

Housing That Meets The Needs Of All Residents

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

Priority



Housing That Meets The Needs Of All Residents 1

Measured

Quarterly

Responsible Director

Growth & Culture

Below Target

Current Status

Responsible Cabinet Member

Planning & Planning Policy

Action

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

Measure



	Target	Achieved
1. Number of houses complete	650	553
2. Number of houses complete In Grantham	300	95

Measure History

	Q1 2023-24	Q2 2023-24	Q3 2023-24	Q4 2023-24
1. Number of houses complete	143	293	Not Reported	553
2. Number of houses complete In Grantham	33	55	Not Reported	95

Commentary



The Local Plan was adopted on 30th January 2020. The Plan's annual target for housing completions is 650 dwellings. A total of 553* dwellings were completed in the monitoring year (2023/24). The Local Plan identifies land to provided 53% of housing in Grantham, 18% in Stamford, 7% in Bourne, 8% in the Deepings, and 14% in the villages across the plan period (2011-2036).

Completions in the four main towns accounted for 72% of the completions, with 95 dwellings completed in Grantham. A dwelling is counted as a completion when it is substantially complete; this means that it has working facilities (kitchens and bathrooms) and is ready for occupying (it does not need to be furnished).

Officers are reviewing the Council's housing needs as part of the local plan review which will also include reviewing where to allocate any additional housing should we need to increase our housing supply.

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

Priority



Housing That Meets The Needs Of All Residents 2

Measured

Quarterly

Responsible Director

Housing & Property

Below Target

Current Status

Responsible Cabinet Member

Housing & Property

Action

Work to reduce and prevent homelessness in our District.

Measure



	Target	Achieved
1. Proportion of prevention cases successfully resolved	>50%	23%
2. Proportion of relief cases successfully resolved	>40%	15%
3. Number of homelessness duty cases accepted in year	<95	155
4. Proportion of homeless cases accepted as final duty	>60%	55%

Measure History



	Q1 2023-24	Q2 2023-24	Q3 2023-24	Q4 2023-24
1. Proportion of prevention cases successfully resolved	Data Unavailable	34.5% (19 of 55)	Not Reported	23%
2. Proportion of relief cases successfully resolved	Data Unavailable	29.5% (36 of 122)	Not Reported	15%
3. Number of homelessness duty cases accepted in year	Data Unavailable	205	Not Reported	155
4. Proportion of homeless cases accepted as final duty	Data Unavailable	23%	Not Reported	55%

Commentary



Our Housing Options team continues to provide the district's response to homelessness and homelessness prevention. However, with the prevailing housing market, access into the private sector continues to be a huge challenge. We are still facing pressures on the service which we predict will increase with the ongoing resettlement of those housed in the Stoke Rochford Asylum hotel and the national dispersal model. In addition, the cost of living crisis with further increase the number of households approaching as they are struggling financially to sustain their existing accommodation. The demand for affordable social housing continues to far outweigh the supply so it's essential that our policies and procedures support prioritising those in the most need of affordable housing and our newly implemented allocations policy is in line with this. The number Relief duties owed is up 36% on 2019/20. The number of reliefs in South Kesteven is 60% higher than the Lincolnshire average and 54% higher than the average of South Kesteven's CIPFA Peers (authorities with similar characteristics).

Priority



Housing That Meets The Needs Of All Residents 3

Measured

Quarterly

Responsible Director

Housing & Property

Below Target

Current Status

Responsible Cabinet Member

Housing & Property

Action

Increase the supply of high quality, sustainable Council houses.

Measure



1. Number of new Council Homes provided

Target

15

Achieved

0

Measure History



1. Number of new Council Homes provided

Q1 2023-24

0

Q2 2023-24

0

Q3 2023-24

Not Reported

Q4 2023-24

0

Commentary



The following sites for new council homes are progressing as detailed below; Construction has commenced on 20 units at Swinegate, Grantham and 4 units at Elizabeth Road, Stamford. Larch Close, Grantham: development of 21 homes, planning application was approved in November 2023 and expressions of interest regarding the procurement of the scheme has commenced. Tenders were submitted by interested parties on 15 May 2024. The contract is expected to be awarded by Cabinet in June 2024 with an anticipated start on site of early September 2024. More schemes are in the pipeline as well as acquiring affordable units on larger developments. 21 homes were purchased using Local Authority Housing Fund tranche 1 money, a further 8 are being progressed through legal for tranche 2.

Priority



Housing That Meets The Needs Of All Residents 4

Measured

Annually

Responsible Director

Growth & Culture

On Target

Current Status

Responsible Cabinet Member

Planning & Planning Policy

Action

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

Measure



Measure	Target	Achieved
1. Review and Adopt New Planning Committee Protocols	Adopted	Completed March 2023
2. Adopt new Code of Practice for Planning Matters	Adopted	Completed March 2023
3. % Major Applications Determined in Time	>60%	86%
4. % Non-Major Applications Determined in Time	>70%	77%

Measure History



Measure History	Q1 2023-24	Q2 2023-24	Q3 2023-24	Q4 2023-24
1. Review and Adopt New Planning Committee Protocols	Reported Annually	Reported Annually	Not Reported	Completed March 2023
2. Adopt new Code of Practice for Planning Matters	Reported Annually	Reported Annually	Not Reported	Completed March 2023
3. % Major Applications Determined in Time	48%	79%	Not Reported	86%
4. % Non-Major Applications Determined in Time	78%	75%	Not Reported	77%

Commentary



The team had a number of vacancies in the first part of the year and was fully staffed from September 2023. The team has been clearing a backlog of applications which has affected performance overall. There has been a slight improvement in the last quarter in relation in the speed of decision-making for both Major and non-major applications. For the full year 79% of major applications were determined on time and 76% of non-majors. Performance remains above both internal KPI's and nationally set performance indicators. Performance will continue to be monitored closely.

