

Report by:  
Head of Strategic Regeneration Housing  
and Development

Decision to be taken after  
11 August 2010

## NORTH LINCOLNSHIRE COUNCIL

### HOUSING AND STRATEGIC PLANNING CABINET MEMBER

#### NORTH LINCOLNSHIRE STRATEGIC HOUSING IMPLEMENTATION PLAN 2010 - 2013

##### 1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To seek approval for the Strategic Housing Implementation Plan 2010 – 2013.
- 1.2 To propose that the Cabinet Member for Housing and Strategic Planning receives quarterly updates on the Strategic Housing Implementation Plan action plan.

The key points of the report are as follows:

- 1.3 The Humber Housing Strategy was adopted in March 2010. Following this, a Strategic Housing Implementation Plan has been developed for North Lincolnshire to set out local housing priorities.
- 1.4 As a result of consultation, four strategic housing priorities for North Lincolnshire have been identified:
  - Delivering growth and affordability;
  - Ensuring safe and healthy homes;
  - Preventing crisis, enabling independence;
  - Creating sustainable communities.

##### 2 BACKGROUND INFORMATION

2.1 The sub-regional Humber Housing Strategy was adopted in March 2010 by the Humber Housing and Regeneration Board. Within North Lincolnshire it was agreed that the Humber Housing Strategy would set out the overarching strategy direction for housing and that a local implementation plan would be developed setting out the local plans for housing in our area.

2.2 The priorities set out in the Strategic Housing Implementation Plan have come about as a result of the following:

- a review of past performance against the North and North East Lincolnshire Housing Strategy 2007 – 2010;
- consultation with the public, partners and stakeholders;
- evidence around local housing demand and need and the condition of existing homes and communities;
- an analysis of how housing can contribute to the priorities in the North Lincolnshire Sustainable Communities Strategy.

2.3 As a result of the above, a revised vision for housing in North Lincolnshire has emerged:

*“everyone lives in warm, safe, affordable homes in sustainable communities”.*

2.4 In addition, four overarching strategic priorities are proposed:

- Delivering growth and affordability;
- Ensuring safe and healthy homes;
- Preventing crisis, enabling independence;
- Creating sustainable communities.

## **2.5 Delivering growth and affordability**

2.5.1 Under this priority we aim to deliver more market homes to meet current and future demand in sustainable locations and also to deliver more affordable homes in urban and rural areas to meet local needs.

2.5.2 A key milestone to enable us to achieve these outcomes will be working with the Homes and Communities Agency to develop an Investment Plan for North Lincolnshire.

## **2.6 Ensuring safe and healthy homes**

2.6.1 Linking into the overall priority in the Sustainable Community Strategy that everyone lives in a decent home and a safe neighbourhood, this priority focuses on ensuring that everyone, regardless of tenure, lives in a home which meets the Government's minimum standard of decency.

2.6.2 The outcomes we would like to achieve under this priority are that more people live in decent homes and few vulnerable people live in non decent homes.

2.6.3 This priority also looks at reducing the number of vulnerable people living in homes with poor energy efficiency and reduced carbon emissions from domestic homes.

## **2.7 Preventing crisis, enabling independence**

2.7.1 This strategic priority has three key elements all aimed at preventing severe housing crisis such as homelessness.

2.7.2 The strategic priority also aims to enable people to live as independently as possible in the home of their choice.

2.7.3 The first element under this priority is establishing the feasibility of providing a new service combining the First Stop as a referral route for all housing related support services

2.7.4 Secondly, exploring the Housing Advice Team in an extended housing options role

2.7.5 Thirdly, the implementation of a Choice Based Lettings scheme, called ‘Home Choice Lincs’.

2.7.6 This strategic priority is supported by a number of ‘client group specific’ strategies which aim to engage with certain client group

and ensure engagement opportunities exist for people to be involved and give their opinion and requirements.

## **2.8 Creating sustainable communities**

- 2.8.1 This strategic priority aims to establish the most effective contribution that good quality well planned and maintained housing can make in North Lincolnshire, to areas that are currently lacking one or more of the key elements of a sustainable community.
- 2.8.2 This will include reducing inequalities in health, employment, housing and tenure, particularly in the worst performing areas of Advance Crosby and Westcliff Precinct but also including other areas suffering from particular housing related issues.

## **2.9 Monitoring the Strategic Housing Implementation Plan**

- 2.9.1 The Strategic Housing Implementation Plan is accompanied by an action plan setting out actions that are to take place if the outcomes are to be achieved. The action plan also sets out the resources required to enable the action to take place and specifies the officer responsible for ensuring the action is completed on time.
- 2.9.2 A draft action plan accompanies this report. It is proposed the action plan will be monitored on a quarterly basis and a report is presented to both the North Lincolnshire Housing Investment Board and the Cabinet Member for Housing and Strategic Planning.
- 2.9.3 In addition to the monitoring reports, performance measures and targets have been identified for each strategic priority. It is proposed these are monitored at a housing Quarterly Performance review (QPR). In this way, performance can be tracked over time and those areas showing off target performance can be looked at in more detail along with task groups established to deal with any areas of concern.
- 2.9.4 At the time of writing the implementation plan, many housing policy drivers at a national level are under review as a result of the change of Government. As a result, it will be necessary for the implementation plan to be under constant review and to be flexible to respond to changing structures and funding allocations.

## **3. OPTIONS FOR CONSIDERATION**

- 3.1 Option 1 – Approve the Strategic Housing Implementation Plan and agree that monitoring reports will be received on a quarterly basis, covering one priority per quarter.
- 3.2 Option 2 – Request further work be carried out on the Strategic Housing Implementation Plan and/or the action plan and a report be resubmitted to the Cabinet Member at a later date.

## **4. ANALYSIS OF OPTIONS**

4.1 Option 1 is the recommended option.

## **5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

- 5.1 Pages 31-33 of the Implementation Plan discuss resources to support the outcomes. The action plan also outlines resources required for each action.
- 5.2 Resources to enable us to deliver actions are still uncertain as a result of current and future cuts to public spending. This means the implementation plan will be under constant review and some of the actions are aspirational and dependent upon available funding.

## **6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 CRIME AND DISORDER, RISK AND OTHER)**

### **6.1 Statutory**

The Housing Act 2004 requires that local authorities keep the housing condition and housing need in their area under constant review and set out action to provide for housing need and improve housing conditions.

### **6.2 Diversity**

Issues of Equality and Diversity are addressed throughout the Implementation Plan, as well as specifically under Priority 3, Preventing Crisis Enabling Independence. An engagement strategy is currently under development to ensure that all groups have opportunities to give their opinions and explore the housing needs of different group.

A Diversity Impact Assessment will be completed on the Strategic Housing Implementation Plan.

### **6.3 Environmental**

Achieving the vision and strategic priorities set out within the Strategic Housing Implementation Plan will bring about environmental improvements across North Lincolnshire.

### **6.4 Section 17**

Many of the actions identified will lead to safer and more secure homes in North Lincolnshire.

### **6.5 Risk**

An action has been identified to undertake a full risk assessment on the implementation plan. This will be completed by October 2010 to take into account the Comprehensive Spending Review.

## **7. OUTCOMES OF CONSULTATION**

- 7.1 Consultation was carried out on emerging housing priorities for North Lincolnshire with the public, partners and stakeholders. The results of the consultation were used to inform the vision and priorities in the Strategic Housing Implementation Plan and the actions required to achieve the outcomes.

7.2 A summary and full consultation report is available on request from the Strategic Housing Team.

## **8. RECOMMENDATIONS**

8.1 That the Cabinet Member for Housing and Strategic Planning approves the Strategic Housing Implementation Plan.

8.2 That the final action plan is brought for approval to the Cabinet Member in December 2010.

8.3 That the Cabinet Member receives quarterly updates on the implementation plan covering one priority per quarter and any other issues for discussion.

## **HEAD OF STRATEGIC REGENERATION, HOUSING AND DEVELOPMENT**

Pittwood House  
Ashby Road  
SCUNTHORPE  
North Lincolnshire  
DN16 1AB

Author: Kate Robinson

Date: 19 July 2010

### **Background papers used in the preparation of this report**

- North Lincolnshire Strategic Housing Implementation Plan
- Draft North Lincolnshire Strategic Housing Implementation Plan Action Plan
- Consultation report on the Housing Strategy Action Plan Refresh 2010 -2013
- Housing Strategy refresh 2010 – 2013: Evidence base



## **DRAFT Strategic Housing Implementation Plan – Action Plan 2010 - 2013**

### **Introduction**

This action plan accompanies the Strategic Housing Implementation Plan. The plan sets out the actions that will take place during the period 2010 – 2013 to address housing issues in North Lincolnshire. The action plan also details the resources required to complete the action as well as the lead officer responsible for ensuring the action is completed. At the time of writing the action plan, current and future budgets were being re-assessed by the new coalition Government. Therefore, some of the actions and outcomes are aspirational and will depend on future available funding.

### **Monitoring the action plan**

The action plan will be monitored on a bi-annual basis and reports presented to both the North Lincolnshire Housing Investment Board and also to the Cabinet Member for Housing and Strategic Planning.

The performance information will be monitored and reported to a housing Quarterly Performance Review (QPR). Performance will be tracked over time and those areas showing poor performance will be looked at in more detail along with task groups established to deal with any areas of concern.

Priority 1: Growth and Affordability

Outcome 1: More market homes to meet current and future demand in sustainable locations

National Indicator 154: Number of new homes built per year

Target: 750 new homes per year

Baseline: 2009/2010 302 units built

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Agree Local Investment Plan (LIP) with the Homes and Communities Agency	LIP to be agreed by 31 <sup>st</sup> March 2011	Based upon LIP sign Local Investment Agreement	On-going refresh of LIP	Officer time and HCA will add capacity	Strategic Housing Coordinator	North Lincolnshire Housing Investment Board
Adopt the Local Development Framework (LDF)Core Strategy	Core Strategy to be adopted by 31 <sup>st</sup> March 2011	Annual Monitoring report to monitor delivery of housing	Annual Monitoring report to monitor delivery of housing	Resources allocated both internally and from Housing, Planning Delivery Grant	Spatial Planning Manager	The LDF will be monitored annually through the Annual Monitoring Report
Adopt the housing and employment land allocations document to establish strategic housing development sites	Submission draft public consultation Nov/Dec 2010  Submission to Secretary	Examination August 2011  Adoption March 2012		Strategic Housing Land Allocations Group	Senior Planning Officer	The LDF will be monitored annually through the Annual Monitoring Report

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
	of State March 2011					
Agree a strategic approach to use and release of council owned assets for housing and employment				Officer capacity	Head of Resources: Strategic Regen	Economic Development Board
Establish a proactive approach to development management including making best use of S106 contributions	Dedicated post to manage S106 in place by 31 <sup>st</sup> March 2011	Review of Council's approach to development management and implement findings		From within existing resources	Head of Strategic Regeneration	Strategic Asset Management Group will monitor resources secured through S106 and how they are utilised as part of the Capital Programme
Maintain an excellent understanding of the type and tenure of all housing required in North Lincolnshire	Update Housing Needs and Market Assessment (HNMA) by 31 <sup>st</sup> March 2011	Complete Local Economic Assessment (LEA) by 31 <sup>st</sup> March 2011	Complete Housing Needs and Market Assessment including new census data and LEA projections	Funding for HNMA update £6,000 from existing resources. External funding for LEA secured. Data Observatory to be used to produce future HNMA's	Strategic Housing Coordinator and Economic Development Manager	Economic Development Board
Deliver the Lincolnshire Lakes Project as a sustainable urban	Adopt LDF Core Strategy	Complete an Area Action		Resource Plan being developed in partnership	Head of Strategic Regener	North Lincolnshire Local Strategic Partnership monitor

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
extension to Scunthorpe	including allocation of Lincolnshire Lakes as a broad strategic location for growth by 31 <sup>st</sup> March 2011.	Plan for the Lincolnshire Lakes		with the HCA and the Advisory Team for Large Applications	ation	this project as a 'flagship' scheme

Outcome 2: More affordable homes in urban and rural areas to meet local needs
National Indicator 155: Number of new affordable homes built per year
Target: 150 new affordable homes per year
Baseline: 2009/2010 108 new affordable homes built

