has now been made mandatory for all local authorities and allows households to register an interest for a serviced housing plot in their area.

Greater Lincolnshire Local Economic Partnership (GLLEP) and the Strategic Economic Plan 2014 – 2034 (SEP)

The SEP sets out ambitious targets of creating 13,000 new jobs by 2030, and assisting in the creation of 100,000 new homes and helping 22,000 existing businesses grow across Lincolnshire.

City of Lincoln Growth Strategy 2014-2034

The Growth Strategy seeks to create more high quality housing through successfully integrating three sustainable urban extensions, delivering supplementary housing schemes and improving the existing housing provision. There are 16 housing objectives under this ambition which are incorporated and consolidated in this Housing Strategy.

City of Lincoln Council Strategic Plan 2017 – 2020 (20:20 Vision)

The Strategic plan for 2017 sets out the Vision and Priorities for the city. The strategic priorities in the plan are:

- Let's drive economic growth
- Let's reduce inequality
- Let's deliver quality housing
- Let's enhance our remarkable place

Lincoln's six housing challenges

Housing supply

Demand for housing in the city is increasing exponentially, with particular emphasis on smaller family accommodation, and affordable housing for younger people. The 2017 Central Lincolnshire Local Plan sets a housing target of 1,540 homes per annum across Central Lincolnshire with around 374 of these needed per year in Lincoln. The Housing market in the 4 years to April 2016 delivered an average of 218 new properties per annum in Lincoln. Any annual shortfall in housing delivery in Lincoln, and the adjacent Districts of North Kesteven and West Lindsey, further compound the problem of there being too few homes to meet the identified need.

The Council has prioritised the provision of more new housing in its Strategic Plan, Growth Plan, Housing Revenue Account (HRA) Business Plan and now this Housing Strategy. It is maximising the use of all available resources in its HRA commitment to new build and will also commit significant General Fund resources to building new homes within a wholly owned company.

The challenge now is to work with partners across the public and private sectors to increase new housing provision still further within the City. The Council will do all it can as part of this Strategy to facilitate others to build.

There has been a 98.7% increase in the (un)affordability ratio for housing between 1997 and 2013 in Lincoln. The gap between house prices and incomes is widening dramatically, meaning fewer households have access to housing on the open market.

Homelessness and entrenched rough sleeping

The council offers a range of services around homelessness, including advice, support and accommodation. Additional temporary accommodation and/or support is also provided by partners such as Framework, P3 and the YMCA (includes Nomad Trust).

There is considerable evidence that many of those utilising and seeking temporary accommodation, and rough sleeping in the City, have gravitated from other locations in response to the concentration of support provided in the context of a largely rural County. This means that those agencies providing support and services struggle to cope with increasing demand. This strategy recommends that current partnership working between statutory and voluntary sector partners is further improved to ensure a more fully coordinated response.

Substantial efforts have been made over a number of years to tackle entrenched rough sleeping in the City but there is considerable difficulty in coordinating and unifying support from multiple agencies for individuals who have a number of complex needs. There are around 12 people (2016 figures) who regularly sleep rough in the City. A new County wide initiative will be launched in the Spring of 2017, with the benefit of Government funding, with the aim to work over an extended period of time with named individuals exhibiting such complex needs.

Supported and Specialist Accommodation

Within its own Housing stock the Council is looking to modernise its approach to Supported Housing for the elderly and this will start with a full consultation exercise in the spring of 2017. There are currently 419 tenancies designated as supported housing where the tenants are in receipt of additional support. The aim of the modernisation is to provide a more flexible service that better reflects the needs of the individual service users rather than the current one size fits all approach.

In addition to a 60 unit 1999 built development, in 2010 a second private sector scheme for retirement living was built in the City providing 63 units. Although these are clearly welcome, such schemes are too expensive for the majority of the population. The Council will work with partners to achieve a broader spectrum of elderly persons housing that better reflects the economic profile of the City

There is also a largely unmet need for specialist accommodation for those with more acute mental and/or physical health needs. This includes a wide range of disabilities, illnesses and conditions for which there is either no or very little current specialist accommodation provision. For instance the County Council estimate that 20-25 additional accommodation units are needed in the City for those with learning disabilities. The County Council and City Council are working more closely than ever to tackle these issues and increase provision. The County-wide Joint Strategic Needs Assessment 2017 highlights the shortfall in specialist accommodation. However revenue funding issues in the care and health sectors mean that short term decisions often take priority over a longer term strategy.

Private rented sector and poor housing conditions

Between 2001 and 2011 the private rented sector in Central Lincolnshire increased by 4,014⁶ households, representing a 95.6%⁷ increase. This dramatic change is attributed in significant part to the rapid rise in property prices compared to wages which forces those previously on the margins of being able to buy, into the private rented sector. In addition the University of Lincoln expanded rapidly throughout that same period with the result of increased student demand for private rented property.

These increased demands lead to increased costs of renting and along with national policy changes to benefits, good quality private rented housing has become significantly more difficult for poorer households to access. Limited access to housing benefit from April 2018 for those under the age of 35 without children will mean most will not be able to rent independently.

The Council estimates that over 36% of private rented sector homes are non-decent and that around 20% have category one hazards as per national guidance and standards. These represent severe issues for those enduring the problem housing. The Council has been undertaking a project (2016) to tackle “rogue landlords” and will seek to continue that work in 2017 and beyond in an effort to

⁶ Central Lincolnshire Strategic Housing Market Assessment Report/2011 Census

⁷ 2011 Census

improve standards further. Poor housing conditions can lead to a number of negative outcomes. At their most dangerous these could relate to properties being fundamentally unsafe, but living with damp problems, poor quality and expensive heating can lead to health conditions that are just as serious. The Council will continue to advise tenants of how they can insist landlords fulfil their responsibilities.

Sustainable Living and fuel poverty

Around 6,147⁸ households are unable to afford to heat their home to a suitable level. This has clear financial and health implications. Reducing household bills will dramatically improve the financial situation of households and potentially retain spend locally. The city council is committed to investing in a more sustainable future by focussing on insulation initiatives in the private sector whilst leading by example in the building of new, sustainable housing.

Affordability

Given local circumstances, where the Housing market doesn't deliver enough housing for the City, by default it doesn't provide enough housing that is affordable. The Council is doing what it can within its Housing Revenue Account to build new affordable housing for rent and has committed £26m to build 220 homes in the 2017-21 period.