Priority



Housing That Meets The Needs Of All Residents 5

Measured

Quarterly

Responsible Director

Housing & Property

Below Target

Current Status

Responsible Cabinet Member

Housing & Property

Action

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

Measure



Measure	Target	Achieved
1. Rent Collection (inc. arrears)	97.35%	95.76%*
2. % Properties with a valid gas certificate	100%	99.08%
3. Average Void Relet Time (Calendar Days)	TBC	147.64
4. Percentage of responsive repairs resolved on first visit	TBC	Information not available
5. Percentage of Properties meeting the Decent Homes Standard	100%	91.37%

Measure History



Measure	Q1 2023-24	Q2 2023-24	Q3 2023-24	Q4 2023-24
1. Rent Collection (inc. arrears)	23.19%	48.52%	Not Reported	Information not available
2. % Properties with a valid gas certificate	99.44%	99.03%	Not Reported	99.08%
3. Average Void Relet Time (Calendar Days)	156.58	159.86	Not Reported	147.64
4. Percentage of responsive repairs resolved on first visit	Unable to report	unable to report	Not Reported	Information not available
5. Percentage of Properties meeting the Decent Homes Standard	91.2%	91.2%	Not Reported	91.37%

Commentary



Rent Collection (inclu. arrears): £27,534,653 charged. Estimated collection rate of 95.76%. Note this figure is provisional, subject to finalisation on completion of end of year accounts.

Discretionary Payments: £35,610 has been awarded total. There has a £12,000 underspend. This was transferred to the Discretionary Housing Payment Fund to-up rent shortfall.

Discretionary Housing Payments: £153,872.58 has been awarded total. There has been a £1,958.22 underspend.

The regulator has formally lifted the notice. Reports around compliance and voids will continue to be reported to OSC. There are ongoing contractual issues that are being monitored via the voids contractor.

Decent homes standards are improving with the decarbonisation funding award.

Priority



Housing That Meets The Needs Of All Residents 6

Measured

Quarterly

Responsible Director

Growth & Culture

On Target

Current Status

Responsible Cabinet Member

Planning & Planning Policy

Action

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

Measure



1. Number of affordable homes delivered in South Kesteven

Target

100 Annually

Achieved

171

Measure History



1. Number of affordable homes delivered in South Kesteven

Q1 2023-24

39

Q2 2023-24

74

Q3 2023-24

Not Reported

Q4 2023-24

171

Commentary



Of the 553* dwellings completed. 171 dwellings were affordable houses, this includes affordable houses completed by the Council, Registered Housing Providers, and other developers. 114 dwellings were delivered in the four main towns (Stamford (29), Grantham (58), Bourne (22), Market Deeping (5)) and 57 in the Larger Villages (Ancaster (6), Colsterworth (6), Corby Glen (26), Langtoft (12), Morton (7)). The Council has been working with developers and Registered Providers to deliver quality affordable housing in the District. The Council continues to work closely with developers to deliver housing schemes both through planning applications and through the Local Plan Review to ensure that the Council continues to meet the needs of local residents.

*(Please note these are provisional figures and will be confirmed at the end of the year through the publication of the Authority Monitoring Report or the 5-Year Housing Land Supply Statement). Over the life of the Plan, 494 affordable dwellings were completed, compared to 403 in the preceding four year period (2016/17-2019/20).

Priority



Housing That Meets The Needs Of All Residents 7

Measured

Annually

Responsible Director

Growth & Culture

On Target

Current Status

Responsible Cabinet Member

Planning & Planning Policy

Action

Ensure the ambitions of the adopted Local Plan are met and a review framework is developed to deliver sustainable growth in the District.

Measure



Measure	Target	Achieved
1. Maintaining a 5-year housing supply	Maintain a 5 year housing land supply, including any appropriate buffer.	5.01 years supply
2. Adherence to review programme - consultation on draft pre-submission (reg 19) by Spring 2023.	Statutory (Regulation 19) consultation on Pre-Submission Local Plan review.	Preparing Pre-submission Local Plan (Regulation 19)

Measure History



Measure History	Q4 2022-23	Q4 2023-24
1. Maintaining a 5-year housing supply	5.2 years supply	5.01 years supply
2. Adherence to review programme - consultation on draft pre-submission (reg 19) by Spring 2023.	Preparing draft Local Plan (Regulation 18)	Preparing Pre-submission Local Plan (Regulation 19)

Commentary



The Council has a housing land supply equivalent to 5.01 years' supply of deliverable sites which is confirmed for one year through an Annual Position Statement until 31st October 2024. The Council's housing need is identified in the adopted Local Plan as 650 dwellings per year. Local Authorities are required to demonstrate sufficient allocated and permitted housing land to meet the authority's need for 5 years. The Council is required to publish the 5 year housing land supply result annually, either through a statement or if eligible through an Annual Position Statement.

The review of the Local Plan commenced in April 2020. A Regulation 18 Issues and Options consultation was launched in October 2020 which sought the scope of the Local Plan review. A Call for Sites was also launched which invited landowners to submit details of any land that could come forward for development during the plan period. The Council has recently concluded an 8 week Draft Local Plan consultation (29th February - 25th April 2024) in accordance with Regulation 18. Representations received will be considered in the preparation of the next stage of the Local Plan review process: Regulation 19 Pre-Submission Local Plan consultation, which is scheduled to take place later this year. A revised Local Development Scheme which sets out the timetable for the Local Plan Review will be presented to Cabinet in June.