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Adopt revised policy for affordable housing within the LDF Core Strategy with target of up to 20% of all new housing to be affordable	Core Strategy to be adopted by 31 <sup>st</sup> March 2011.	Revise 'Approach to Affordable Housing' document by June 2011		Resources allocated both internally and from Housing, Planning Delivery Grant	Spatial Planning Manager	Monitor delivery of affordable housing through Annual Monitoring Report
Hold quarterly meetings with each developing housing association and the Homes and Communities Agency to monitor maintain delivery pipeline	Meetings to take place in August / September 2010 and March 2011	Quarterly meetings to take place	Quarterly meetings to take place	Internal and partner officer capacity	Affordable Housing Development Officer	Outcome of meetings to be fed into North Lincolnshire Housing Investment Board
Undertake further work, possibly with partners into the feasibility of bringing empty homes back into use for affordable	Monitoring of empty homes on a quarterly basis. Review	Continue quarterly monitoring and if feasible set targets for		Internal and partner officer capacity to monitor and understand feasibility. Look	Affordable Housing Development Officer	Monitored through National Indicator 155

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
housing	practice across the region by 31 <sup>st</sup> March 2011	number of affordable homes secured through this route		into use of S106 commuted sums for bringing empties into use in the future		
Deliver planned affordable housing schemes for 10/11	Planned schemes include: St Catherine's Bottesford Rd Homebuy Direct Baysgarth View Axholme Drive	Detailed pipeline to be agreed by 1 <sup>st</sup> April 2011	Detailed pipeline to be agreed by 1 <sup>st</sup> April 2012	Mix of HCA grant funding and private finance from Housing Association Development Partners	Affordable Housing Development Officer with partner Housing Associations	Monitored through National Indicator 155
Intermediate Affordable Housing Work	Facilitate sub regional task group on this agenda. Undertake additional research into intermediate affordable housing in			Officer and partner (inc HCA) capacity for sub group. £15,000 secured from Housing and Planning Delivery Group for further research.	Strategic Housing Coordinator / Affordable Housing Development Officer	Monitored through National Indicator 155

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
	North Lincolnshire					

<b>Outcome 2: More affordable homes in urban and rural areas to meet local needs</b>
Target: 20 rural affordable homes per year
Baseline:
20 rural homes delivered in 2009/10

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Sustain funding for Rural Housing Enabler project	Funding in place for 2010/2011. Need to agree funding for 2011/12 by December 10			To be agreed	Strategic Housing Coordinator	North Lincolnshire Housing Investment Board
Annually complete a Rural Housing Development plan which includes engagement with local communities.	Attend up to 12 Parish Council meetings and use discussions to inform development plan.	Complete development plan and continue to engage parish councils.	Complete development plan and continue to engage parish councils.	Rural Housing Enabler project funded by NLC and the Regional Housing Board	Rural Housing Enabler	Monitored through National Indicator 155 and RHE Steering Group
Identify suitable sites within villages with a housing need to build up a pipeline of potential schemes	At least 3 sites to be progressed each year	At least 3 sites to be progressed each year	At least 3 sites to be progressed each year	Rural Housing Enabler project funded by NLC and the	Rural Housing Enabler	Monitored through National Indicator 155 and RHE Steering Group

				Regional Housing Board		
Monitor effectiveness of Rural Exceptions Site Policy	Include within Annual Monitoring Report	Include within Annual Monitoring Report	Include within Annual Monitoring Report	Internal officer capacity	Affordable Housing Development Officer	Monitored through National Indicator 155 and RHE Steering Group
Update parish profiles on an annual basis	Update parish profiles by September 2010	Update parish profiles by September 11	Update parish profiles by September 12	Internal officer capacity	Affordable Housing Development Officer	Monitored through National Indicator 155 and RHE Steering Group

Priority 2: Ensuring safe and Healthy Homes

Outcome 1: More people live in decent homes

Target: 150 homes assisted towards achieving the Governments Decent Homes Standard per year

Baseline:

80.1% of private sector properties classed as non-decent

136 properties assisted towards decency in 2009/10

66 dwellings with Category 1 hazards made free from those hazards as a direct result of action by the local authority in 2009/10

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Research into the links between housing and health inequalities in North Lincolnshire	Commission research  Review findings of research	Implement actions as a result of research		HPDG	Strategic Housing Co-ordinator	Private Sector Housing Strategy Steering group  Wellbeing and Health Improvement Partnership
Research options for making better use of private rented accommodation for specific client groups and closer working with private landlords	Research options available  Establish mechanisms for regular engagement with private landlords	Implement options for increasing availability for private rented accommodation for specific client groups	Review success of increasing options for private rented accommodation	HPDG  LSP funding  Existing resources	Strategic Housing Co-ordinator	Private Sector Housing Strategy Steering Group

Increased number of dwellings made free from Category 1 hazards as a direct result of action by the Local Authority	50 dwellings made free from Category 1 hazards			Internal resources	Housing Standards and Performance Manager	Private Sector Housing Strategy Steering Group
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Outcome 2: Fewer vulnerable people live in non decent homes

Target: 75% of vulnerable households live in decent homes by 2020

Target: 70 Vulnerable households assisted to make their homes decent

Baseline: 2567 dwelling occupied by vulnerable groups are classed as non-decent.

66 homes classed as non-decent occupied by vulnerable groups assisted towards decency in 2009/10.

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Targeted interventions at vulnerable households living in non-decent homes	Implementation of targeted intervention  Review success of interventions and seek additional funding	Implementation of targeted intervention  Review success of interventions and seek additional funding	Review success of interventions	CESP funding  ERDF funding  Internal resources  North Lincs Homes	Housing Standards and Performance Manager	Private Sector Housing Strategy Steering group

Outcome 3: Fewer vulnerable people live in homes with poor energy efficiency

Target: Less than 10% of vulnerable households live in homes with a SAP rating below 35 ( National Indicator 187)

Target: 900 referrals to Warm Front and Sheep collectively per annum

Baseline:

NI187a) (number of people in receipt of means tested benefits living in properties with a low energy efficiency rating)  
2009/10 = 7.7%

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Training of outreach workers on fuel poverty issues and work with PCT and other partners to promote affordable warmth and referral contacts.	30 staff trained	40 staff trained	50 staff trained	Within existing resource	Home Improvement Manager	Private Sector Housing Strategy Steering Group
Targeted interventions to vulnerable households	Implementation of GoWarm project  CESP/ERDF funded project			Internal resources  CESP funding  ERDF funding	Housing Standards and Performance Manager  North Lincolnshire Homes	Private Sector Housing Strategy Steering Group

Outcome 4: Carbon emissions from our homes are reduced
Target: 2% annual reduction of carbon emissions from our homes in North Lincolnshire
Target: 100% new affordable homes built to code for sustainable homes level four
Target: 20% improvement year on year in number of new homes built to code level 3 and above
Baseline: 29.8% improvement in energy efficiency in domestic homes between 1996 and 2009 ( <i>Source: Home Energy Conservation Act Survey results 2009</i> ).

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Clear guidance for developers on achieving improved energy efficiency levels	Development Control policy introduced on compliance with the code for sustainable homes level 3					
Promotion of energy efficiency measures taken up in private rented accommodation	Bid to Local Strategic Partnership for resources to assist energy efficiency in private rented accommodation	Promotion of energy efficiency measures to private landlords and private renting tenants		LSP funding Internal resources for promotion	Housing Standards and Performance Manager	Private Sector Housing Strategy Steering Group
Promotion of good quality public information on advice and assistance	Continually review website and accessibility of accessing			Within existing resources	Home Improvement Manager	Private Sector Housing Strategy

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
available	information  Promotion at public and Council events					

Priority: 3 Preventing Crisis, Enabling Independence

Outcome 1: Improved access to and choice around affordable housing and the private rented sector through Home Choice Lincs  
Claire

Target: Implement Home Choice Lincs by November 2010

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Deliver Home Choice Lincs Choice Based Lettings scheme for Northern Lincolnshire	Implement scheme November 2010	Review first 6 months of operation May 2011  Increase Housing Association use beyond founding partners  Develop private rented sector use		Within existing resources and income generated from property advertising	Strategic Housing Co-ordinator	Choice Based Lettings Partnership Board  North Lincolnshire Local Housing Partnership
Improve working relationship with private landlords to maximize properties available to vulnerable groups	Continue to work sub-regionally to develop an improved					

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
	landlord accreditation scheme and tenant accreditation scheme					

Outcome 2: Improved access to homes, advice including benefits advice and support through a combined First Stop / Housing Options and Home Choice Lincs Service

Target: Establish feasibility of providing combined service by March 2011  
Baseline:

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Undertake a feasibility study into providing a combined Housing Options / First Stop and Home Choice Lincs service for North Lincolnshire	Feasibility study to be complete by March 2011	Implement findings of feasibility study		Funding for feasibility study identified	Strategic Housing Coordinator	Housing Strategy Working Group

### Outcome 3: More people able to live independently

Target: 94% of vulnerable people supported people to maintain independent living (NI 142)

Target: 93% of care leavers are in suitable accommodation (NI 147)

Target: 54% of adults with a learning disability in settled accommodation (NI 145)

Target: % adults in contact with secondary mental health services in settled accommodation (NI 149)- Target to be agreed

Target: Complete urgent disabled adaptations in under four months and non-urgent adaptations in under 12 months by 2011/2012

Baselines results for 2009/10

NI 142: Qrt 1 = 98.7%, Qrt 2 = 97.54%, Qrt 3 = 98.87% (est), Qrt 4 = 97.77 (est.)

NI 145 = 62.3%

NI 147 = 93%

NI 149 = 77.1% of total number of adults in contact with secondary mental health services are in settled accommodation.

Of those whose accommodation is recorded, 95% are in settled accommodation.

(Source for NIs; PMS)

Average time taken from enquiry to completion of a DFG in 2009/10 180 days (est) ) (Source: *Private Sector Housing Strategy Action Plan*)

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Deliver Prevention Services Strategy to be in place by	Prevention Services Strategy	Begin to implement procurement		Supporting People programme	Development Officer: Strategic	Commissioning Body

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
to establish Housing Related Support Services for next three years	31 <sup>st</sup> March 2011	plan associated with strategy		funding secured for Housing Related Support Services	Commissioning	
Refresh Young Persons Housing Strategy and strategic approach to accommodation for this client group	Strategy refreshed by 31 <sup>st</sup> March 2011	Monitoring	Monitoring	Young Persons Housing Strategy Working Group	Strategic Housing Coordinator	Young Persons Housing Strategy Working Group Achieving Economic Well-Being Group of Children and Young People's Partnership
Review housing related support services for young people	Review to be complete by 31 <sup>st</sup> March 2011			Budget for existing services secured	Assistant Director Children's Services (Localities)	Review will feed into Young Persons Housing Strategy Working Group
Deliver Young Parents Supported Housing Project	Planning permission and start on site achieved by December 2010	Scheme to be up and running by 1 <sup>st</sup> September 2011		Regional Housing Board funding £300,000 DCSF funding £310,000 Longhurst Havelok Homes funding	Strategic Housing Coordinator and Longhurst Havelok Homes	Build Your Future Project Group North Lincolnshire Housing Investment Board Corporate Parenting Group

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
				remainder		
Find further sites to expand the Build Your Future Project	Ensure the need for small sites is clear within the council's strategic approach to land use		Start on site with second phase of BYF	To be identified, would require investment from National Affordable Housing Programme	Affordable Housing Development Officer with Build Your Future Partnership	To be included as part of Local Investment Plan
Use Home Choice Lincs to monitor access to social housing by young people	November to March – monitor access and set targets for 11/12			Officer capacity	Housing Strategy and Information Officer	Young Persons Housing Strategy Working Group
Develop temporary accommodation for young people	Legal agreement signed by 31 <sup>st</sup> March 2011	First four units available by March 31 <sup>st</sup> 2012	Second four units available by March 31 <sup>st</sup> 2013	Resources for support, management and rent to be agreed	Children in Care Co-ordinator	Young Persons Housing Strategy Working Group
Establish young persons training programme on how to be a responsible tenant and what to expect from you landlord	Build on North Lincolnshire Homes work to agree appropriate programme by 31 <sup>st</sup> March 2011	Roll out training programme and agree targets for delivery		Future Jobs Fund post secured to begin work	Housing Strategy and Information Officer	Young Persons Housing Strategy Working group
Deliver Manifold Road Refurbishment Project	By 31 <sup>st</sup> March 2011 full site works to be underway	Full site works to be completed by 31 <sup>st</sup> March 2012	Review of rents on site to be undertaken by June	Government funding of £534,569 and £136,262 NLC capital	Strategic Housing Co-ordinator / Estates and Valuation	North Lincolnshire Housing Investment Board