The Government affordable housing body, the Homes and Communities Agency, set out in its grant funding 2016-21 prospectus its priorities for investment as Shared Ownership homes and a limited number of affordable rented supported homes for older people and those with additional needs. It was subsequently announced in the November 2016 Government autumn statement that this relatively narrow focus would be widened to include affordable rent products. This is a welcome concession as, in the instance of Lincoln, it is such housing that is most needed to redress the imbalance within local housing provision.

This strategy targets 5 Outcomes

Target Outcomes for the Lincoln Housing Strategy

In the context of the 6 housing challenges there are five target outcomes listed below that have been developed in the key stakeholder events of September 2014 and January 2017. Supporting evidence for these 5 prioritised outcomes is also offered by the statistical base in appendix 1. The action plan attached to each targeted outcome concentrates on initiatives to improve the current situation or performance.

⁸ Lincoln BRE Dwelling Level Housing Stock Modelling and Database August 2014 pg 26

Outcome 1: Maximise the number of new homes built

The 2017 Central Lincolnshire Local Plan sets out a housing target of 1,540 new homes per annum across Central Lincolnshire. This reflects a need for over 374 homes per annum across all tenures within Lincoln. The Local Plan allocates a range of sites for the development of housing throughout the city.

By increasing housing supply more stability could be brought to the provision of housing within the City. Stabilising rental costs could result in fewer people being forced into housing poverty, which could alleviate levels of homelessness in Lincoln.

Private Ownership

The greatest provision of housing within Lincoln is owner occupied housing, however this has become increasingly difficult to access. The 2015 Strategic Housing Market Assessment (SHMA) suggests that 61% of households are now unable to afford a lower quartile home in the city. On average in the last four years only 218 homes per annum have been delivered. Supply needs to be increased.

Private Rented

In 2014 total the private rented sector in Lincoln represented approximately 22% (9,632⁹) of all properties, provided through a range of landlords. Included within the private rented sector in Lincoln are a number of homes in multiple occupation. Property conditions in the private rented sector need to be improved. The Council is committed to setting up a wholly owned housing company driven by three strategic aims: the need to increase the overall supply of housing; the need to offer quality rented products at a reasonable price; and the need to drive up property standards in the Private Rented Sector.

Affordable Housing

The Central Lincolnshire Local Plan states that 25% of all dwellings on sites of 4 or more are to be affordable, with a 20% contribution for all sustainable urban extensions. At current and targeted rates of provision, over 100% of all new housing built would have to be affordable in the period of this strategy to meet the demand. Furthermore, 42% of all housing delivered each year from 2022 to 2036 would have to be affordable.

In 2016 £4.7billion has been allocated to the Homes and Communities Agency for the Shared Ownership and Affordable Housing Programme with the intention of delivering an additional 153,000 homes nationally.

- 135,000 help to Buy Shared Ownership
- 10,000 Rent to Buy

⁹ Lincoln BRE Dwelling Level Housing Stock Modelling and Database Aug 2014

- 8,000 supported housing units

The City of Lincoln Council made bids into both the Shared Ownership and Supported Housing funds and it was awarded a grant of £4.2m in January 2017. Also in early January 2017 the Government announced that it intended to work closely with the City in delivering starter homes.

Local Authority Housing

The council has a house building programme with an ambition to build 220 new council owned homes over the next 5 years at a cost of £26m. Additionally, the council has committed £261million over the next 30 years to maintaining and improving the existing stock in compliance with the Lincoln Standard. These investments could be higher but the Council is constrained by a Government imposed borrowing cap.

Over the last 6 years (to April 2016) the council has seen a net loss of 131 council homes due to right to buy. The loss of rental income impacts negatively on the council's ability to build additional homes.

Self-Build

In response to reductions in self-builder activity in recent years, the government formalised its aspiration to reverse this trend through the Self-build and Custom Housebuilding Act 2015. The legislation aims to assist in the delivery of 10,000 serviced plots for self-builders nationally. The Act requires local authorities to research demand for self-build plots and to keep a self-build register. The City of Lincoln Council established a register in 2015.

Empty Homes

Over the last 5 years (to April 2016) the Council has been involved in bringing 111 empty homes back into use. Currently the focus is on those properties which have been empty for two years or more or where complaints have been received about the property.

Action Plan: Outcome 1

Outcome 1 : Maximise the number of new homes built – increase the supply of houses to levels that meet accommodation need						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Team/s	Progress update
City of Lincoln Council to Build 220 new council homes by 2021	20 in 2015/16 5 in 2014/15	Number of homes built	44 each year	Annually to 2021	Housing development and housing strategy teams	
Deliver 50 homes through the Housing Company by 2021	0 – new Company	Number of homes in the company	50	From 2018 to 2021	Housing Company Board	
Deliver/facilitate 150 new homes through partnership with registered providers by 2021	2014/15 - 15 2015/16 - 16	Number of homes built	30 per year	Annually to 2021	Housing Strategy team	
Deliver the right mix of homes across each neighbourhood to support the development of sustainable communities, meeting the identified needs	14.4% studio or 1 bed flat 27.1% 2/3 bed flat 28.0% 2/3 bed house 12.9% 3/4 bed semi	Percentage of each house type built	As per baseline	Annual	Housing Strategy team, Development Management, Local Developers, Housing Associations	Council initiatives will provide 80% 2 and 3 bedroom homes to meet the needs of the waiting list.

Outcome 1 : Maximise the number of new homes built – increase the supply of houses to levels that meet accommodation need						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Team/s	Progress update
	17.7% 4+ bed detached ¹⁰					
Identify, monitor and review the 5 year supply of housing sites annually	2015 report online 2016 report online	5 year supply publically available	Annually on website	Annual	Principal Planning Policy Officer, Housing Strategy team and Central Lincolnshire Local Plan team	
City Council to consider a 'development brokerage service' whereby it guides development it supports.	New initiative	Feasibility analysis and report completed.		April 2018	Major Developments Directorate / Housing Strategy team	
Influence and direct other public and private sector partners to deliver land for	2014/15 – 145 2015/16 - 185	Number of private homes completed	374 homes per annum built	Starting April 2017	Housing Strategy team, Development Management	

¹⁰ Central Lincolnshire Strategic Housing Market Assessment, housing needs by house type

Outcome 1 : Maximise the number of new homes built – increase the supply of houses to levels that meet accommodation need						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Team/s	Progress update
an average of 374 homes per annum through: <ul style="list-style-type: none"> • Facilitating land for development on large sites • Providing information on key sites through the developer prospectus 					and Principal Planning Policy Officer	
25% of all housing delivered annually to be affordable homes in line with the local plan policy LP11	2014/15 – 19.3% 2015/16 – 24%	Percentage of all homes built	25% of all homes built	Annual to 2021	Principal Planning Policy Officer Housing Strategy team and Development management	
Identify existing housing sites with redevelopment potential for higher density development	New initiative	Report produced	All existing Council owned sites assessed for potential	2018	Housing Development and Strategy teams	

