

An aerial photograph of a town and its surrounding landscape. The foreground shows a dense residential area with brick houses and a large commercial area with several large buildings and parking lots. Beyond the town, there are vast green fields and some trees. The sky is filled with dramatic, grey clouds. The text is overlaid on the top half of the image.

# North Lincolnshire Council Housing Plan 2023 – 2028

One Council, One Place, One Family



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# FOREWORD

## CREATING THE CONDITIONS TO DELIVER NEW HOMES AND IMPROVE EXISTING STOCK TO MEET OUR RESIDENTS HOUSING NEEDS.

We are delighted to introduce the North Lincolnshire Housing Plan 2023-2028.

This ambitious Housing Plan 2023 – 2028 sets out the Councils vision and priorities for housing in North Lincolnshire over the next five years which have been identified to tackle the housing challenges faced across North Lincolnshire.

At the heart of the plan is enabling housing delivery across a range of tenure types to meeting our residents needs along with progressing the improvements of existing housing stock and improving the energy efficiency of homes so that all our residents live in safe and sustainable homes.

North Lincolnshire is a great place and is home to just under 170,000 people, with the population expected to grow by a further 4,000 over the next 20 years.

We will continue to work closely with Government to create the right conditions to boost housing delivery in North Lincolnshire ensuring all our residents have access to housing that meet there needs in flourishing communities.



  
**Cllr Rob Waltham MBE,**  
Leader of North Lincolnshire Council





# HOUSING PLAN VISION

Our vision is for:

**North Lincolnshire is a great place to live well with high quality housing in safe, flourishing sustainable and connected communities,**

**promoting, and enabling independent living.**

To achieve this vision, we need to ensure that every resident in North Lincolnshire has access to good quality housing

which meets their needs. The challenge of meeting this vision is ensuring that each residents different housing requirements and needs are delivered in line with the context of national and local policy.



## NORTH LINCOLNSHIRE IN NUMBERS

- Population **169,700**
- **1,980** new homes to be delivered between 2023-2028
- In 2022 North Lincolnshire had **2,213** empty properties
- Housing Stock is younger than the national average
- Our over 75 age population is expected to increase by **50%** by 2030
- **25%** of the North Lincolnshire Housing Register are residents over 65 years requiring adapted properties
- Average House Price **£189,600**
- **51** NLC supported housing units housing **54** Care leavers delivered
- Planned delivery of **410** additional homes for older people by 2028
- Planned delivery of **113** adaptable properties by 2028

Tenure types	2021 Census figure for North Lincolnshire
Owned outright or with mortgage/loan	67.5%
Rented Privately	17.2%
Rented in social sector	15%

**Table 1: Percentage of people living in different tenure types.**

Housing Accommodation	2021 Census figure for North Lincolnshire
Detached	35.2%
Semi-detached	41.8%
Terraced	13.4%
In a purpose-built block of flats	6.9%
In a commercial building, caravan, or other temporary structure	1.4%
In part of a converted or shared house or building	1.3%

**Table 2: Percentage of people in the different types of housing accommodation.**

# SUPPORTING OUR PLANS FOR HOUSING DELIVERY

These plans have been considered whilst working towards our key housing priorities to achieve the best outcomes for the people and place of North Lincolnshire. The Housing Plan will be a key plan supporting the North Lincolnshire Council Plan.



## OUR SUCCESS

- North Lincolnshire has achieved its local housing delivery target for the past four years.
- Increased our intermediate housing stock to including Rent to Buy, Shared Ownership and Discounted Market Sale.
- First specialist dementia extra care scheme of **25** apartment - Myos House in partnership.
- A pilot scheme of eight fully adaptable bungalows in partnership.
- **22** new apartments for people with learning difficulties delivered across three sites.
- **Over a million pounds** per annum spent on disabled facilities grant with approximately 90 adaptations being completed to enable people to live independently in their own homes for as long as possible.
- Publishing a Homelessness and Rough Sleeping Strategy 2019 – 2024.
- Delivered **31** units for targeted client groups.
- Accommodated **175** individuals through the everyone in initiative in COVID-19 with **152** individuals moved into long term accommodation.
- Secured **£3.2 million** for Housing Towns Fund for Scunthorpe to deliver **400** additional homes by 2026.
- **£19.7 million** Levelling Up Fund secured for transport improvements in Barton Upon Humber to unlock housing sites.
- Enhanced our partnership working across North Lincolnshire to meet our residents housing need and homeless reduction priorities.
- The total number of dwellings in the private rented sector that following an inspection have been found to have one or more Category 1 Hazards (HHRs) has reduced from 154 in 2020 to **88** in 2023.