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
			2012	match funding	Manager	
Identify suitable sites for Gypsy and Traveller Accommodation through LDF Strategic Allocations Process	Final consultation on Strategic Allocations Document	Adopt Strategic Allocations Document late 2011		Officer capacity  External funding would be required to develop a site	Spatial Planning Manager	Gypsy and Traveller Accommodation Assessment Group
Review of offender management accommodation issues to be undertaken	Review to be completed by 31 <sup>st</sup> March 2011			Officer capacity	Service Director Community Planning and Resources to lead review	Safe Neighborhoods Board
Establish strategic working relationship with Safer Neighbourhoods	First 'back to basics' meeting to take place by 31 <sup>st</sup> October 2010			Officer capacity	Strategic Housing Co-ordinator	Housing Strategy Working Group
Undertake review of Supporting People services for people fleeing domestic violence	Project Group established, review to be completed by September 2010  Services to be re-commissioned by March 31st	Monitor new contract			Domestic Violence Co-ordinator / Development Officer: Commissioning	Commissioning Body  Safe Neighborhoods Board
Review	In line with review				Domestic	Commissioning

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
dispersed refuge model of provision for people fleeing domestic violence	of Supporting People service				Violence Co-ordinator / Development Officer: Commissioning	Body Safe Neighbourhoods Board
Refresh Older Persons Housing Strategy (to include review of demand for Extra Care)		June 2011 establish project group	June 2013 complete Older Persons Housing Strategy	Officer capacity from across Strategic Regen and Adult Services	Housing Strategy and Information Officer	Older Persons Housing Strategy Working Group to be established  Older Persons Partnership
Complete the review and recommissioning of older persons support (wardens) service	Review and re-commissioning to be complete by 31 <sup>st</sup> March 2011			Supporting People programme funding	Development Officer: Commissioning	Commissioning Body  Adult Services Cabinet Member
Deliver Tennyson Gardens redevelopment	Demolition to be complete by October 2010	Redevelopment to be complete by summer 2011		HCA funding of £1,152,000 secured	New Business Development Manager Longhurst and Havelok Homes	Monitored through National Indicator 155
Deliver Manor Gardens redevelopment	Project to be included within Local Investment Plan		Scheme to commence on site	Funding will be sought from HCA	Assistant Director Regeneration North Lincolnshire Homes	Monitored through National Indicator 155

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Undertake annual review of Ashby Meadows Extra Care Housing Scheme	6 monthly review completed May 2010				Quality and Performance Manager	Extra Care Management Liaison Group
Complete assessment of viability of all registered social landlord sheltered housing	North Lincolnshire Homes Review to be completed and recommendations agreed by 31 <sup>st</sup> March 2011	Programme of further reviews to be agreed with partners			Housing Strategy and Information Officer to work with all partners	Findings to be discussed by Older Persons Housing Strategy Working Group
Develop an assistive technology strategy to maximize use of technology in enabling independence	To check with Adult Services Maria Oades				Adult Services	
Complete review and refresh of learning disability housing and support strategy	Self assessment to be completed by November 2010. Consultation on emerging priorities to take place between November and March 2011	Develop new strategy and action plan by summer 2011		Officer capacity to refresh strategy.  Strategy will highlight resources required to deliver priorities	Housing Strategy and Information Officer	Housing sub group of Valuing People Partnership Board
Deliver	Training session to			Housing	Strategic	Disabled

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
awareness training of housing issues for disabled children and young people	be delivered by Joseph Rowntree in October 2010			Enabling Budget	Housing Co-ordinator	Children and Young Peoples Strategic Partnership
Work closely with Children's Services to understand the housing needs of disabled children and their families	Complete initial needs assessment by Summer 2011			Officer capacity	Strategy and Information Officer	Disabled Children and Young Peoples Strategic Partnership
Work towards a mental health housing strategy	Evidence gathered and consultation complete on the housing needs and issues for people with mental health issues	Develop an action plan for addressing the housing needs of people with mental health issues and their carers.	Implement actions, monitor progress and review as necessary	Initially within existing resources  Resources linking to future actions to be identified	Strategy and Information Officer	Mental Health Housing Strategy Steering Group
Establish more knowledge around lesbian, gay, bisexual and transgender population in North Lincolnshire		Investigate opportunities for engagement on housing related issues.  Identify any housing related issues to be addressed.	Put actions in place to address any issues identified		Equality and Diversity Officer	Equality and Diversity group

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
NEED DETAILED ACTIONS AROUND DFG'S ADDING HERE						

#### Outcome 4: Prevention of housing crisis for people in need

Target: Average number of people in B & B at any one time = 6 in 2010/11

Target: Average number of days spent in B & B = 15

Target: 80% of vulnerable people achieving independent living NI 141 (PMS)

Baseline for 2009/10:

NI 141: Qrt 1 = 82.61%, Qrt 2 = 81.48%, Qrt 3 = 81.82% (est.), Qrt 4 = 66.67% (est.) (Source: PMS)

Average number of people in B & B at any one time in 2009/10 = 12

Average number of days spent in B & B in 2009/10 = 26

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Establish Homelessness Forum and use as basis for refreshing Prevention of Homelessness Strategy	First Forum meeting to take place September 2010. Project plan for refreshing strategy to be	Prevention of Homelessness Strategy to be complete by March 2012		Officer capacity to lead forum and refresh strategy	Joint lead Strategic Housing Co-ordinator and Housing Advice	

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
	agreed by 31 <sup>st</sup> March 2011				Manager	
Develop a 'Place of Change' to help homeless people back into independent living by giving them new skills and training	Feasibility study  Land identification  Partner selection	Bid for resources		£1m corporate capital HCA funding bid required	Strategic Housing Co-ordinator (consultant)	North Lincolnshire Local Housing Partnership
Foyer type supported accommodation for young homeless people to include assessment centre for homeless 16 & 17 year olds requiring assessment under children in care act.		Feasibility study			Strategic Housing Co-ordinator	Young Peoples Housing Strategy Group  North Lincolnshire Local Housing Partnership
Training around housing issues established, core funded and being delivered by peer mentors.						

## Priority 4: Creating Sustainable Communities

Outcome 1: Communities across North Lincolnshire will become more sustainable and will be seen as desirable places to live

Target: NI5 overall satisfaction with North Lincolnshire as place to live – target to be agreed

Target: Maintain the number of long term empty properties in the private sector below 1.4%

Target: Review all low demand social housing with partner Registered Social Landlords by March 2012

Target: 30.8% of working age people are claiming out of work benefits in the worst performing neighbourhoods (NI 153)

Baseline:

NI5 = 81.1% in 2008 (*Source: PMS*)

NI 153: Qrt 1 = 29.5%, Qrt 2 = 30.8%, Qrt 3 = 31.7%, Qrt 4 = 32.6% (*Source: PMS*)

1.4% of private sector dwellings are vacant for more than 6 months (*Source: HSSA 2010*)

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Map all empty properties to identify any areas of concern	Mapping of all empty properties complete and results reviewed to set current targets	Maintain current levels and review targets annually	Maintain current levels and review targets annually	Within existing resources	Housing Standards and Performance Manager	Private Sector Housing Strategy Steering Group
Demolish obsolete Kingsway House and undertake options appraisal on future of the site	Kingsway House to be demolished and site cleared by March 2011	Full options appraisal and decision on way forward to		Resources identified for demolition in NLH business plan	Assistant Director Regeneration North Lincolnshire Homes	North Lincolnshire Homes Board

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
		be complete by summer 2011				
Review all low demand social housing with partner RSLs	Review of at least 50% of social stock complete by March 2011	Review of remaining stock to be complete by March 2012. Develop action plans to target areas of concern	Build into future capital investment planning any action necessary	Capacity within Strategic Regeneration and our Housing Association partners	Strategic Housing Support Officer	North Lincolnshire Local Housing Partnership meeting

Outcome 2: Improvement in health, housing condition and the mix of tenures in Crosby and Westcliff when compared with other areas of Scunthorpe  
 Sally

Target: Demolition of up to xx obsolete properties in the Advance Crosby area  
 Target: Refurbishment of 100 non decent properties in the Advance Crosby area  
 Target: Development of xx? High quality new open market homes in the Advance Crosby area  
 Target: Development of up to 20% new affordable homes as part of the Advance Crosby project  
 Target: Demolition of 8 obsolete in the Westcliff Precinct area of Scunthorpe  
 Baseline:  
 28 properties demolished in 07/08 in Crosby area and 16 demolished in 09/10

Action	2010/2011	2011/2012	2012/13	Resources	Lead Officer	Monitoring
Regeneration of the Westcliff area	Establish the most viable method of delivering the vision	Maintain strong delivery partnership and work to secure funding opportunities		£101,000 in 2009/10 £26,000 in 2010/11	Assistant Director Regeneration North Lincolnshire Homes with Strategic Regeneration	Westcliff Precinct Project Group
Complete refurbishment work of Durham House to signify change in the area	Refurbishment to be complete by <i>Check with Pete Stones</i>			Resources identified in NLH business plan	Assistant Director Regeneration North Lincolnshire Homes	North Lincolnshire Homes Board
Demolish obsolete Beverley Court in Westcliff Precinct	Beverley Court demolished and site cleared by March 2011			Resources identified in NLH business plan	Assistant Director Regeneration North Lincolnshire Homes	North Lincolnshire Homes Board
Regeneration of the Advance Crosby area	Agree final, deliverable vision for the Advance Crosby area	Secure development partner for the project  Create and maintain a strong delivery partnership		£501,750 in 2009/10 £419,500 in 2010/11		Advance Crosby Steering Group





# **North Lincolnshire Strategic Housing Implementation Plan 2010 – 2013**

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## **Foreword**

In March 2010 the sub-regional Humber Housing Strategy was approved and although the Humber Housing Strategy set out the overall strategic direction for housing in the area, it was agreed in North Lincolnshire that we would develop a local implementation plan. This document is therefore the Strategic Housing Implementation Plan setting out the local priorities for housing in North Lincolnshire.

The Strategic Housing Implementation Plan sets out a vision that “*everyone lives in warm, safe, affordable homes in sustainable communities.*”

The necessity to identify what is important for people living and working in the area has never been greater. We hope that this plan will guide us in our priorities for action despite the difficult financial times ahead due to current and future public funding cuts. As the implementation plan outlines, we will aim to keep the needs of the increasing number of vulnerable households at the forefront of our minds.

We have reviewed past achievements, evidence around local housing need and demand and consulted with local people, our partners and other stakeholders. As a result of this work, four strategic priorities for housing have emerged:

- Delivering growth and affordability;
- Ensuring safe and healthy homes;
- Preventing crisis, enabling independence;
- Creating sustainable communities.

Despite the difficult times ahead, we are committed to setting aspirational outcomes for the housing needs and requirements of all groups and people within North Lincolnshire.

**Councillor Mick Grant**  
**Cabinet Member for Housing and Strategic Planning**

## **Introduction**

This document sets out the priorities, local objectives and targets for housing within North Lincolnshire. These take into account national, regional and local policy and are based upon a review of past achievements and an analysis of current evidence around:

- the local housing market and the need for new housing;
- local people's housing and support needs;
- condition of existing homes and communities.

This local implementation plan for housing links into the Sub-Regional Humber Housing Strategy which was adopted in March 2010 by the Humber Housing and Regeneration Board. Within North Lincolnshire it was agreed that the Humber Housing Strategy would set out the overarching strategy direction for housing and that a local implementation plan would be developed setting out the local plans for housing in our area.

## **Context**

### **Location**

Covering an area of 328 square miles (84,952ha) on the southern bank of the Humber Estuary, on the United Kingdom's east coast, North Lincolnshire is home to 160,250 people.<sup>1</sup> However, North Lincolnshire is unlike many of its counterparts in Yorkshire and Humber in that its population is growing and is expected to reach 184,000 by 2010 and 198,900 by 2031<sup>2</sup>. These projections indicate that the younger age groups lose population whilst the older age groups increase in significant proportions. This change in demographics is projected to be more acute in North Lincolnshire than across England and Wales as a whole. In North Lincolnshire the proportion of total population aged 65 and over is projected to increase to 27.1% in 2028 from just 17.7% in 2006. Across England and Wales this change if expected to reach 21.9% in 2028 up from 16.1% in 2006.<sup>3</sup>

North Lincolnshire has a very distinct settlement pattern. It comprises the large urban area of Scunthorpe (population 71,003)<sup>4</sup>, located in the centre of the area, which acts as the main service centre. In addition there are six market towns – Barton Upon Humber (population 10,043) and Brigg (5,296) to the east and Crowle (4,400) and Epworth (3,919 to the west as well as Winterton (4,834) to the north and Kirton in Lindsey (2,860)<sup>5</sup> to the south, which are also important service centres. Outside these settlements North Lincolnshire is predominately rural with around 80 villages of varying sizes spread across an attractive countryside.

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<sup>1</sup> ONS (2008), Mid Year Population Estimates

<sup>2</sup> ONS (266), Population Projections

<sup>3</sup> North Lincolnshire Council Housing Needs and Market Assessment 2006 final report November 2006.