Outcome 1 : Maximise the number of new homes built – increase the supply of houses to levels that meet accommodation need						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Team/s	Progress update
Deliver housing on 15 brownfield sites by 2021	New initiative	Number of brownfield sites developed	15 over 4 years	2021	Development Management and Principal Planning Policy Officer Housing Strategy team	Successful bid made to Government to utilise starter homes funding for brownfield sites. Negotiation with HCA in 2017.
City Council to re-examine scope for more developer accessible procurement	New initiative	Options explored	Report produced and shared with developers	2018	Housing Strategy and Development teams	
Support the delivery of the four sustainable urban extensions around Lincoln	New	Progress of development of sustainable urban extensions	Delivery of 425 homes on SUEs	2021	Major Developments team, Development Management and Principal Planning Policy Officer	
Identify existing housing sites with redevelopment	None	Report produced	All housing sites assessed	2018	Tenancy Services, Housing	

Outcome 1 : Maximise the number of new homes built – increase the supply of houses to levels that meet accommodation need						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Team/s	Progress update
potential for higher density development			for potential		Investment team, Housing Strategy team, Development Management	
Secure additional funding for the delivery of affordable housing in the city	2014/15 – 15 homes - £562,000 2015/16 – 37 homes - £862,000	Funding secured for affordable housing		Annually to 2021	Housing Strategy team	£4.2m HCA grant allocated in January 2017.
Adopt a policy that all new homes provided through the Housing Company achieve at least the Decent Homes Standard	None	Policy in place		2017-2021	Housing Company	
Deliver the Lincoln Homes Standard across all council owned homes by 2021	New standard	Number of council homes meeting standard	All council homes to meet standard	Rolling programme to 2021	Housing Investment Team	

Outcome 1 : Maximise the number of new homes built – increase the supply of houses to levels that meet accommodation need						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Team/s	Progress update
Develop a delivery plan for disabled facility adaptations to speed up the delivery process	New	Delivery plan on speed of adaptation delivery	Delivery plan in place	2018	Private Sector Housing team	
Hold an annual developer forum with relevant agencies and developers to discuss the key issues with delivery housing in Lincoln	Ad hoc developer forums have been held	Annual forum scheduled	Annual forum held	Annual	Housing Strategy team, Development Management Team, Building Control	

Outcome 2: Reduce Homelessness in Lincoln

Councils across the country have a legal duty to provide advice, assistance and sometimes accommodation to households who are threatened with or are homeless. It is expected that demand for such services will continue to increase in coming years as the gap between housing demand and supply grows. The Lincoln Homelessness Strategy follows the five key themes of the countywide strategy. The priorities are:

- Prevention
- Partnership working
- Welfare and Policy reform
- Young People
- Rough Sleepers

To ensure the effective prevention of homelessness there is a need for agencies supporting these households to work together to ensure the provision of services are appropriate to the needs of each individual household. Where a household is being released from prison or hospital they may need additional support to find a home which meets their needs, enabling them to retain their home.

In 2015/16 241 households in Lincoln were prevented from becoming homeless through a range of mechanisms including the use of the Sanctuary Scheme, discretionary housing payments, provision of priority on Homefinder and negotiation with landlords. In addition to this there were 146 households accepted as homeless in 2015/16 against 226 homelessness applications. The council had a duty to assist these 146 households to find accommodation.

Rough sleeping has seemingly become the norm in Lincoln for a group of around 12 individuals. This number fluctuates dependent on weather, the availability of seasonal work and the availability of hostel places. A number of initiatives have been tried over a number of years seeking to positively influence the numbers regularly sleeping rough. For every success though it seems that there are others coming into the City, attracted by the higher levels of agency support and perceived potential for temporary accommodation than adjacent more rural areas. Towards the end of 2016 the Council, as part of a consortium of 20 different agencies, was successful in gaining funding to work over an extended period with a cohort of 120 individuals across the County. Such work will seek to address the complexity of issues faced by this client group that can often include mental ill health, substance abuse and begging - as well as homelessness. The Government estimates that 35% of all street homeless people have mental health support needs.

Temporary Accommodation

Temporary accommodation provision for homeless households in the City is as follows:

19 units at Framework Housing's Pathways Centre providing temporary supported accommodation. The scheme seeks to assist households into permanent accommodation, including developing the skills necessary to retain a home.

15 units at Framework's Corner House providing temporary move-on accommodation.

13 temporary accommodations units provided by the Council and operated by P3 for those homeless applicants either accepted as such or whose application is undergoing enquiries pending an offer of permanent housing. P3 provide counselling support where assessed as being needed.

84 units offered as temporary accommodation by the YMCA and although accessible to all age ranges focussed on younger, single person households.

21 nightly hostel places operated in the name of Nomad trust (which is part of YMCA Lincoln)

Private Landlord Scheme

In 2014 the council set up a scheme aiming to encourage private landlords to offer their properties to rent directly to Council homeless applicants. This service is free to both landlords and prospective tenants and is funded and resourced by the Council. Landlords must be happy to accept housing benefit and tenants on low incomes whilst the Council offer a cashless bond through its Deposit Guarantee Scheme) and will pay the first month's rent in advance to the landlord.

The Scheme is primarily for homeless families. Referrals are often made to other agencies, such as the Credit Union and P3 to help tenants, where necessary, to maintain tenancies.

Action Plan: Outcome 2

Outcome 2: Reduce Homelessness in Lincoln						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Team/s	Progress update
Provide information and guidance to allow households to help themselves prevent homelessness wherever possible	None	Information produced and readily available Scope 'reality check' educational campaign for young people	Posters and leaflets in City Hall, schools, health centres and food banks, supported by social media campaign Feasibility study of a video or former service user going into including schools & NCS	December 2017	Property Shop	

Outcome 2: Reduce Homelessness in Lincoln						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Team/s	Progress update
Increase the percentage of homeless preventions through council intervention to 50% of homeless presentations	Q1 16/17 – 40% ¹¹	Percentage/ number of preventions	50% of homeless advice cases prevented from actual homelessness	Annual	Property Shop	
Continue to develop partnerships with private rented sector to assist with housing homeless households	None	Agreements in place Trusted landlord scheme includes incentives to rehouse homeless applicants	30 households housed per year	Annual	Property Shop, Private Housing Liaison Officer	
In partnership deliver the Social Impact Bond grant monies to deliver intensive support to ‘entrenched’ rough sleepers	None	Substantial reduction in rough sleeping	Reduced number of rough sleepers	2020	Property Shop	

¹¹ This is a measure introduced in April 2016 so the baseline available is quarter 1 of 2016/2017 only.