## OUR OBJECTIVES

- Enable high quality environmentally sustainable homes
- Support our residents health & wellbeing
- Increased delivery
- Enhance our specialist and supported accommodation offer
- Improve existing stock condition
- Increased energy efficiency
- Support economic growth
- Improved infrastructure

# **PRIORITY 1:** Enabling a high quality sustainable housing market that meets our resident's needs

Housing is about more than the physical structures; it is about the people and the communities they live in. This priority focuses on supporting all residents including those within the most vulnerable groups, such as those with learning disabilities, fleeing domestic violence; care leavers; homeless and ex-offenders. Health and housing are intrinsically linked. North Lincolnshire Council wants to ensure our residents can live safe, well and independently as part of mixed and inclusive communities.

## **OUR INTENT:**

**Deliver a range of good quality and energy efficient homes to meet our existing and future residents housing needs.**

## **OUR INTERVENTIONS:**

- Enable the delivery of 396 new dwellings annually.
- Provide a local planning policy framework which identifies and allocates key housing sites to meet our local needs.
- Work with developers, registered providers, and service users to deliver high quality housing across all tenures to support our residents to live independently.
- Maximise opportunities for housing delivery from council assets and future investment decisions through our Asset Management Plan.
- Improve the choice based letting system to facilitate appropriate access to suitable affordable housing opportunities.
- Increasing homeownership offer through the delivery of wider range of intermediate and market products across North Lincolnshire.
- Encourage modern methods of construction to support the delivery of new homes.
- Support and accelerate the delivery of housing-led, mixed-use regeneration projects with a brownfield first approach.
- Utilising funding opportunities to support our residents to live independently for example using the Homes Assistance policy to adapt existing properties.
- Enable opportunities to prepare for homeownership through innovation saving products.



## **OUR INTENT:**

**Enable the delivery of adaptive properties using innovative and adaptive technologies to support our residents to live independently**

## **OUR INTERVENTIONS:**

- Develop an adaptive property specification.
- Utilise Section 106 monies and the Better Care Fund
- Work with developers, registered providers and service users to deliver additional adaptive properties to M4(2 and 3) standard





## OUR INTENT:

Support and enable the delivery of six new villages.

## OUR INTERVENTIONS:

- Adopt a new local plan that identifies 6 new villages as strategic allocation and provides the planning framework to deliver the scheme.
- Enable and support the delivery of key infrastructure and high-quality housing across all tenures to create a sustainable community in a waterside setting.
- Offer an exceptional and responsive planning service which provides developers with a greater level of certainty and assists in speeding up the planning application process.
- Work with developers, registered providers, and service users to deliver high quality housing to support our residents to live independently in flourishing communities.
- Work in partnership with Homes England and the private sector developers to delivery high quality housing that meet our residents needs.
- Maximise funding opportunities and explore different delivery mechanisms.

## OUR INTENT:

Attract new housing investment in North Lincolnshire to meet our residents need.

## OUR INTERVENTIONS:

- Gain a greater understand of our residents housing needs.
- Publish a Housing Market Needs position statement.
- Creating a Developer Forum.
- Maximise funding opportunities and explore different delivery mechanisms.

## OUR INTENT:

Cancelling homelessness

## OUR INTERVENTIONS:

- Deliver a “Somewhere safe to stay hub.”
- Deliver the priorities identified within the Homelessness and Rough Sleeping Strategy with prevention measures being priority.
- Minimising the number of empty properties by bringing them back into use to increase housing stock.
- Increase the number of specialist accommodation in North Lincolnshire to support our vulnerable residents.
- Develop alternative short stay accommodation as an alternative to B&B accommodation.
- Utilise funding opportunities to bring back empty properties to meet supported housing needs.





## **PRIORITY 2:** Enabling and progressing the improvement of housing standards in North Lincolnshire

Progressing action to address the existing stock in North Lincolnshire, where poor housing conditions exist to enable reduced health inequality and improved quality of life.

Impacts from unhealthy and unsafe homes include:

- Mental health impacts from suffering and trauma.
- Societal cost.
- Economic costs due to loss of potential (poorer educational achievement, loss of productivity, career prospects).
- Physical impacts resulting from exposure to damp, falling on stairs etc.

Enabling and progressing improved housing will also, include reduced energy costs and carbon emissions, create higher value homes, and economic growth.

### **OUR INTENT:**

**Improve Housing Standard across North Lincolnshire**

### **OUR INTERVENTIONS:**

- Progress a North Lincolnshire wide Housing Stock Condition Survey to provide evidence on the quality of the existing housing stock.
- Demand high quality designed housing through the planning system by adopting and implementing the new local plan.
- Deliver high quality and energy efficient housing in our private sector rental market.