<sup>4</sup> ONS (2007) Mid Year Population Estimates

<sup>5</sup> ONS (2005) Mid Year Population Estimates

North Lincolnshire sits within the Humber sub-region, which also incorporates three other areas; North East Lincolnshire; East Riding or Yorkshire and Hull. The sub area is divided into two distinct areas by the Humber Estuary.

North Lincolnshire's geographical location in the United Kingdom allows the area to take full advantage of the trading opportunities within the countries bordering the North Sea. The ports at Killingholme & Immingham are the busiest in the UK accounting for 12% of all port traffic. Collectively the Humber Ports are the fourth busiest in Europe.

## **Economy**

North Lincolnshire's economy is buoyant and has an ever developing diversity. Recent significant investments by major companies show there is a willingness to invest in North Lincolnshire. For example, at the South Humber Bank both Total Fina Elf and Conoco Philips have invested a total of £600 million since January 2007.

Manufacturing still plays an important role in North Lincolnshire's economy. The Corus steelworks remains North Lincolnshire's single largest private sector employer and is one of the most productive plants in Europe.

Key growth sectors and clusters within the area are food and drink, metals and engineering, logistics, chemicals and electronics. Tourism and the service sector are also expanding. North Lincolnshire has a greater than average concentration of jobs within the skilled trades, operatives and elementary occupations, whilst jobs at the managerial and professional levels are below average. Trends show that this is likely to continue in the short to medium term.<sup>6</sup>

Wage levels in North Lincolnshire are above the regional and national average. Mean annual salaries in North Lincolnshire are £24,118 compared to £19,900 in Yorkshire and the Humber and £22,360 in England and Wales. Despite these figures, 20% of workers are earning less than £10,183 per annum and 30% are earning less than £13,294 per annum<sup>7</sup>, showing there is a growing disparity between those on higher and lower incomes.

## **Profile of the areas housing stock**

North Lincolnshire has just over 72,000 dwellings spread across its towns and villages. The profile of the area's housing stock differs considerably from the region as a whole as there are considerably more detached or semi-detached dwellings, whilst the quantities of terraced houses and flats are substantially less. In terms of tenure, North Lincolnshire has a greater proportion of owner occupation and lower levels of renting.

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<sup>6</sup> Information taken from "North Lincolnshire Local Development Framework, Core Strategy Submission Draft", May 2010, p9.

<sup>7</sup> "North Lincolnshire Council's Housing Needs and Market Assessment 2006", November 2006.

## **Key Policy Drivers**

### **National**

At the time of writing this document, the change of Government had recently taken place and as a consequence many of the national policies around housing were under review. Changes already announced include removing the requirement for a Home Information Pack (HIP) for people wanting to put their house on the market and abolishing Regional Spatial Strategy targets.

Despite the changes taking place, it's useful to outline some of the national policy drivers which have shaped the housing policy arena.

#### **Homes and Communities Agency (HCA)**

The Homes and Communities Agency was set up in December 2008 and joins up the delivery of housing and regeneration under one roof. In 2010, we will work with the Homes and Communities Agency to develop an Investment Plan for North Lincolnshire. More details can be found in the Resources section (p30).

#### **Tenant Services Authority (TSA)**

The TSA is the regulator for social housing, dedicated to raising the standard of housing services by putting tenants first.

#### **Choice Based lettings**

Communities and Local Government's five year housing plan, Sustainable Communities: Homes for All was published in January 2005 and set out plans for Choice Based Letting schemes to be introduced nationwide by 2010. A joint scheme between North Lincolnshire and North East Lincolnshire will be in place by November 2010.

#### **Creating Strong, Safe and Prosperous Communities**

In 2008 the Government published the statutory guidance Creating Strong, Safe and Prosperous Communities. This guidance removed the statutory duty for local authorities to have a 'fit for purpose' housing strategy and gave local authorities the discretion about how, when and in what format they document their strategic housing priorities. It also confirmed that local authorities are expected to incorporate their housing priorities within the Sustainable Community Strategy for their area.

#### **Sub-National Review of Economic Development**

The Sub National Review of Economic Development places a requirement on local authorities to produce a Local Economic Assessment to inform Integrated Regional Strategies

## **Regional and Sub-Regional Level**

### **Humber Housing Strategy 2009 – 2019**

The Sub-Regional Housing Strategy was adopted in March 2010 by the Humber Housing and Regeneration Board. The Strategy seeks to enable the Humber Sub Region to secure its fair share of resources from the Region, whilst also aligning strategic housing priorities with other investment plans.

The Humber Housing Strategy sets out an overarching vision for Housing in the Humber:

“creating more balanced housing markets in the Humber, providing people with a range of high quality, affordable housing and related support, positively contributing to sustainability and economic prosperity”

As explained in the introduction, this document sets out the local delivery plans for housing in North Lincolnshire. These plans feed directly into the overall strategic priorities as set out in the Humber Housing Strategy. These priorities are:

1. Creating more balanced housing markets in the Humber
2. Providing high quality homes in the Humber
3. Meeting diverse housing needs in the Humber

Progress in delivering the priorities set out in the Humber Housing Strategy are monitored on an ongoing basis and are reported to the Humber Housing Partnership Board.

The Humber Housing Strategy looks to 2019, but as there is uncertainty about levels of funding available in future years regular risk assessments are required. This will help to ensure that the impacts are understood and interventions developed and amended appropriately.

### **Integrated Regional Strategy**

An Integrated Regional Strategy should provide the overarching strategic framework for the region, contribute to sustainable development and reduce climate change. The timetable for an Integrated Strategy has yet to be agreed.

### **Economic Regeneration Strategy and the Local Economic Assessment**

The Local Economic Assessment is being undertaken jointly with North East Lincolnshire Council and will provide a detailed assessment of the local economy covering issues such as business and enterprise, people and communities and sustainable economic growth. The Local Economic Assessment will be used to develop an Economic Regeneration Strategy of which housing will be a key theme. This strategy will be in place by mid 2011.

## **Regional Spatial Strategy**

The Regional Spatial Strategy (RSS) to 2026 issued in May 2008 provided the framework for development in Yorkshire and Humber region over the next 15 to 20 years. The RSS identified an overall housing requirement for North Lincolnshire between 2004 and 2026 of 15,700 new dwellings. This would require 750 new dwellings per year to be provided between 2008 and 2026.

The RSS targets and objectives provided the framework for much of the focus of the North Lincolnshire Local Development Framework and related documents including the Core Strategy.

At the time of writing this implementation plan, the targets for housing set out within the RSS had been abolished by the new Coalition Government. It remains to be seen how the changes taking place will impact upon future housing requirements for North Lincolnshire.

## **Local Level**

### **“Many faces, One Community” - North Lincolnshire’s Sustainable Communities Strategy**

The local priorities and the vision for North Lincolnshire are set out in the Sustainable Communities Strategy.

#### **Our vision**

North Lincolnshire is a place where we all:

- live in decent homes and safe neighbourhoods and have choices about our future
- have the chance to learn, develop skills and work in satisfying jobs
- lead healthy lifestyles and make use of a wide range of quality leisure and cultural facilities
- make special efforts to improve conditions for the least well off in our communities and ensure that quality of life improves for everyone over the next 10 years
- take pride in our area, respect our neighbours, and protect our natural environment.

The housing priorities as set out in this document will contribute either directly or indirectly to the outcomes identified in the Sustainable Community Strategy. Direct links are highlighted through this document.

## **“Building a Better Future” – The Joint Housing Strategy of North and North East Lincolnshire Councils 2007 – 2010**

The North and North East Lincolnshire Joint Housing Strategy was adopted on 1 April 2007 and reached the end of its useful life on 31 March 2010. Each Local Authority has in place an individual action plan that monitors progress towards achieving the outcomes of the Joint Housing Strategy on a quarterly basis. Appendix 1 outlines the key things that were achieved during the life of the previous strategy.

## **North Lincolnshire’s Health and Well Being Strategy 2009 – 2011**

The vision for Health and well Being in North Lincolnshire is:

*“That everyone is North Lincolnshire enjoys improved well-being and health and that health inequalities are significantly reduced and ultimately eliminated”.*

The links between good housing and health are well recognised and housing has a strong role to play in contributing to the general health and well-being of the population of North Lincolnshire. This is an area that will be a key focus during the life of this implementation plan.

## **North Lincolnshire’s Private Sector Housing Strategy 2010 – 2015**

The Private Sector Housing Strategy was produced in response to the most recent Private Sector Stock Condition survey and sets out the council's approach to supporting and assisting people living in private accommodation to live in a home that is safe and healthy.

The vision for private sector housing is:

*“Everyone can live in a safe and healthy home, at a price they can afford and that meets their needs”.*

The objectives and targets within the private sector housing strategy link directly to the issues and priorities outlined in priority 2 of this implementation plan, Safe and Healthy Homes.

## **A Strategy for Prevention and Dealing with Homelessness in North Lincolnshire 2008 – 2013**

The strategy for preventing and dealing with homelessness in North Lincolnshire sets out how the council and partners will work together to address the most acute housing difficulties being faced by people in North Lincolnshire. The Prevention of Homelessness Strategy in has 5 key objectives:

1. To prevent homelessness wherever possible, regardless of entitlement under homelessness legislation;
2. Offer a range of solutions whenever possible when homelessness cannot be prevented;

3. Ensure that appropriate support mechanisms are in place, when required, to sustain accommodation and prevent repeat homelessness;
4. Further develop multi agency working, using and focusing the enthusiasm and resources which exist;
5. Identify trends and gaps as soon as they occur and identify solutions.

### **North Lincolnshire's Young People's Housing Strategy 2007**

In addition to the Prevention of Homelessness Strategy, the Council has a specific Young Persons Housing Strategy.

The Young Persons Housing Strategy seeks to bring partners together to address issues for young people, including a lack of housing suitable for young people; difficulties in accessing suitable accommodation; lack of appropriate information and support; substance misuse; teenage pregnancy; and, worklessness/low aspirations.

The vision for young people in regard to housing in North Lincolnshire is set out below.

“All young people making the transition to independent living should have fair and equitable access to safe, affordable accommodation that meets their living and support needs.”

The priorities for action are:

1. Improve access to permanent accommodation
2. Supply of suitable housing
3. Improve intelligence on housing needs
4. Improve information about housing issues
5. Prevent or reduce homelessness
6. Improve access to temporary / emergency housing
7. Improve access to support

As the Young Persons Housing Strategy has now been in place for three years, the young person's accommodation group are currently agreeing how best the strategy can be updated and refreshed.

### **North Lincolnshire Learning Disability Housing and Support Strategy 2007 - 2010**

In 2005/2006 a specific piece of research was completed to establish what the housing and support needs of people with a learning disability were, both now and in the future.

The research found that there were 336 adults with a learning disability in North Lincolnshire known to services, of which 62% are assessed as having substantial or critical care needs. Based on the age of relative carer alone, it is estimated that an additional 10 adults with a learning disability per year will need alternative care, support and accommodation in the next four to five years.

Taking the findings of the research as a starting point, wide ranging consultation took place with service users, carers and professionals to develop a vision and four key priority outcome. These are:

“To make sure that people with a learning disability who live in North Lincolnshire have greater choice and control over where and how they live and how they are supported. Remembering that it is not always possible to have what we want, when and where we want it”.

The strategy has four key outcomes:

1. More supported housing for people in priority need
2. Improved supported living with assistive technology
3. Better advice and information on housing and support options
4. Understand how, where and with whom people want to live.

### **Prevention Strategy**

A Prevention Strategy is currently being developed that will focus on preventing or delaying the loss of independence, improving quality of life and promoting social inclusion. It is envisaged the Prevention Strategy will be completed by January 2011.

### **The Safer Communities Plan 2008 – 2011**

The North Lincolnshire Safer Neighbourhood Team work to the priorities in the Safer Neighbourhood Plan. These are:

*Priority Action 1:* Reduce the most serious violence, including tackling serious sexual offences and domestic violence

*Priority Action 2:* Continue to make progress on serious acquisitive crime through a focus on the issues of greatest priority in each locality and the most harmful offenders – particularly drug-misusing offenders

*Priority Action 3:* Tackle local priorities by dealing effectively with the crime, disorder and anti-social behaviour issues of greatest importance in each locality, increasing public confidence in the local agencies involved in dealing with these issues.

*Priority Action 4:* Reduce re-offending through the improved management of offenders (including drug misusing offenders).

*Priority Action 5:* Further develop the partnership

It is a focus of this implementation plan to ensure the links between strategic housing priorities and those of the Safer Neighbourhood are established. Combined with this is the need to explore housing issues in regard to

offenders and ex-offenders and ensuring people in North Lincolnshire feel safe and secure both in their homes and within their neighbourhoods.