Outcome 2: Reduce Homelessness in Lincoln						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Team/s	Progress update
Sufficient numbers of good quality temporary accommodation so that by 2020, families spend no more than 5 nights in B&B and single people no more than 3 weeks.	2015/16 Families – average time: Q1 – 18 days Q2 – 17 days Q3 – 15 days Q4 – 3 days Other – Average time: Q1 – 4 weeks Q2 – 5 weeks Q3 – 2 weeks Q4 – 1 week	Number of families or single people using bed and breakfast	0 families for more than 5 days 0 single people for more than 3 weeks All households benefitting from floating support to resettlement	Annual	Property Shop	

Outcome 2: Reduce Homelessness in Lincoln						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Team/s	Progress update
Collate family composition data of those in temporary accommodation / B&B and evidence of wider impact to commence conversations with other agencies i.e. health and education to explore joint funding alternative provision	None	Number of families or single people using bed and breakfast	Informed commissioning discussions with wider partners	March 2018	Property Shop	
Secure more flexibility within commissioning of housing related support to ensure full use of existing bed spaces including hostel accommodation for couples	None	No of empty bed spaces within contracts	Reduction in empty bed spaces	December 2018	Property Shop, Leicestershire County Council, housing related support providers	
Provide new shared accommodation for young homeless households who are unable to access the housing market	None	Shared housing, carefully designed to be 'semi-independent'	20 bedspaces	2021	Housing providers, Developers, Regeneration Team	

Outcome 2: Reduce Homelessness in Lincoln						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Team/s	Progress update
Ensure operating protocols common to all support providers working with rough sleepers, hospital and prison discharge		Protocols in place	'Map' of access to service provision produced and shared amongst all providers	Dec 2017	Housing Solutions team, P3, Framework, YMCA, Public Health team	
Engage the public with rough sleeping		Visible campaign	Public information campaign 'myth busting' and advising public how to help	December 2017	Property Shop, P3, YMCA	

Outcome 3: Improve and increase provision of specialist accommodation

Specialist Accommodation can be defined as that housing which caters for residents' additional needs. This includes a range of different needs. Examples include:

- Older People
- People with physical disabilities
- People with a mental health condition
- People with a learning disability
- People with autism
- Young people e.g. Students, care leavers
- Gypsies and Travellers
- Travelling Show people
- People leaving supported accommodation e.g. those leaving care, offenders, those leaving refuges
- People needing supported accommodation e.g. those fleeing domestic violence, homeless, those with drug/alcohol addictions
- Ethnic Minorities e.g. migrants, asylum seekers, refugees

Gypsy and Travellers

There are currently 19 pitches in a dedicated traveller site in the City where a caravan can be hooked up to a power supply and where washing and toilet facilities are provided. A Gypsy and Travellers Accommodation Assessment was carried out in 2013, showing that for the years 2018 – 2023 there is a need for 3 further pitches, with a further 8 between 2023 and 2033. There are a number of cultural factors to take into account when considering pitch provisions. In considering future pitches it may be beneficial to allow an additional smaller site, rather than an extension to the current site, which should enable more flexible provision. There is also an assessed need for four emergency stopping spaces across Central Lincolnshire between 2013 and 2033 which would allow for short stop overs where gypsies and traveller are moving through the area to a different location. Facilities required at these sites are minimal and generally consist of rubbish collection and portable toilet facilities.

Flexible accommodation to meet changing needs

The draft Central Lincolnshire Local Plan sets out in policy LP10 the requirement for all new development sites of 6 or more homes to have 30% of dwellings meet the higher level of M4(2) of the building regulations 2015. This means access to and use of the building should be easier in these homes. Changes include:

- Step free access to all entries and exits and parking where possible
- Wider doorways to ground floor to allow for wheelchair users
- Toilet facilities on the ground floor

- Wall mounted sockets/switches/controls
- Construction allows easier adaptation of the dwelling to meet the changing needs of occupants over time.

Supported Housing

Older People and Extra Care Housing

In Lincoln there are 494 units of accommodation specifically aimed at older people. The Central Lincolnshire Strategic Housing Market Assessment identifies the need for 23 additional establishments for older people with around 29 spaces per establishment between 2014 and 2036.

Extra Care Housing is generally for the over 55s with varying levels of 24 hour care and support provided on site. Where there is some element of public funding accommodation can be rented and in private sector schemes is more commonly owned or part owned. There is lots of evidence that Extra Care accommodation is a more effective cost model than residential care, prevents nursing home and hospital admissions and provides residents with greater levels of independence. However the lack of resources, and capital resources in particular, in the care and health sectors mean that there are real barriers to new affordable extra care provision. There is just one 38 bedroom 'affordable' extra care scheme in Lincoln available through LACE Housing. The City and County Council will work together, potentially in partnership with others, to explore whether more can be done to increase extra care affordable provision.

There are also two private sector schemes for retirement living. One 60 unit scheme built in 1999 and a second at Avalon Court providing 62 apartments for older people's retirement living built in 2010 by McCarthy and Stone. Planning permission was given in 2016 for the conversion and extension of Home Farm, into 36 retirement flats.

Lincolnshire County Council, as the Adult Social Care provider, are currently in the middle of a procurement exercise to provide more extra care housing in conjunction with the private sector. Although there is some public funding available there is no stipulation being made that the accommodation be affordable. The City Council has recently been allocated £3.2m for the provision of an affordable 70 unit Extra Care scheme.

Learning disabilities and autism

In Lincoln there is a mixture of single occupancy units and shared houses specifically aimed at those with learning difficulties, providing accommodation for 87 individuals. The provision includes a development by the Linkage Trust in 2015, built in partnership with the City Council, and offering 21 homes. The County Council estimates there is demand for a further 20-25 supported homes in the City for those with learning disabilities and autism. Increasing provision is of huge importance as many with learning difficulties find it difficult to live independently without some support.

Mental Health

33 units of supported accommodation for households who require mental health support exist in the city. They include some live-in 24 hour support. The Government estimates that 35% of all street homeless people have mental health support needs.

Physical disabilities

Individuals with physical disabilities may not need onsite support, however many may require alterations to their accommodation to enable it to meet their needs more fully. The Council manages the Disabled Facilities Grant process and has declared its intention in 2017 to work towards an 8 week turnaround time for the most common adaptations of stair lifts and level access showers.

During the period of this Strategy the City Council will continue to work with Lincolnshire County Council to develop the evidence around specific housing needs and deficiencies in this respect of supported housing.