### **OUR INTENT:**

**Promote The Building Safety Act 2022 to ensure our resident more rights, powers, and protection**

### **OUR INTERVENTIONS:**

- Progress and implement a partnership to ensure that action against the owners of buildings that fail to meet building regulation is enforced.

### **OUR INTENT:**

**Bring back empty properties into use.**

### **OUR INTERVENTIONS:**

- Enable Towns Fund grants to support owners to bring properties back into use at a good standard.
- Publish an Empty Homes Plan to reduce the number of empty homes in North Lincolnshire to enable owners to bring their properties back into use, progressing enforcement to bring problematic properties back into use where required.

### **OUR INTENT:**

**Improve the quality of privately rented homes and HMO's**

### **OUR INTERVENTIONS:**

- Deliver selective licensing for private landlords.
- Enable improved quality of privately rented sector homes including regulating and improving houses in Multiple Occupation (HMOs) to reduce overcrowding.
- Deliver Article 4 Direction, ensuring planning permission for small HMOs (up to six rooms for rent) is sought to enable sustainable growth.
- Using the housing health and safety rating system (HHSRS) enable a risk-based evaluation to help identify and protect against potential risks and hazards to health and safety and reduce overcrowding.



# PRIORITY 3: Enabling homes to be green and more efficient

It is estimated that around 40% of UK emissions come from households, with up to 50% coming from heating and electricity. North Lincolnshire Council wants to drive up standards for environmental sustainability including onsite renewable energy and low carbon technologies.

In North Lincolnshire we want our residents' homes to be warm, energy and water efficient, with built in resilience to climate change and fuel poverty. The increase in energy costs mean that more and more residents are facing fuel poverty in North Lincolnshire.

## OUR INTENT:

**Enable and Sustain reduced Fuel Poverty**

## OUR INTERVENTIONS:

- Enable reduced fuel poverty by supporting and promoting home improvements and energy efficiency opportunities for low-income households.
- Enable improved understanding of how to cut energy usage through education.
- Enable active travel to access work, school and college.
- Progress and sustain funding opportunities to tackle fuel poverty through energy advice and support, insulation and heating grants, installation of renewable energy infrastructure e.g., solar panels etc.

## OUR INTENT:

**Enable Increased energy efficiency**

## OUR INTERVENTIONS:

- Enable and promote cleaner, greener and energy efficient solutions for those in the private sector.
- Enable residents' environmental aspirations and performance of everyone who lives in North Lincolnshire (including promoting renewable energy, pilot hydrogen boilers, air source heat pumps).
- Enable existing homeowners to improve their properties energy efficiency

## OUR INTENT:

**Deliver an increased number of homes are net zero and seek to ensure we end development that is carbon positive**

## OUR INTERVENTIONS:

- Deliver planning applications that comply with Policy DQE7 Climate change & Low Carbon Living.
- Deliver 50% reduced carbon emissions by 2038.



## GOVERNANCE

Oversight and governance for the Housing Plan will be through the Councils' Housing Executive Group which meets on a quarterly basis through the year and more frequently if required. Terms of reference for the Group set out purpose, plan, responsibility, and membership.

The Housing Plan Working Group will meet regularly to review the intents and interventions, working towards achieving accomplishing the interventions.

Annual progress report and review to Cabinet.



## IMPACT

### PRIORITY ONE

Enabling a high-quality sustainable housing market that meets our resident's needs.

### PRIORITY TWO

Enabling and progressing the improvement of housing standards in North Lincolnshire

### PRIORITY THREE

Enabling homes to be green and more efficient.

## PERFORMANCE MEASURES

### PRIORITY ONE

- Deliver a wide range of different house types and tenures.
- Enable the delivery of 396 homes per annum.
- Commencement of 6 new villages in NL.
- Increase in the number of residents owning their home.

### PRIORITY TWO

- Reduction in people living in temporary accommodation.
- Improvement of housing conditions in private rental market.
- Decrease the number of empty properties across North Lincolnshire.

### PRIORITY THREE

- Increase in the number of homes which are rated A, B and C for energy performance.
- Increase in the number of homes which are net zero.
- Reduce fuel poverty by supporting our most vulnerable residents.

The Housing Plan aligns with a number of key local strategies and plans, in particularly the Economic Growth Plan 2023-2028, emerging Local Plan 2020 – 2038, North Lincolnshire Council Plan 2022 – 2025, The Adult Strategy 2023 – 2025, Children in Care and Care Leavers Partnership Plan 2022-2024 and Homelessness and Rough Sleeping Strategy 2019 - 2024.

To successfully deliver our vision the Council will enable, shape and work in partnership with other organisations. This Housing Plan will deliver new homes, specialist and supported accommodation but also raise the standards of existing stock in North Lincolnshire.