### **Local Transport Strategy**

At the time of writing, a Local Transport Plan 3 (LTP3) for North Lincolnshire is currently being prepared. The Department for Transport have issued new guidance that allows Local Authorities to be more flexible in preparing their LTP. Local Authorities are now able to set their own timescales and the emphasis is much more around transport as a wider cross-cutting theme. With this in mind, North Lincolnshire's LTP3 will be 15 years in length, it will run from 01 April 2011 to 31 March 2026 (aligning it to the Sustainable Community Strategy and the Local Development Framework). LTP3 will also consist of 3 year Implementation Plans to ensure it is achieving the targets and ambitions set out in the Strategy. The Strategy will also benefit from increased partnership working, particularly with North Lincolnshire's Strategic Partnership.

### **Consultation to inform the Strategic Housing Implementation Plan**

Consultation with a wide range of stakeholders was undertaken on the emerging housing priorities for the area and revisions have been made to our focus and priorities for housing as a result of that consultation.

Overall, the comments received on the emerging housing priorities suggested that the document and the proposed priorities were well received. The majority of people felt the priorities were correct but also added that some areas needed expansion, more detail regarding targets and actions and also further information about where we are now and what has been achieved to date.

The need to link more with the Sustainable Community Strategy's priorities and outcomes was highlighted. Alongside this was the importance of thinking widely about the links with transport and employment, health and health inequalities and the local environment in planning considerations.

Comments were received on the necessity to plan for the needs of all special interest groups, and to continue to harness the views of special interest groups.

The needs of rural areas were stressed, including thinking about fuel poverty in rural areas, adapting properties, addressing the needs of older people, and how young people can remain in rural villages if they wish.

It was felt there was an over emphasis in certain places on new housing stock and not enough evidence and focus on making use of existing stock.

When referring to safe and healthy homes, there is a need to consider the safety of neighbourhoods as well as the health and safety of actual buildings.

In regard to the strategy document itself, further information should be included around the monitoring arrangements for the strategy.

A summary of the consultation findings is available on the housing pages of the Council's website at [www.northlincs.gov.uk](http://www.northlincs.gov.uk) and a copy of the full consultation report is available on request from the strategic housing team (contacts are listed at the end of this document).

## The vision for housing in North Lincolnshire

Our vision is that:

***“everyone lives in warm, safe, affordable homes in sustainable communities”***

The housing priorities for our area are much wider than just bricks and mortar, but more focused on contributing to an overall improved quality of life for those who live and work here. Below we give more detail on what this vision should result in for the people in North Lincolnshire.

### *Everyone*

We will strive to look at the housing needs of all those who live and work in North Lincolnshire and we will stick to our engagement strategy with targets around creating a variety of opportunities for people to continually be engaged and give their views. Specific groups are referred to in more detail under Priority 3 “*Preventing Crisis, Enabling Independence*”

### *Warm*

When we talk about a warm home, we are referring to a home that is heated to a level that is required for the occupants comfort and health. This incorporates looking at affordable warmth and the aim that households can afford to heat their home to the level required. It also involves taking into account homes built to a high standard of energy efficiency and looking at ways homes can be kept cool.

### *Safe*

On a practical level everyone in North Lincolnshire should live in a home that is free from significant health and safety risks to the occupants and visitors. At a wider level, our vision is that everyone should live in a safe neighbourhood and should feel safe and secure in their home.

### *Affordable*

The term ‘affordable’ in reference to housing is a topic of much discussion and debate. Affordable housing can simply be defined as the provision of decent homes for those members of the community who are unable, usually on the grounds of income, to compete in the market for a home to purchase or rent. A more formal definition of affordable housing is included in the glossary at the end of this paper.

### *Sustainable Communities*

All of the aims and actions set out within this paper contribute towards the overall aim of improving the quality of life for local people in North Lincolnshire. North Lincolnshire’s sustainable community strategy, *Many Faces One Community*, has the aim that North Lincolnshire will be a place where we all:

- live in decent homes and safe neighbourhoods and have choices about our future;

- have the chance to learn, develop skills and work in satisfying jobs;
- lead healthy lifestyles and make use of a wide range of quality leisure and cultural facilities;
- make special efforts to improve conditions for the least well off in our communities and ensure that quality of life improves for everyone over the next 10 years;
- take pride in our area, respect our neighbours, and protect our natural environment.

The housing priorities as set out in this paper link into these aims and will assist in achieving the overall vision for North Lincolnshire as set out in the sustainable community strategy.

## **What we know – Evidence base**

The evidence base document that supports the development of this implementation plan sets out all of the key information upon which our priorities are based. A summary of key information used to inform the suggested priorities is set out below.

### **Population and prosperity**

- The population of North Lincolnshire is growing;
- The proportion of people aged 20-34 is significantly lower in North Lincolnshire than elsewhere;
- It is estimated that by 2030 over 40% of the population of North Lincolnshire will be over the age of 50;
- The Scunthorpe and Bottesford Urban Area wards of Brumby, Crosby and Park and Frodingham are more deprived than the national and local average.

### **Employment and worklessness**

- Traditionally unemployment levels in North Lincolnshire have been lower than national and regional averages, however, between July 2008 and June 2009, North Lincolnshire had an unemployment level of 7.7% compared to 7.6% regionally and 6.9% nationally
- In May 2009 8.9% of all young people aged 16 to 18 were not in education, training or employment;
- 25% of the working population earn £12,467 per annum or less.

### **Current housing market position**

- 77% of all homes in North Lincolnshire are owner occupied, higher than the national average of 68.3%;
- On average 641 new homes per year have been built since 2004/2005;
- 208 new affordable homes have been built since 2007;
- In October 2009 the average price of a home in North Lincolnshire was £107,543, well below the national average of £159,546.

## **Current housing needs**

- Each year 373 new affordable homes are required to meet current and future housing needs;
- 91% of all rural parishes in North Lincolnshire have an identified housing need ranging from 1 unit per annum to 83 units per annum;
- There are 11,264 households currently living in fuel poverty, this includes 36% of all vulnerable households living in the area.

## **Condition of housing**

- The main reason for properties in North Lincolnshire being classed as non-decent is because the dwelling is not in a reasonable state of repair;
- There are 12,223 non-decent homes in the private sector in North Lincolnshire, accounting for 19.9% of all private housing stock;
- 30% of private rented properties are classed as non-decent;
- All social housing stock will be decent by 2012;
- The average Standard Assessment Procedure (SAP) rating of private sector properties in North Lincolnshire is 56 out of 120 (the higher the number the more energy efficient the property);
- North Lincolnshire Homes properties have an average SAP rating of 65
- 11% of North Lincolnshire residents on income-based benefits live in a home with a SAP rating of less than 35;

## **Viability and suitability**

- 3% of all housing stock is vacant in North Lincolnshire, in line with the national average;
- 1.4% of these vacant homes have been vacant for more than six months;
- The Westcliff Precinct area of Scunthorpe is one of the worst performing neighbourhoods in terms of working age people on out of work benefits;
- The Westcliff Precinct area suffers from high incidences of crime and antisocial behaviour and the built environment, including the homes, is now outdated and in poor condition;
- Sheltered housing accounts for more than 30% of social housing in North Lincolnshire and some schemes experience high numbers of voids with low demand for the properties;
- Low level of owner occupation in the Advance Crosby area of Scunthorpe, 55% of private homes are rented;
- High level of non-decency in the Advance Crosby area including 38% of all private sector homes, rising to 67% in the private rented sector.

## **Housing and support needs of vulnerable people**

- Currently over 4,500 people receive housing related support at anyone time in North Lincolnshire;

- In February 2010 there were 11,218 people claiming housing benefits and 15,582 in receipt of council tax benefits. The total number of claimants is 16,469, which has increased almost 30% since April 2008 due to the recession.
- An estimated 5,614 households in rural North Lincolnshire have one or more member with an identified support need. This represents 17.9% of all households in rural areas;
- It is estimated that this figure would be slightly higher for the population living in the urban areas of North Lincolnshire as incidences of poor health tend to be more prevalent in urban areas;
- Young people currently account for 21% of applicants on the Housing Register;
- By 2031 there will be 65,700 people over the age of 60 in North Lincolnshire, compared to 39,465 in 2008;
- In 2006 over almost 50% of people over the age of 75 identified themselves as having a long-term limiting illness;
- In 2008/2009 137 people / households were accepted as homeless;
- Each year there are on average 5 people with a learning disability moving into independent living;
- Between 2007 and 2016 an additional 46 Gypsy and Traveller pitches are required in North Lincolnshire.

## **Strategic Housing Priorities**

As a result of consultation, a review of the achievements under the last Housing Strategy, and analysis of the evidence, a number of strategic priorities for housing in North Lincolnshire have been identified.

These strategic priorities are:

- Delivering growth and affordability;
- Ensuring safe and healthy homes;
- Preventing crisis, enabling independence;
- Creating sustainable communities.

Each strategic priority is set out in more detail below with the outcomes that will be achieved, the suggested targets for measuring the outcomes and the key milestones for achieving success. All of the priorities are given equal weight and are not set out in order of importance.

A detailed action plan accompanies this implementation plan and sets out the key actions that are required in order to achieve the outcomes. Further details can be found under the Monitoring section. Due to the uncertainty around current and future public funding, this implementation plan and the actions associated with it will be under constant review.

### **1. Delivering growth and affordability**

#### ***Links to Sustainable Communities Strategy***

***Priority action SC2/5 Deliver housing transformational projects***  
***Priority action SC2/7 Delivery of affordable homes***

##### **Shared ambition 1: An area that is thriving**

- Implement the Area Renaissance programme in our towns and villages

##### **Shared ambition 2: Communities that are confident and caring**

- Improve the quality of our homes and neighbourhoods
- Improve the quality of our local environment
- Look after the future well being of our communities

The North Lincolnshire Sustainable Community Strategy sets out ambitious plans to transform North Lincolnshire into ‘An Area That is Thriving’ – the north of England’s Global Gateway. These ambitious plans will be achieved by realising the area’s potential for economic growth based around the development of the South Humber Gateway as the ports, renewable and logistics gateway to the world. As part of this transformation, the Scunthorpe Urban Renaissance programme through the Lincolnshire Lakes project, the redevelopment of the Scunthorpe Town Centre, the development of the Baths Hall and the regeneration of Doncaster Road and the provision of leisure and cultural facilities, will act as the catalyst for transformation and will ensure that North Lincolnshire is a place where people aspire to live, work and spend their free time. In the rural areas, the Crowle Market Place redevelopment will

transform the town's market place, providing a functional, attractive and safe environment for residents.

The North Lincolnshire Local Development Framework draft Core Strategy establishes the spatial framework for area wide renaissance by setting out plans for the allocation of land to enable the creation of 10,000 new jobs and the development of over 12,000 new homes between 2010 and 2026. The draft Core Strategy establishes the spatial strategy for future development, including market and affordable housing in North Lincolnshire. The spatial strategy will focus on:

- Delivering an urban renaissance in Scunthorpe and supporting its role as a major sub regional centre
- Supporting the market towns of Barton upon Humber, Brigg, Crowle, Epworth, Kirton in Lindsey and Winterton as thriving places to live, work and visit and as important service centres servicing the needs of local communities
- Supporting thriving rural communities and a vibrant countryside through the protection and enhancement of local services, creating opportunities for rural economic diversifications and the promotion of tourism
- Supporting the development of key strategic employment sites at the South Humber Bank, Humberside Airport and Sandtoft Airfield
- Supporting the protection and enhancement of North Lincolnshire's world-class natural and built environment to ensure continued attractiveness of the area as a place to live, work and visit.

This strategic priority contributes to the vision to create 'An Area That is Thriving' by focusing on creating an environment in which developers are keen to invest and provide the new market housing required, whilst working alongside housing associations to deliver affordable homes for local people. Providing a balanced mix of homes and a choice of tenure will ensure that our growing population is able to live in a home that meets their needs and aspirations.

As part of this strategic priority to deliver growth and affordability, there is a commitment to look at the housing needs of all client groups and communities, including special interest groups, for example, people with learning difficulties or rural communities and we will continue to use established mechanisms such as local connection policies on rural affordable housing sites to meet specific needs. (see glossary).

The consultation on the housing priorities in North Lincolnshire showed that bringing empty properties back into use is seen as fairly important to local people. The current approach is to focus on an empty property where a clear benefit can be gained and justify the considerable time and resources required to bring a property back into use.

More information on empty properties can be found in the private sector housing strategy available on the Council's website at [www.northlincs.gov.uk](http://www.northlincs.gov.uk).