Young people

The Lincolnshire Youth Housing Strategy is in place from 2013 to 2018, a joint document produced with the seven district councils of Lincolnshire and Lincolnshire County Council setting out how to deliver a co-ordinated approach to housing young people. The strategy has five objectives:

- A. Underpinning strategic priorities
- B. Prevention and early intervention
- C. Prevention at the point of crisis
- D. Support and stabilisation
- E. Resettlement

Students

Some 17,090 university students were enrolled at the City's two Universities in 2015/16 (Bishop Grosseteste University 2,236 and University of Lincoln, 14,854). There are several large and a number of smaller scale purpose built student accommodation blocks which cater for over 5,000 students. Many students also choose to live in houses of multiple occupancy, as well as other accommodation rented independently through private landlords. Providing adequate provision for students is a key priority for both Universities and the Council.

Action Plan: Outcome 3

Outcome 3: Improve and increase provision of specialist accommodation						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Person	Progress update
De Wint court sheltered accommodation options appraisal completed by May 2017	None	Options appraisal complete	Options appraisal complete, preferred option approved	May 2017	Housing Investment Team	
Derek Miller Court sheltered accommodation options appraisal completed by April 2018	None	Options appraisal complete	Options appraisal complete, preferred option approved	April 2018	Housing Investment Team	
An operating protocol between the Council and housing support providers, agreeing service delivery, information sharing and pathways through service to ensure co-ordinated provision.	None	Protocol in place	Protocol in place and working. To be reviewed after 12 months to ensure success	December	Property Shop, Housing Providers, Support Providers	

Outcome 3: Improve and increase provision of specialist accommodation						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Person	Progress update
Have in place a shared strategy with health, care and housing providers that states what we're trying to achieve with supported housing in both the city and county	None	Strategy in place	Strategy and action plan in place, begin delivery of the strategy	December 2017	Care providers, Housing Providers, Housing Strategy team	
Deliver new modern supported or Extra Care housing for older people with all levels of support needs	None	Supported housing delivered	Completion of supported housing	2021	Housing Strategy team, Housing Providers, Support Providers, Lincolnshire County Council, Housing Investment Team	City in receipt of £3.2m grant for an affordable Extra Care scheme (January 2017)

Outcome 3: Improve and increase provision of specialist accommodation						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Person	Progress update
Develop a strategy of engaging more effectively with the community on Health and Housing issues i.e. raise the local profile of shortfalls in supply.	None	More engagement with Health and Adult Care	Agreed strategy in place	December 2017	Housing Strategy team	
Develop a supported and specialist housing development strategy that is inclusive of neighbouring Councils	New initiative	Shared agenda and priorities	Forum meetings commenced	December 2017	Housing Strategy team	
Students – support development of purpose built accommodation in suitable locations	None		To meet the housing needs of the Universities	Ongoing	Housing Strategy team, Development Management, University of Lincoln, Bishop Grosseteste University, housing providers	

Outcome 3: Improve and increase provision of specialist accommodation						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Person	Progress update
Deliver level M4(2) of the building regulations for 30% of dwellings on sites of 6 or more as per local planning 10 of the Local Plan to assist with adapting homes	None, new measure	Percentage of dwellings delivered at M4(2)	30% of dwellings delivered to M4(2)	Annual	Building Control, Developers	
Work with providers to deliver specialised dementia home	None	Delivery of project	Completion of supported housing scheme	2021	Housing Strategy team, developers, supported housing provider	
Deliver most common large scale DFGs (stairlifts and level access showers) within 8 weeks of initial referral	30 week current average	8 weeks by April 2019	20 weeks by December 2017	April 2019	Private sector housing team	
Engage fully in JSNA development process	Low baseline	Housing JSNA theme more focussed	March 2017	March 2017	Housing strategy team	

Outcome 4: Improve property conditions

It's the Council's ambition to ensure that the city's existing homes are improved wherever the conditions are negatively affecting the residents' health and well-being. It is important for tenants and landlords to understand each other's roles and responsibilities with regard to their property and their tenancy. A modelling exercise was carried out in 2014, based on 42,956 dwellings in the city, of which 33,205 were private homes. The modelling identified that within the private rented sector there are 1,998 (21%)¹² homes with category 1 hazards¹³. These are hazards making the property potentially injurious to health.

Private rented condition

The private rented sector continues to increase rapidly in Lincoln and measures need to be taken to ensure that this provision provides good quality housing. In addition to standard enforcement processes the Council undertook a rogue landlord initiative in 2016 which led to a significant increase in such actions, including prosecution. Alongside that enforcement, the Council in early 2017 will introduce its Trusted Landlord Scheme which is aimed at increasing the number of landlords accredited to uphold established good practice standards.

The council in 2017 will also start to build property intended to be rented at market levels in a wholly owned housing company arrangement. As the Council has exhausted the investment capacity in its standard housing account (Housing Revenue Account) it will utilise a company arrangement to deliver more housing. One of the key ambitions of the housing company is to set a higher benchmark for property condition in the private rented sector and force poorer landlords to improve properties in order to find good tenants.

Homes in Multiple Occupation (HMOs)

There has been a significant number of properties turned into homes in multiple occupation in the city, these differ in size, type and location. There are an estimated 1,804 HMOs in the city.¹⁴ This is a valuable resource to the city, however there are concerns around the quality of the conversions to HMOs. These concerns include the general quality of the property, the costs associated with renting, the quality of the landlords and the suitability of the conversion.

Article 4

In 2016 the City Council introduced a city wide Article 4 directive for the conversion of dwellings into houses in multiple occupation. The directive aims to manage the future development of HMOs, ensuring there is no overconcentration in any given area.

The directive dictates that there should be a maximum of 10% of properties designated as HMOs within a 100m radius of any new HMO. Any applications for new HMOs will be tested against this

¹² Lincoln BRE Dwelling Level Housing Stock Modelling and Database August 2014

¹³ Lincoln BRE Dwelling Level Housing Stock Modelling and Database August 2014

¹⁴ Lincoln BRE Dwelling Level Housing Stock Modelling and Database August 2014

through a mapping exercise. In addition any application for a new HMO should not result in 3 or more adjacent HMOs unless the third is between two other existing HMOs.

Trusted Landlord Scheme

The Trusted Landlord scheme aims to work with the national, regional and local accreditation schemes operating within Lincoln. The four accreditation scheme operators in Lincoln will support a common badging scheme through the adoption of a protocol with the City. Each has adopted a fit and proper person test, uses a code of practice and has in place a complaints procedure.