Strategic Priority 1 delivering growth and affordability will achieve the following outcomes:

## **Outcomes**

- a) More market homes to meet current and future demand in sustainable locations, and in delivering transformation through strategic projects;
- b) More affordable homes in urban and rural areas to meet local needs.

In order to measure and monitor the achievement of these outcomes, the following targets have been set:

## **Targets**

- 1) 750 new homes per year;
- 2) 150 new affordable homes per year including 20 in rural areas.

To help in monitoring progress with meeting the targets, there are a number of key milestones that will form the basis of the action plan.

### **Key milestones to deliver success**

- Work with the Homes and Communities Agency to develop a Local Investment Plan for North Lincolnshire (see resources chapter for more details).

### **More market homes to meet current and future demand**

- Ongoing meaningful engagement with developers;
- Robust Local Development Framework (LDF) including land allocations documents;
- Innovative approach to development management including use of Section 106;
- Complete an Area Action Plan for the Lincolnshire Lakes project
- Strategic approach to use of council owned land;
- Maintenance of up to date evidence base,

### **More affordable homes to meet local needs**

- Affordable housing policies within the LDF;
- Supported by Approach to Affordable Housing;
- Continued improvement to partnership working with Registered Social Landlords (RSLs);
- Establish a process for the strategic use of local authority assets for affordable housing;
- Improved engagement with developers as partners;
- Model for bringing empty homes back into use;
- Rural affordable housing development plan including engagement with communities and Parish Councils;
- Communities will champion affordable housing development that meets local needs.
- Continued commitment to partnership working to capture and maintain an evidence base on the current and future demands of all groups.

## 2. Ensuring safe and healthy homes

### ***Links in the North Lincolnshire Sustainable Community Strategy***

***Priority action SC2/5 Deliver housing transformational projects***

***Priority action SC2/7 Delivery of affordable homes***

#### **Shared ambition 2: Communities are confident and caring**

- Improving the quality of our homes and neighbourhoods
- Enable people to feel and be safe
- Look after the future well being of our communities
- Reduce inequalities in health

#### **Shared ambition 3:**

- Help people to look after their health

Linking into the overall priority in the sustainable community strategy that everyone lives in a decent home and a safe neighbourhood, this priority focuses on ensuring that everyone, regardless of tenure, lives in a home which meets the Government's minimum standard of decency. This means a home that is free from health and safety risks, is in reasonable state of repair, has modern facilities, provides a reasonable degree of thermal comfort and minimises its impact on the environment by reducing carbon emissions. Our focus will be on ensuring that the most vulnerable people in North Lincolnshire are a priority for assistance, whilst the wider population receive high quality advice to make the necessary improvements to their properties.

All affordable homes will be built to code for sustainable homes level four, whilst targets will be established for new market housing to reach code for sustainable homes level three and above.

Full details around private sector homes, energy efficiency and carbon reduction can be found in the North Lincolnshire Private Sector Housing Strategy and Action Plan. The Private Sector Housing Strategy can be found on the housing pages of the Council's website at: [www.northlincs.gov.uk](http://www.northlincs.gov.uk) Strategic Priority 2 ensuring safe and healthy homes will achieve the outcomes set out below.

### **Outcomes**

- a) More people live in decent homes;
- b) Fewer vulnerable people live in non decent homes;
- c) Fewer vulnerable people live in homes with poor energy efficiency;
- d) Carbon emissions from our homes are reduced.

In order to measure and monitor the achievement of these outcomes, the following targets have been set:

### **Targets**

- 1) 150 homes assisted towards meeting the Government's decent homes standard per year.
- 2) 70 homes occupied by vulnerable residents assisted towards decency per year;
- 3) Less than 10% of vulnerable households live in homes with a SAP rating below 35;
- 4) A 2% annual reduction in carbon emissions from our homes in North Lincolnshire;
- 5) All new affordable homes built to code level 4;
- 6) Number (to be agreed) of new homes built to code for sustainable homes level 3.
- 7) 900 referrals to Warm Front and SHEEP (collectively) per annum.

To help in monitoring progress with meeting the targets, there are a number of key milestones that will form the basis of the action plan.

#### **Key milestones to deliver success**

- Cross sector buy in to identifying vulnerable households in need of assistance;
- Improved recognition and understanding of the key links between housing and health;
- Referral mechanisms that are quick and simple to use;
- Training programme on fuel poverty and energy efficiency delivered to front line staff across all public sector agencies to assist in tackling Excess Cold and referral pathways for energy efficiency measures.
- Closer partnership working with private landlords;
- Package of measures to suit wide range of households from loans to grants;
- Good quality public information on available advice and assistance;
- Clear guidance for developers on achieving improved energy efficiency levels;
- Improved partnerships with energy companies as key partners in resourcing and delivering sustainable improvements;
- Improved customer involvement and customer satisfaction monitoring
- Closer working with the safer neighbourhoods team focusing on secure homes and neighbourhoods.
- Develop a number of schemes ready to go when funding becomes available.

### 3. Preventing crisis, Enabling independence

#### ***Links to North Lincolnshire's Sustainable Communities Strategy***

***Priority action SC2/5 Deliver housing transformational projects***  
***Priority action SC2/7 Delivery of affordable homes***

#### **Shared ambition 2: Communities that are confident and caring**

- Reduce inequalities in health
- Improve the quality of our homes and neighbourhoods
- Enable people to feel safe and be safe
- Look after the future well being of our communities

#### **Shared ambition 3: Individuals can see the difference**

- Support and celebrate achievement
- Help people to look after their health
- Support people to maintain their independence

This strategic priority has three key elements all aimed at preventing severe housing crisis such as homelessness or emergency admission to hospital due to hazards in the home. The strategic priority also aims to enable people to live as independently as possible in the home of their choice.

1. The first element is establishing the feasibility of providing a new service combining the First Stop as a referral route for all housing related support services;
2. Secondly, exploring the Housing Advice Team in an extended housing options role, and;
3. Thirdly, the implementation of a Choice Based Lettings scheme, called 'Home Choice Lincs'.

The co-location of these key services would mean improved access to appropriate accommodation and support services together with a range of advice and assistance to help people remain independent in their own homes. Once Home Choice Lincs is established with social housing providers, private landlords will be invited to join the scheme.

The second and third elements are interlinked and focus on providing appropriate accommodation and support to enable vulnerable households to live independently whilst also preventing crisis, such as homelessness, from becoming a reality.

This strategic priority is supported by a number of 'client group specific' strategies including the Prevention of Homelessness Strategy, Learning Disability Housing and Support Strategy and the Young Persons Housing Strategy. In addition, work is currently taking place on developing a prevention strategy for all vulnerable groups.

Strategic Priority 3 preventing crisis enabling independence will achieve the following outcomes

## **Outcomes**

- a) Improved access to and choice around affordable housing and the private rented sector through Home Choice Lincs;
- b) Improved access to homes, advice, including benefits advice, and support through combined First Stop / Housing Options and Homes Choice Lincs service;
- c) More people able to live independently;
- d) Prevention of housing crisis for people in need.

In order to measure and monitor the achievement of these outcomes, the following targets have been set:

**Targets** (Only key targets for this priority are included within the summary, detailed local targets are contained within individual plans and strategies)

- 1) Complete feasibility exercise on combining First Stop / Housing Options and Home Choice Lincs service by March 2011;
- 2) Percentage of vulnerable people achieving independent living (NI 141) (target of 80% in 2010/11);
- 3) Percentage of vulnerable people supported to maintain independent living (NI 142) (target of 94% in 2010/11);
- 4) Reduce use of bed and breakfast accommodation by delivering quality alternatives;
- 5) Reduce average weeks in bed and breakfast accommodation;
- 6) Care leavers in suitable accommodation (NI 147) (target of 93% in 2010/11);
- 7) Adults with learning disabilities in settled accommodation (NI 145) (target of 54% in 2010/11);
- 8) Adults in contact with secondary mental health services in settled accommodation (NI 149)(targets currently being developed);
- 9) To complete urgent disabled adaptations in under four months and non-urgent disabled adaptations in under 12 months by 2011/12.

To help in monitoring progress with meeting the targets, there are a number of key milestones that will form the basis of the action plan.

## **Key milestones to deliver success**

These key milestones are set out by client group to provide an indication of priorities within each group.

### **Overarching**

- Deliver Home Choice Lincs by October 2010;

- Support vulnerable groups to use Home Choice Lincs by November 2010;
- Establish the feasibility of delivering an enhanced Housing Advice Service combining the new First Stop as the referral route for housing related support services, widened housing options service and Home Choice Lincs hub.
- Work with Housing Benefits to ensure maximum benefits are provided.
- Improve working relationships with Private Landlords to maximise properties available to vulnerable groups

*Roughsleepers and people who are homeless*

- Develop a 'Place of Change' to help homeless people back into independent living by giving them new skills and training;
- Increase range of accommodation for homeless families;
- Foyer type supported accommodation for young homeless people to include assessment centre for homeless 16&17 year olds requiring assessment under children in care act;
- Training around housing issues established, core funded and being delivered by peer mentors;

*Young people with support needs*

- Review support services for young people, through the integration of existing services into Children and Young Peoples core services;
- Young parents accommodation project up and running;
- Build Your Future project continues to grow and training is well integrated;
- Young people are accessing social housing equitably;
- Training on how to be a responsible tenant and what to expect from your landlord is in place.

*Black and Minority Ethnic (BME) Groups*

- BME support service reviewed and re-tendered where necessary;
- Support services available for Gypsies and Travellers are well known and referrals regularly made through the Gypsy and Traveller Liaison Officer;
- Sites for Gypsies and Travellers identified through LDF process;
- Manifold Road refurbishment project complete, rents in line with national figures and allocations policy and process implemented.

*Offenders and ex-offenders*

- Review of offender management issues required with a look at the implications in regard to housing.
- Increase joint working between housing, probation, safer neighbourhoods team

*People fleeing domestic violence*

- Review of pilot scheme for dispersed refuge model;

- Increase in number of properties available through the dispersed refuge model if pilot scheme proves a success.
- Review existing housing related support services for people fleeing domestic violence

*Older people*

- Learn from first Extra Care Housing scheme and determine future demand for this model of housing with care.
- Complete assessment of Registered Social Landlord's sheltered housing to understand future needs and aspirations for this type of accommodation;
- Assistive technology plays a key role in enabling independence;
- Complete the review and recommissioning of the housing related support (wardens) service.

*People with a learning disability*

- Specific supported accommodation commissioned and completed to meet identified needs;
- Shared housing available for those who chose this type of accommodation;
- Service users and their families discuss future housing options regularly;
- Assistive technology plays a key role in enabling independence;
- Improved understanding of the housing and support needs of people with complex needs.

*People with a physical disability*

- Will be able to make an informed decision about their housing options;
- Where necessary will access a responsive Disabled Facilities Grant (DFG) service;
- The housing and support needs of children with disabilities and their families will be better understood;
- Assistive technology plays a key role in enabling independence;
- Improved housing options for children with disabilities and their families.

*People with mental health problems*

- Evidence gathered around the housing issues and need for people with mental health issues;
- Service user led housing information and advice readily available.

*People with dementia*

- The housing and support needs of people with dementia and their carers will be better understood;
- Assistive technology, telecare and appropriate housing options will be used to prolong independent living for people with dementia.

*Lesbian, Gay, Bisexual and Transgender (LGBT)*

- Little is known about the housing issues of the LGBT population and therefore a short piece of work is required to establish more knowledge around this group
- Use Choice Based Lettings monitoring system to ensure there are no barriers to accessing housing

*Other vulnerable people*

- Continue to build upon and improve working relationships with Adult Services, Children and Young People's Service, NHS North Lincolnshire and a range of providers and voluntary / community groups to improve our understanding of the needs of vulnerable people.

## 4. Creating sustainable communities

### ***Links to North Lincolnshire's Sustainable Communities Strategy***

***Priority action SC2/5 Deliver housing transformational projects***

***Priority action SC2/7 Delivery of affordable homes***

#### **Shared ambition 1: An area that is thriving**

- Create a strong identity for the area
- Develop a dynamic economy

#### **Shared ambition 2: Communities that are confident and caring**

- Reduce inequalities in health
- Improve the quality of our local environment
- Improve the quality of our homes and neighbourhoods
- Enable people to feel safe and be safe
- Look after the future well being of our communities

#### **Shared ambition 3: Individuals can see the difference**

- Help people to look after their health

#### **Shared ambition 4: Everyone works for the benefit of the area**

- Developing communities to achieve the area vision
- Re-engaging communities
- Area cohesion

For a community to be sustainable it must:

- Be well run with local people involved in decision making;
- Be well connected by transport and communication linking people to jobs, health care and other services;
- Have public, private, community and voluntary services that are accessible to all;
- Enable people to live in an environmentally sustainable way;
- Be fair to everyone of current and future generations;
- Have a thriving and vibrant local economy;
- Have high quality homes and built environment;
- Have an active and inclusive social and cultural scene.

This strategic priority aims to establish the most effective contribution that good quality well planned and maintained housing can make in North Lincolnshire, to areas that are currently lacking in one or more of the key elements of a sustainable community. This will include reducing inequalities in health, employment, housing and tenure, particularly in the worst performing areas of Advance Crosby and Westcliff Precinct, but also including other areas suffering from particular housing related issues.

Both the Council and North Lincolnshire Homes are working on a number of 'estate based' initiatives in areas of rural deprivation including Winterton and Barton upon Humber. The outcomes of these projects will be used to inform future plans for development and redevelopment, particularly of affordable housing together with the commissioning of support and other services.

The consultation undertaken as part of the strategy identified that more work is needed to fully embed on-going work around transport, safer neighbourhoods and in particular anti social behaviour into longer term plans for housing.

**Outcomes** (The outcomes for this priority are likely to be achieved over a longer time frame than the 3 years of this plan.)

- a) Communities across North Lincolnshire will become more sustainable and will be seen as desirable places to live;
- b) Reduction in health, housing condition and tenure inequalities in Crosby and Westcliff when compared with other areas of Scunthorpe;
- c) Reduction in employment, income and crime inequalities as a result of housing led improvements in Crosby and Westcliff when compared with other areas of Scunthorpe.

## Targets

- 1) Overall satisfaction with North Lincolnshire as a place to live (National Indicator 5 – 81.1% achieve in 2008, future targets to be set);
- 2) Review of all low demand social housing with partner Registered Social Landlords by March 2012;
- 3) The number of long term empty homes will not rise above 1.4%;
- 4) Demolition of up to 50 obsolete properties in total in the Advance Crosby area;
- 5) Refurbishment of 100 non-decent properties in the Advance Crosby area;
- 6) Development of high quality new homes in line with the Advance Crosby master plan;
- 7) Improved tenure mix of the Advance Crosby area of Scunthorpe;
- 8) Contribution to National Indicator 153 - Working age people claiming out of work benefits in the worst performing neighbourhoods (target – 30.8% in 2010/11)
- 9) Demolition of 8 obsolete properties in Westcliff Precinct area;
- 10) Agree viable delivery plan for the redevelopment of Westcliff Precinct.

## Key milestones to deliver success

### Overarching

- Establish a thorough understanding of issues relating to low demand in social housing;
- Agree mechanisms for making the best use of low demand social housing
- Establish and where necessary strengthen strategic working relationships with partners across the Local Strategic Partnership in order to maximise the outcomes achieved through complimentary areas of work

### Westcliff Precinct

- Establish a vision for the precinct area of Westcliff;
- Establish the most viable method of delivering the vision;
- Create and maintain a strong delivery partnership including support from the Homes and Communities Agency, local voluntary organisations, youth service and the community.

### Advance Crosby

- Agree final, deliverable vision for the Advance Crosby Area;
- Secure development partner for the project;
- Create and maintain a strong delivery partnership including support from the Homes and Communities Agency, partner housing associations, the local school and members of the community.

## Resources

The resources section of the Strategic Housing Implementation Plan has been based upon known and committed capital expenditure together with details of bids that have recently been or will be submitted.

As a result of the national change in administration all revenue budgets are being re-examined and therefore the inclusion of any detailed financial information at this stage would be inappropriate.

The council and it's partners will continue to work together to maximise the amount of capital funding we are able to lever into North Lincolnshire by being clear about our priorities and the outcomes they will deliver.

### **Committed External Funding April 2009 to 31<sup>st</sup> March 2010**

<b>Investment Stream</b>	<b>Schemes</b>	<b>Total Capital</b>
<b>National Affordable Housing Programme</b>	Bottesford Lane, Ashby	£1,101,600
	St Catherine's, Ashby	£1,200,000
	Baysgarth View, Barton upon Humber	£200,000
	Tennyson Close, Brigg	£1,152,000
	Axholme Drive, Epworth	£320,000
<b>Housing Kickstart programme</b>	Foxes Fold, Barton upon Humber	£579,150
<b>Department Children Schools and Families</b>	Young Parents Project	£310,000
<b>Regional Housing Board Single Pot</b>	Advance Crosby	£501,750
	Westcliff Precinct	£101,000
	Temporary Accommodation	£89,000
	Young People	£210,000
	Supported Housing	£122,500
<b>Disabled Facilities Grant</b>	Mandatory Disabled Facilities Grant	
<b>Housing and Planning Delivery Grant</b>	Delivery of LDF and associated evidence base, Lincs Lakes	£441,170

### **Committed External Funding April 2010 to 31<sup>st</sup> March 2011**

<b>Investment Stream</b>	<b>Schemes</b>	<b>Total Capital</b>
<b>National Affordable Housing Programme</b>	Bids to be submitted into mini bid round in July 2010	
<b>Regional Housing Board Single Pot</b>	Advance Crosby	£419,500
	Westcliff Precinct	£26,000

<b>Investment Stream</b>	<b>Schemes</b>	<b>Total Capital</b>
	Temporary Accommodation	£44,000
	Young People	£300,000
	Rural Housing Enabler	£10,000
	Regional Loans Fund	£198,000
<b>Disabled Facilities Grants</b>	Mandatory Disabled Facilities Grant	£791,000
<b>Local Strategic Partnership Reward Grant</b>	Hazard House	£15,000
	Improving energy efficiency and improving decent homes in private rented accommodation	£40,000

### **Committed Revenue Funding 2010 / 2011**

<b>Funding Stream</b>	<b>Schemes</b>	<b>Total funding</b>
<b>Supporting People Programme Grant</b>	Supporting People Services	<b>£3,868,464</b>

### **Homes and Communities Agency Local Investment Plan**

Previously known as the ‘single conversation’, local investment planning is the Homes and Communities Agency’s most important business process. It will enable the partners to:

- bridge local ambition and national targets
- achieve their vision through a shared investment agreement
- agree and secure local delivery
- achieve positive outcomes for people and places.

The aim of the process is to produce a ‘Local Investment Plan’ (LIP), which sets out both spatial and thematic investment priorities for a place. These will stem from established mutually shared and agreed priorities with local partners, based on local ambitions. These priorities will have comprehensive coverage including housing, transport, employment, regeneration, health, community facilities, and education. It will document how both public and private funding will be brought together to achieve maximum impact upon a place whilst obtaining the best value for money. The LIP approach commits the Homes and Communities Agency to the ‘localism’ agenda and is aligned with the ‘Total Capital: Total Place’ approach to public spending.

Local Investment Plans will reflect the local strategic objectives set out in the following:-

- Sustainable Communities Strategy
- Local Development Framework- Core Strategy
- Local Housing Strategy

- Local Economic Assessment
- Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment

Local investment planning is an ongoing, iterative, dynamic process over time and at any point will reflect the maturing relationship between the parties engaged. It will always be a negotiation; however at its core will be a shared vision and objectives for places.

The Local Investment Plans for each Local Authority will help inform Homes and Communities Agency Investment Plans, which will in turn inform the Homes and Communities Agency Corporate Plan. This will be achieved through the signing of a Local Investment Agreement, which accompanies the Local Investment Plan. The purpose of the Local Investment Agreement is to set out the mechanisms by which the priorities in the Local Investment Plan will be delivered. It contains a summary of each party's contributions, the outcomes they wish to achieve and how they will work together to achieve this. This will take the form of a Memorandum of Understanding between the Homes and Communities Agency and the local authority in a given area. This is a live document that will be reviewed on regular basis and updated to reflect changing policy and practice.

The Council and our partners are currently working with the Homes and Communities Agency on the preparation of our Local Investment Plan.

The North Lincolnshire Local Investment Plan will be agreed with all partners and the Homes and Communities Agency by October 2010 in order to inform the outcomes of the Government's Comprehensive Spending Review which will be published on 20<sup>th</sup> October 2010.

## **Monitoring arrangements**

### **Action Plan**

This implementation plan is accompanied by an action plan setting out details of actions that are to take place if the outcomes are to be achieved. The action plan also sets out the resources required to enable the action to take place and specifies the officer responsible for ensuring the action is completed on time.

The action plan is monitored on a bi-annual basis and a report is presented to both the North Lincolnshire Housing Investment Board and to the Cabinet Member for Housing and Strategic Planning.

### ***North Lincolnshire Housing Investment Board***

The Investment Board is the strategic housing board for North Lincolnshire. The Board meets quarterly and has responsibility for prioritising and monitoring funding from the Regional Housing Board for housing projects across North Lincolnshire.

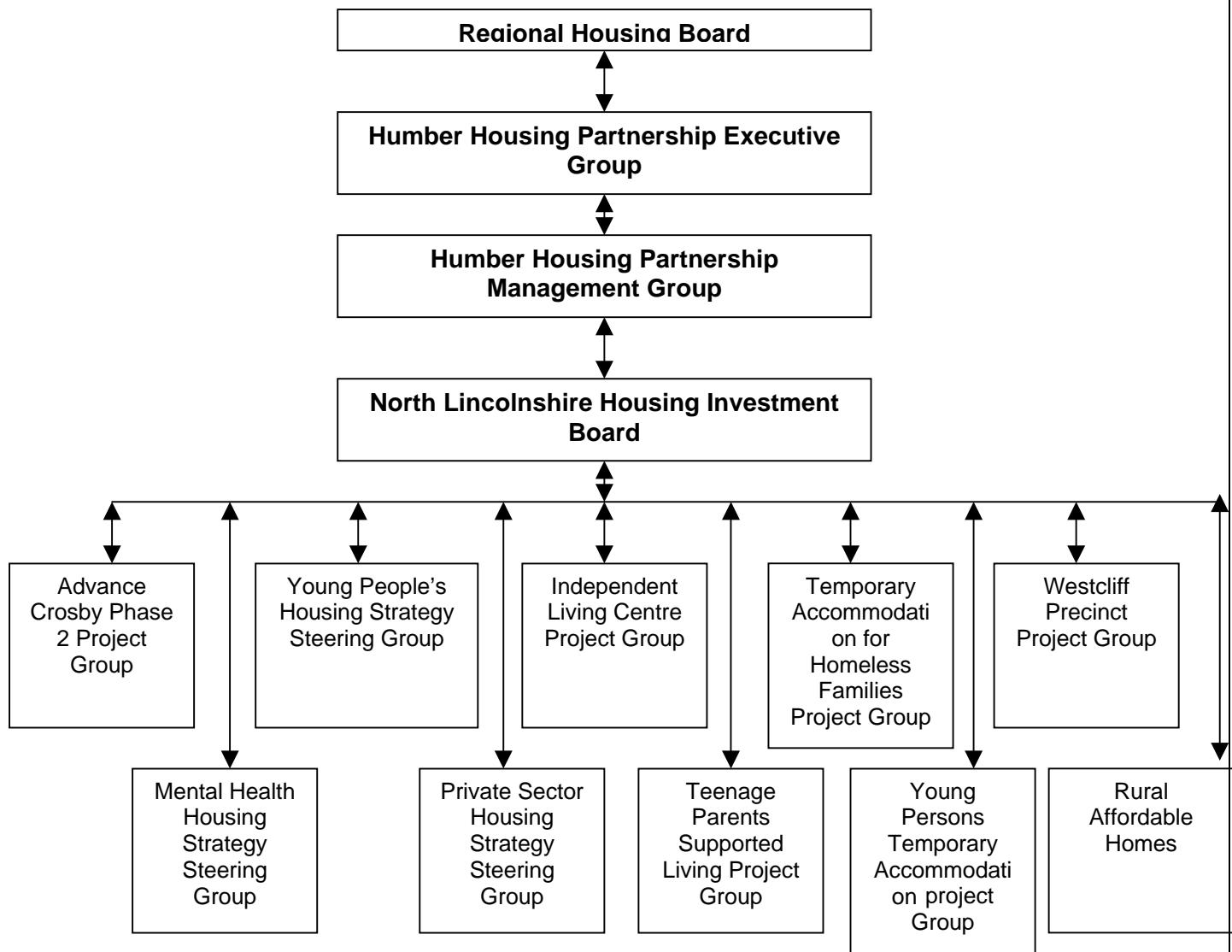
The Board is made up of the Cabinet Member for Housing and Spatial Planning, Council officers, representatives from the private rented sector, estate agents, Housing Association representatives and the voluntary sector. The terms of reference for the Housing Investment Board including a list of the members can be found under Appendix 2.

### ***Housing Quarterly Performance Review (QPR)***

Under each priority within this implementation plan a number of local indicators and actions have been identified which will be monitored on a quarterly basis at a Housing QPR.