The Lincoln scheme will only accredit individual landlords and will not be open to letting agents except as landlords in their own right. However due to the prevalence of investment landlords in the city who employ agents to fully manage their properties provision has been made for integrating them into the scheme.

The criteria for landlords to be accepted as part of the common badging scheme are as follows:

- Full membership of an accreditation scheme which shares a protocol with the city (interim membership will not be accepted)
- Agreement to the terms and conditions of the Trusted Landlord Scheme
- Declaration of all property available to rent in Lincoln
- Agreement to an inspection of property.

The Trusted Landlord status will provide recognition for the better landlords, and will result in concessions in policies relating to HMO licensing, enforcement of standards, dealing with homelessness and advertising of properties through the Choice Based Lettings process.

Empty Homes

The Council employ an empty homes officer to work with empty property owners to assist them in bringing properties back into use. The officer is also able to enforce against empty homes, where working with the owner does not prove productive, through such means as empty dwelling management orders and compulsory purchase. Over the last five years 111 empty homes have been brought back into use through direct involvement of the council.

Renewal Area

The Park Ward renewal area partnership was established in August 2015 and consists of a group of local stakeholders who focus on the area and share proposals for improvement. The ward is in the top 1% of those nationally assessed as deprived. The area has very high proportions of private rented sector accommodation. The Council approved the scoping of a Place-shaping Strategy for the area's regeneration in March 2016 and appointed consultants to proceed with the formation of a Place-shaping strategy in June 2016. It is anticipated that the strategy will be adopted early in 2017. The neighbourhood board adopted the following statement; *"By working together we want to have a thriving, safe and healthy neighbourhood."* The Place-shaping strategy will include short, medium and long term recommendations for the regeneration of the area.

Affordable Housing condition

All Housing Associations operating in the City ensure their properties meet at least the 2004 Decent Homes standard. The Council has created a higher standard for its own properties, known as the Lincoln Property Standard. It includes all works required by the Decent Homes Standard and also:

- Over bath showers to all properties (unless a level access shower is more appropriate)
- Lever taps for all supported housing
- Non-slip flooring in all kitchens and bathroom of supported housing
- Handrails to main access points of homes with a more than 1:20 gradient

Action Plan: Outcome 4; develop partnerships in the private sector to improve conditions

Outcome 4: Develop partnerships in the private sector to improve conditions						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Person	Progress update
Inspect 500 private rented homes per annum for category 1 hazards of which 250 will target the City's oldest housing stock	None – new target	Number of homes inspected	500 Homes inspected per annum	2021	Private Sector Housing team	
Reduce to 16% of private rented homes with category 1 hazards (1,541)	21% (1,998) of private rented Properties have a category 1 hazard	Percentage of properties	16% (1,541)	2021	Private Sector Housing team	
20% (1,926 homes) of private rented homes are accredited under the Lincoln scheme	New scheme	Number/percentage of homes accredited	20% (1,926)	2021	Private Sector Housing team	
Information about roles and responsibilities of tenants and landlords made available across the city	None	Information pulled together	Leaflet produced	December 2017	Private Sector Housing team, Communications	

Outcome 4: Develop partnerships in the private sector to improve conditions						
Action	Baseline	Indicator/ Measure	Target/ Milestone	Timescale	Responsible Person	Progress update
Bring 50 empty homes back into use per year through council intervention	2014/15 – 25 2015/16 - 13	Number of empty homes brought back into use	50 per year	Annual to 2021	Private Sector Housing Team, Empty Homes project officer	
Develop action plans for all homes over 2 years empty to enable/support it being brought back into use	99 Properties (April 2016)	Action plans in place	Action plans in place	2017 - 2021	Private Sector Housing Team	
Deliver a new emergency housing assistance policy	None	Scheme in place	Scheme in place	April 2017	Private Sector Housing Team	
Approve with partners a Park Ward regeneration action plan		Plan in place		May 2017	Regeneration team	
Maximise intervention for private sector properties with solid wall insulation	None	Action plan in place		December 2018	Private Sector Housing Team	

Outcome 5: Promote and increase sustainable living in the city

Fuel bills and the cost of running a home are amongst the highest outlays for a household. Home improvements can dramatically reduce the amount of fuel consumed within a household, and building regulations have begun to introduce measures to implement these strategies for new properties. However the problems with the existing City housing stock relating to fuel poverty persist. The BRE House Condition Survey 2014 for Lincoln estimates that there were 524 owner occupied households who were living with excess cold according to the housing health and safety rating system and a further 826 private rented households living with excess cold. 11¹⁵% of the households in Lincoln were assessed as living in fuel poverty.

Households living in fuel poverty cannot afford to adequately heat their homes and may be risking their, and their family's health as a result of this. Some improvements will be as simple as replacing light bulbs and appliances with more energy efficient ones, others will be more difficult and could include new boilers, windows or solar panels. Insulating lofts to the latest standards is a basic must for all households.

Sustainable Living

All properties which are to be let or sold need an energy performance certificate (EPC) highlighting the SAP and CO² ratings of the property as well as potential ratings that could be achieved through some improvement measures. An EPC lasts for 10 years regardless of the number of sales and lets. It provides the new owner/tenant with an indication of the running costs of the home and what improvements could be made to increase its energy efficiency and reduce fuel bills.

According to the 2011 census there were 999 homes in Lincoln without central heating. This is most certainly contributing to the high levels of fuel poverty within the city. In Lincoln there are an estimated 2,085¹⁶ owner occupied households living in fuel poverty, and a further 2,532¹⁷ private rented households living under the same conditions.

Energy Efficiency

The council has a duty to assess all its properties and provide an EPC upon letting or sale. A full stock profile for SAP ratings was done in 2015 and EPC assessments have been carried out for council properties as they have become void.

In the Council housing stock there are:

- 35 properties have a SAP of 38 or below (F or G rated)

¹⁵ Lincoln BRE Dwelling Level Housing Stock Modelling and Database August 2014

¹⁶ Lincoln BRE Dwelling Level Housing Stock Modelling and Database August 2014

¹⁷ Lincoln BRE Dwelling Level Housing Stock Modelling and Database August 2014

- 1,054 properties have a SAP rating of E (39-54)

These properties are being targeted for energy efficiency improvements in in the 2017-2018 period. It should be noted that all landlords, including the council, will not be allowed to let properties with a SAP of F or below from 1 April 2018.

It is the council's intention to continuously improve its properties to reduce their carbon footprint and increase the energy efficiency of the property.

There are an estimated 1,640¹⁸ private rented homes in the city which have a SAP below a 38 rating (F or G rated), this represents 17% of the sector. These homes will need improvement to allow them to be re-let from April 2018. In addition to this there are an estimated 1,485¹⁹ owner occupied homes which have a SAP rating of 38 or less, representing 6% of the sector.

There are a number of measures which a household can implement to reduce its energy consumption, and therefore the costs of running a home. The government though has dramatically reduced grant funding for households seeking to improve energy efficiency and reduce their carbon footprint.

Low Carbon

The City of Lincoln Council signed up to the Low Carbon Lincoln Charter in 2013 and in partnership with other Lincoln stakeholders have made a commitment to reduce Lincoln's carbon footprint by 25% by 2020. The Partnership has produced a low carbon plan which sets out how this target will be achieved across the industrial, domestic and transport sectors. This is available on the council website: <https://www.lincoln.gov.uk/your-council/information-policies-and-publications/environment-policies-and-publications/low-carbon-lincoln/>

In Lincoln the domestic sector makes up 37% of carbon dioxide emissions, which has been reduced by 30% since the 2005 baseline. Improvements to the energy efficiency of Lincoln's council housing stock have and will continue to make a contribution to the reduction in carbon dioxide emissions.

¹⁸ Lincoln BRE Dwelling Level Housing Stock Modelling and Database August 2014 pg 43

¹⁹ Lincoln BRE Dwelling Level Housing Stock Modelling and Database August 2014

Action Plan: Outcome 5: Promote and improve energy efficiency in the city

Outcome 5: Promote and increase sustainable living in the city						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Responsible Person	Progress update
Revise and implement the action plan for reducing fuel poverty by September 2017	None	Action plan in place	Deliverable action plan approved	March 2017	Corporate Policy	
Support the delivery of the Affordable Warmth Strategy and action plan	Strategy in place to 2016	Updated strategy and action plan	Updated strategy and action plan	March 2018	Housing Strategy team	
Survey, identify and improve all council owned properties with a SAP of 38 or less	35 properties (April 2016)	Number of properties with a SAP of less than 38	No council properties with a SAP of 38 or less	March 2018	Housing Investment Team	
Survey, identify and establish an action plan to improve all council owned properties with a E rated SAP (39-54)	1,054 properties (April 2016)	Action plan in place	Action plan and finances approved for improvement	March 2018	Housing Investment Team	
Improve 10% of all properties in the private sector which have a SAP rating of less than 38	None	Percentage of properties improved	10% of properties improved	1 April 2018	Private sector Housing Team	

Outcome 5: Promote and increase sustainable living in the city						
Action	Baseline	Indicator/M easure	Target/ Milestone	Timescale	Responsible Person	Progress update
Develop Emergency winter housing grant for those in most need		Grant scheme in place	10 properties improved	Annually from April 2017	Private sector Housing Team	
Average SAP rating for residential Council owned properties to be 70 or more	29% (2,244) at SAP of 70 Remainder of stock at an average of 65	Percentage of properties with a SAP above 70, Average SAP rating of remainder	80% at SAP of 70 by March 2018	2021	Housing Investment Team	
Develop an action plan with the aim of reducing the number of privately owned properties without central heating	999 homes without	Action plan in place to address	Plan in place to reduce to 800 homes without central heating	2019	Private Sector Housing Team	

Outcome 5: Promote and increase sustainable living in the city						
Action	Baseline	Indicator/Measure	Target/Milestone	Timescale	Responsible Person	Progress update
Reduce the number of households in the city living in fuel poverty by 5% (230) households	Reduction of 230 households	Percentage of households living in fuel poverty	Reduce fuel poverty by 5%	2021	Private Sector Housing Team, Housing Investment Team, Housing Strategy team, Private landlords, Property owners	
Increase average SAP in the city to 57 across all tenures	Average SAP 50	Average SAP rating	Average SAP at 57	2021	Private Sector Housing Team, Housing Investment Team, Housing Strategy team, Private landlords, Property owners	

Outcome 5: Promote and increase sustainable living in the city						
Action	Baseline	Indicator/M easure	Target/ Milestone	Timescale	Responsible Person	Progress update
Identify all pre-fabricated dwellings in the city and establish individual property plans to improve energy efficiency	None	Spreadsheet of all addresses	All pre-fabricated dwellings identified	2019	Housing Investment Team, Housing Strategy team	
Raise awareness of free ways to reduce energy bills	Existing information in place	Leaflet in place and available at a range of locations	Revised information released	2018	Housing Strategy team	

Appendix 1: Evidence Base

General Information, relevant to all outcomes (See also the annual Housing Market Report published on the City Council website, and Lincolnshire Research Observatory website)

Population (census 2011)

Lincoln: 93,541, a 9.3% increase since 2001²⁰

Lincolnshire: 713,623, a 10.4% increase since 2001

England: 53,012,456, a 7.9% increase since 2001

Population (mid 2015 estimate, ONS 2016)

Lincoln; 97,065

Households (census 2011)

Lincoln: 39,825, an 8.7% increase since 2001²¹

Lincolnshire: 306,971, a 12.8% increase since 2001

England: 22,063,368, a 7.9% increase since 2001

Average Household size (Central Lincolnshire Strategic Housing Market Assessment 2015)

Lincoln: 2.21 people per household

Lincolnshire: 2.3 people

England: 2.4 people

Housing stock

²⁰ Central Lincolnshire Strategic Housing Market Assessment 2015

²¹ Central Lincolnshire Strategic Housing Market Assessment 2015

Lincoln (census 2011): 42,556 properties, increase of 11.2% since 2001
Lincolnshire: 321,949 properties, increase of 13.4% since 2001
England: 22,976,066 properties, increase of 8.3% since 2001

Number of Domestic Dwellings (Valuation Office Agency 2016)

Lincoln: 44,600

Central Lincolnshire 135,330

Outcome 1: Maximise the number of new homes built – Increase the supply of affordable houses to levels that meet accommodation need

Lincoln: 3.6%²² of properties are over-crowded

Lincolnshire: 2.2% of properties

England: 4.6% of properties

Lincoln: 67.7% of properties are under-occupied

Lincolnshire: 79.1% of properties are under-occupied

England: 68.7% of properties are under occupied

Affordable Housing Need (Central Lincolnshire Strategic Housing Market Assessment 2015)

Lincoln: 388 homes per annum 2014-2019

158 homes per annum 2020-2036

Total homes: 4,942 homes

²² Central Lincolnshire Strategic Housing Market Assessment 2015/Census 2011

Central Lincolnshire property size requirement²³:

- 1 bed: 39% 355
- 2 bed: 37% 335
- 3 bed: 20% 179
- 4 bed: 4% 40

71 households annually could have their housing needs met by intermediate housing, namely 40% shared equity plus rental element.