Performance will be tracked over time and those areas showing poor performance will be looked at in more detail along with task groups established to deal with any areas of concern.

## Monitoring Arrangements Structure Chart



## Glossary

Adaptation	
Affordable	<p>For the purpose of this document the definition of affordable housing will be the Planning Policy Statement 3: Housing definition. This states that:</p> <p>'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:</p> <ul style="list-style-type: none"> <li>- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.</li> <li>- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'.</li> </ul>
Affordable Warmth	The ability to heat homes without the householder getting into debt.
Affordability Ratio	Average house price divided by average annual earnings
BME	Black Minority Ethnic groups
Category 1 hazard	Council's have a duty to deal with more 'serious' category 1 hazards under the Housing Act 2004.
CCA	Comprehensive Area Assessment
CBL	Choice Based Lettings – a system that enables housing applicants to apply for available social housing that is advertised.
CLG	Communities and Local Government
Code for Sustainable Homes	Target for all new homes to achieve higher sustainability ratings
Community Cohesion	The ability of people from different backgrounds to live together and enjoy the same quality of life.
Decent Homes Standard	A standard set by Government. A Decent Home is one which meets the current statutory minimum standard for housing, is in reasonably good repair, has reasonably modern facilities and services and provides a reasonable degree of thermal comfort.
Disability Discrimination Act (DDA) 1995 and 2005	The Disability Discrimination Act is a piece of legislation that promotes civil rights for disabled people and protects disabled people from discrimination.
DFG	Disabled Facilities Grant – A grant that enables

	people with a disability to adapt their home so that they can continue to live there.
Enhanced Housing Options	Links housing services into wider worklessness and social exclusion agenda.
Extra care housing	Housing for older people with a support need.
Fuel poverty	A household that needs to spend more than 10% of its income on fuel use to achieve a satisfactory standard of warmth.
GOYH	Government Officer for Yorkshire and the Humber
Gypsies and Travellers	Persons with a cultural tradition of nomadism or living in a caravan; and all other persons of a nomadic habit of life, whatever their race or origin.
Hard to House	<p>People who by virtue of their behaviour and/or track record, will have great difficulty in resolving their housing problems for themselves.</p> <p>The North Lincolnshire Hard to House group is a multi agency group who's primary objective is to find solutions to the housing problems of those who are classed as 'hard to house'.</p>
HEP	Humber Economic Partnership
HHSRS	Housing, Health and Safety Rating System – this measures a dwelling according to the number and seriousness of hazards it has.
HMO	Houses in Multiple Occupation Properties occupied by more than one household.
Housing Options Service	A service that provides housing advice.
HNMA	Housing Need and Market Assessment – a study providing information on housing issues.
Homes and Communities Agency (HCA)	The national housing and regeneration agency. The HCA is a non-departmental public body. Further information can be found at: <a href="http://www.homesandcommunities.co.uk/aboutus.htm">http://www.homesandcommunities.co.uk/aboutus.htm</a>
Intermediate housing	Sub-market housing that is above HCA target rents but below open market prices.
IRS	Integrated regional Strategy
JSNA	Joint Strategic Needs Assessment – An assessment by the Primary Care Trust and the Local Authority to assess the health and wellbeing of the local community.
Kickstart	Funding announced in the 2009 budget, targeted at currently stalled sites, to support the construction industry during the recession.
LAA	Local Area Agreement – Sets out the priorities for a local area.
Landlords Accreditation Scheme	A scheme that gives accreditation to landlords that meet a set of predetermined standards in relation to the condition of their property and their skills / experience in providing privately rented accommodation.
Local Connection Policy	A local connection policy is agreed as part of the legal work when a new rural affordable housing

	scheme is developed. Local connection policies require any new tenants of a rural affordable housing scheme to have a local connection to the rural parish in which it is built.
LDF	Local Development Framework – a series of documents that outline
Local Investment Plan	A plan produced between the Homes and Communities Agency and the Local Authority which sets out both spatial and thematic investment priorities.
LSP	Local Strategic Partnership – non-statutory, multi-agency partnership which bring together public, private community and voluntary sectors allowing initiatives and services to work together more effectively.
NAHP	National Affordable Housing Programme This programme provides public funding to Registered Social Landlords to build affordable homes.
National Indicators (NI)	A means to measuring performance against national priorities that have been agreed with Government.
Nominations Rights	The local authority can refer people from their housing waiting list for consideration of an offer of a Housing Association property.
Place shaping	'The creation of attractive, prosperous and safe communities where people want to live and work.
Private Sector Renewal Pot	Government funding paid as part of the Regional Housing Pot to improve housing conditions in the private sector for the most vulnerable households.
Regional Housing Pot	Government funding for housing interventions.
RES	Regional Economic Strategy Sets out how greater and sustainable prosperity will be delivered to all people in the region.
RSS	Regional Spatial Strategy Sets out the broad development strategy for the region.
Rural Housing Enabler	Helps meet the housing needs of people in rural areas.
SAP	Standard Assessment Procedure The assessment used to measure a home's energy performance.
Section 106	An agreement that ensures developers contribute to affordable housing through the 'planning gain' associated with the development.
SFRA	Strategic Flood Risk Assessment Maps all forms of flood risk.
SHLAA	Strategic Housing Land Availability Assessment – Assessment to confirm an authority's land supply in years.
SHMA	Strategic Housing Market Assessment Provides insight into how housing markets operate now and in the future.
Supporting People	A programme that offers vulnerable people the opportunity to improve their quality of life by providing

	a stable environment, which enables greater independence.
Sustainable Community Strategy	<p>The North Lincolnshire sustainable community strategy has the aim that North Lincolnshire will be a place where we all:</p> <ul style="list-style-type: none"> <li>• live in decent homes and safe neighbourhoods and have choices about our future;</li> <li>• have the chance to learn, develop skills and work in satisfying jobs;</li> <li>• lead healthy lifestyles and make use of a wide range of quality leisure and cultural facilities;</li> <li>• make special efforts to improve conditions for the least well off in our communities and ensure that quality of life improves for everyone over the next 10 years;</li> <li>• take pride in our area, respect our neighbours, and protect our natural environment.</li> </ul>
Safe	A home is free of significant health and safety risks to the occupants and visitors.
Thermal comfort criterion	The minimum level of heat and insulation in a property required to meet the decent homes standard.
Vulnerable household	A vulnerable household is defined as one "in receipt of at least one of the principle means-tested or disability-related benefits."
Warm Front	A means tested Government grant that provides insulation and heating improvements.
Worklessness	Describes those who are economically inactive.

## **APPENDIX 1**

### **HOUSING ACHIEVEMENT DURING 2007 – 2010**

#### **Priority 1 – Creating Quality Homes**

- Significant progress in terms of decency levels in social housing stock. Expect all social housing stock except North Lincs Homes will be decent by 2010 and North Lincs Homes stock by 2012.
- An overall improvement in the level of private sector homes classed as decent (75% in 2003 compared to 80% in the 2008 private sector stock condition survey).
- 2008 private sector stock condition survey undertaken in 2008.
- Private Sector Housing Strategy approved in December 2009.
- 30% improvement in home energy efficiency achieved between 1996 and 2009.
- Work ongoing on the Local Development Framework

#### **Priority 2 – Securing Affordability and Choice**

- 208 affordable homes developed between 2007 and 2010.
- Full Strategic Housing Market Assessments undertaken in 2006 and 2008 and annual updates undertaken.
- North Lincolnshire Local Housing Market Report published annually and short monthly updates produced on house prices.
- Housing pages of the Council's website revised and updated.
- Improved local awareness of housing options through ongoing articles in Direct magazine and promotion of schemes in the local press.
- Debt and Housing Advice Network (DHAN) established, co-ordinating the work of debt and other agencies working in the area in response to the recession.
- Ongoing work on Choice Based Lettings. Consultation completed on common allocation policy.
- 100% rural housing survey completed.

#### **Priority 3 – Reaching out to Everyone in Housing Need**

- Reduced homeless acceptances from 177 in 2007/08 to 76 in 2009/10.
- Prevented 1741 households from becoming homeless between 2007/08 to 2009/10.
- Prevention of Homelessness Strategy completed
- Reached an agreement with RSLs to use 8 properties as temporary accommodation as an alternative to Bed and Breakfast.
- Ashby Meadows Extra Care Scheme completed offering 51 apartments for the over 55s.
- 6 assistive technology properties developed in Epworth
- £610,000 of funding achieved in 2009 from the Department for Children, Schools and Families (DCSF) and the Regional Housing Board for a Young Parents scheme comprising 6 units of accommodation and training facilities.
- Development of scheme known as keylinks offering furnished, supported, temporary accommodation for young people.

- Review of support and care services for people with learning disability undertaken and new services tendered in 2008. New property secured through s106 for a person with a learning difficulty.
- Gypsy and Traveller Accommodation Assessment Completed.
- Successfully secured Gypsy and Traveller grant to refurbish Manifold Road Travelling Showperson site.
- Housing related support service for Black Minority Ethnic communities established and provided by York Housing Association.
- Review of services for people with a mental health problem, people with a drug or alcohol problem, people who are homeless or offenders completed in 2009 and new services recommissioned to offer more flexibility.

#### **Priority 4 – Creating Safe and Strong Neighbourhoods**

- Town Centre Master Plan adopted by the Council in April 2008.
- Advance Crosby Transformational Project underway with 42 properties demolished in total.
- Acorns Neighbourhood Management in place and delivered numerous neighbourhood improvements.
- Westcliff Precinct Delivery Framework in place. Phase one on the revised vision completed and delivery plan in progress.
- Newsletter for Private landlords introduced.
- North Lincs Homes Anti-Social Behaviour Team in place.
- Annual Housing Strategy update delivery statement produced.

## **APPENDIX 2**



### **Terms of Reference**

#### **Aim of the Board**

The North Lincolnshire Housing Investment Board will ensure that the strategic and financial arrangements are in place to deliver the four outcomes of the Joint Housing Strategy. These are:

- Creating quality homes;
- Securing affordability and choice;
- Reaching out to those in housing need; and
- Creating safe and strong communities.

#### **Role and responsibilities**

The North Lincolnshire Housing Investment Board will:

- Agree the strategic direction and priorities for Housing in North Lincolnshire;
- Ensure priorities and projects are aligned with the priorities of the Sustainable Community Strategy;
- Monitor progress towards achieving agreed priorities;
- Approve projects for funding from the Regional Housing Board, the Housing Corporation and other sources;
- Be responsible for securing and monitoring investment, approving the switch of resources within years between projects and approve the switch of resources between years;
- Report to the Humber Housing Partnership Executive and Management Group; and
- Be the key link for Housing to the Local Strategic Partnership.

#### **Membership**

Membership will comprise of:

- Cabinet member for Housing and Strategic Planning
- Chair of the North Lincolnshire Landlords Forum
- Voluntary sector representation
- Private sector representation
- Director of Adult Social Services
- Director of Children and Young People's Services
- Spatial Planning Manager
- Economic Development Manager
- Corporate Finance
- Estates and Valuations Manager
- Development Control Manager
- North Lincolnshire Homes
- Other RSL rep (to be agreed)
- Local Strategic Partnership Manager

Non-voting members

- Head of Housing

- Strategic Co-ordinators (Housing)

The Board may agree to invite other people to attend specific meetings, should this be deemed necessary.

Substitutes may be sent to meetings, as required and full responsibility will rest with the Board member, on behalf of whom the substitute is attending, to stand by decisions made within the meeting by the substitute.

#### **Frequency of meetings and working arrangements**

The Board will meet quarterly and the timing of the meetings will be influenced by the dates of the meetings of the Humber Housing Partnership Executive Group, aiming for a week in advance of the HHP Executive Group. Meeting dates will be diarised annually.

The Board will be chaired by the Cabinet Member for Housing and Strategic Planning.

Minutes of the meeting will be kept and published for any relevant party.

All members of the Board are able to put forward agenda items, agendas and supporting papers will be circulated at least five working days before the meeting.

#### **Decision-making**

The quorum of the meeting is 5 voting members.

In the first instance, consensus will be sought in gaining approval from all members of the Board rather than a formal voting system. If consensus cannot be reached a voting system shall be used.

Should a vote be required then each member shall be entitled to a single vote. In the event of there being an equal number of votes, then the Chair will have the casting vote.

#### **Declaration of interests**

It is the responsibility of individual Board members to declare in advance an interest in any Board meeting item where they have a direct link with an organisation, which is a potential beneficiary of a decision of the Board.

#### **Review**

These terms of reference shall be reviewed on an annual basis.

Agreed 30<sup>th</sup> April 2008