Housing requirement

Central Lincolnshire minimum of 1,540 homes per annum to support 630 new jobs per annum up to 1,780 homes per annum supporting 940 jobs per annum. Ideally to support North Kesteven and West Lindsey in achieving this annual target requires delivery of between 374 and 498 homes per annum within the City.

Overall housing size needs

- 1 bed: 14%
- 2 bed: 27%
- 3 bed: 28%
- 4 bed: 13%
- Larger: 18%

There is an expected growth in numbers of older people (over 65) in Lincoln of between 643 and 680 people between 2012 and 2036, this represents those in the communal population rather than living independently. It is expected that this would need around 23 additional communal establishments of around 29 units each in Lincoln.

²³ Central Lincolnshire Strategic Housing Market Assessment 2015

Outcome 2: Reduce Homelessness in Lincoln

Homelessness

	Housing advice cases	Homelessness preventions	Homelessness applications received	Homelessness Acceptances
2010/11	657	363	87	72
2011/12	565	485	189	125
2012/13	579	463	218	199
2013/14	381	462	248	186
2014/15	330	219	306	251
2015/16	416	241	226	142

Outcome 3: Improve and increase provision of specialist accommodation

Gypsies and Travellers - DCLG Caravan count

	Caravans counted	No. of authorised pitches - Residential	No. of authorised pitches – transit	Caravan capacity
July 2010	14	19	10	48

January 2011	12	19	10	48
July 2011	10	19	10	48
January 2012	16	19	10	48
July 2012	12	19	10	48
January 2013	11	19	10	48
July 2013	31	19	12	43
January 2014	9	38	20	96
July 2014	9	19	10	48
January 2015	14	19	10	48
July 2015	14	19	0	38

Outcome 4: Develop partnerships in the private sector to improve conditions

Vacancy rates – 2015

Empty for 6 months or more: 0.8% (361 properties)

Empty for 2 years or more: 0.3% (128 properties)

House condition survey 2014

	Stock	Average SAP	Fuel poverty (LIHC)	HHSRS category 1 hazard	Disrepair
Owner occupied	23,573	58	2,085	2,845	1,623
Private rented	9,632	51	2,532	1,998	1,455
Social ²⁴	9,751	61	1,530	555	300
Total	42,956	57	6,147	5,398	3,378

The Census shows that in 2011 in Lincoln there were 999 households without central heating representing 2.5% of properties, compared with 2% across the whole of Lincolnshire (6,185 properties)

Empty Homes

Year	Empty Homes brought back into use through council intervention
2011/12	22
2012/13	28
2013/14	23

²⁴ This includes council housing and all other social housing providers

2014/15	25
2015/16	13

Empty homes in Lincoln at 1st April each year

Year	6 months or more	2 years or more
2013	768	170
2014	381	141
2015	329	125
2016	429	99

Outcome 5: Promote and Increase sustainable living in the city

Housing types

Lincoln increase in numbers of each house type between 2001 and 2011

- Flats: 2,110
- Terraced dwellings: 502
- Semi Detached: 867
- Detached: 761
- Caravan: -55

Tenure

Change in number of properties census 2001 to census 2011

	<i>Lincoln</i>
Owned Outright	477
Mortgaged	-1384
Shared Ownership	-81
Social rented	363
Private rented : Landlord	4014
Private rented: other	143
Rent free	-350

Household Income

Average Household income: £30,395

House Prices ²⁵

Average price paid (sale) in 2014:

Lincoln: £138,779

Lincolnshire: £156,221

England: £264,350

Lincoln lower quartile house price: £101,375

Average (median) rent in 2014:

Lincoln: £475 per month

Lincolnshire: £515 per month

²⁵ All this section is taken from the 2015 Central Lincolnshire Strategic Housing Market Assessment

England: £595 per month

Prices for rent in Lincoln range from £425 for a one bedroom dwelling to £750 for a dwelling with four or more bedrooms.

Affordability²⁶

Based on the following assumptions:

- Mortgage: 3.5 times income minus 5% deposit
- Rental: 25% of income

Affordability based on average income:

- Mortgage = $3.5 * 30,395 = £106,3820.50$
- Rental = $25% * 30,395 = £7,598.75$ p.a or £633.23 per month

Lower quartile house price: £101, 375
Income required: £27,576
Unable to afford: 61%

Private rent for 2 bedroom house

Lower quartile: £5,580 per annum
Income required: £22,320
Unable to afford: 43%

Shared equity

75% share: £86,213
Income required: £23,401

²⁶ This section is all taken from the 2015 Central Lincolnshire Strategic Housing Market Assessment

Unable to afford: 53%

40% share with rental payment

71 newly forming households per annum can afford

Lettings

2015/16 lettings of council housing

	Total	1 bed	2 bed	3 bed	4 bed	7 bed
Bungalow	64	26	31	7	0	0
Maisonette	44	0	39	5	0	0
Flat	388	321	67	0	0	0
House	246	0	146	95	4	1
Total	742	347	283	107	4	1

Trends since 2012 show that turnover represents about 10% of the council's own stock. Most of these lettings have been to flats each year, representing almost 50% of the lettings each year.

Reasons for lettings of council homes

Why Housed	Number of households
Waiting List	296
Homeless	178
Mutual exchange	114
Transfer	114
Succession	1
Temporary	5
Other	34

Trends show that 47 lets to sheltered accommodation in the year, this represents 6% of all lets in the last year and 11%% turnover of the sheltered housing stock.

Central Lincolnshire Waiting List

April 2016

Waiting list by household type			
Household type	Number	Percentage	Lincoln connection

Adult groups	375	7.2%	149
Couples	699	13.3%	235
Families	1814	34.6%	949
Single	2215	42.3%	1024
Single with access	135	2.6%	81
Total	5,238	100%	2,438

Band	Number on list	Connection to Lincoln	Lincoln connection and requires wheelchair access
Band 1	229	156	22
Band 2	1112	605	20
Band 3	1686	813	12
Band 4	2211	864	10

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Council owned Homes

April 2016

Total: 7804

	Total	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	7 bed
Bungalow	583	344	176	63	0	0	0	0
Maisonette	271	0	254	17	0	0	0	0
Flat	3418	2771	630	17	0	0	0	0
House	3532	1	1737	1666	118	4	4	2
Total	7804	3116	2797	1763	118	4	4	2

Private rented accommodation

Households on the waiting list are not always able to be housed within council or housing association properties, some lettings are made to private rental properties. 133 lets from Lincoln waiting list were made to private rented properties. This shows there is also a need for private rental accommodation to meet some of the waiting list in Lincoln.

