Draft

Lincoln Housing Strategy and Developer Prospectus

2017-2022
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Introduction from Cllr Peter West

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

This strategy highlights the main issues facing the city:

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

Who we are

- Lincoln is home to 97,065 people across approximately 44,600 households.
- The average household size in Lincoln stands at 2.21 people.
- The age demographic shows a higher proportion of younger people than adjacent districts - substantially attributable to our growing student population.
- There has been an increase of 11.2% in the number of dwellings in the city between 2001 and 2011. This increase has been concentrated in an additional 2,110 flats.
- Private rented accommodation has seen a dramatic 95.6% increase between 2001 and 2011 across central Lincolnshire. In Lincoln this is in part due to the expansion of the Universities. This increase has raised concerns about the condition of properties in the Private Rented Sector, with estimates of up to 43% non-decency and 20% Category 1 Hazards under the Housing and Health Rating System.
- The Indices of Multiple Deprivation (IMD) from 2015 showed 10 areas in Lincoln within the highest 10% of deprived areas nationally. This is an increase from seven areas in the IMD 2010, and five areas in the Indices of Multiple Deprivation 2007. These 10 areas account for 16,014 Lincoln residents, or 16.6% of the total city population.

Developers welcome

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

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1 Mid 2015 estimate, ONS 2016
2 2016 Valuation Office Agency data
3 Central Lincolnshire Strategic Housing Market Assessment/2011 Census data
Context
There are a number of national, regional and local strategies and policies providing context to this Housing strategy. The main ones are:

Welfare Reform and Work Act 2016
As well as reducing and freezing a number of welfare benefits the Act placed a four year annual 1% rent reduction on social and affordable landlords. The effect of which is to reduce resources available for investment in existing or new housing stock.

Housing and Planning Act 2016
Introduced the Starter Homes policy which offers first time buyers under the age of 40 a home for 80% of the market value. It is the Government’s intention to formalise inclusion of Starter homes within the affordable housing definition that underpins the Policy objectives set out in the National Planning Policy Framework. Local policy in this respect is yet to be finalised but is likely to see a change in the types of affordable homes delivered through the Planning System in the future.

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

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

Greater Lincolnshire Local Economic Partnership (GLLEP) and the Strategic Economic Plan 2014 – 2034 (SEP)
The SEP sets out ambitious targets of creating 13,000 new jobs by 2030, and assisting in the creation of 100,000 new homes and helping 22,000 existing businesses grow across Lincolnshire.

City of Lincoln Growth Strategy 2014-2034
The Growth Strategy seeks to create more high quality housing through successfully integrating three sustainable urban extensions, delivering supplementary housing schemes and improving the existing housing provision. There are 16 housing objectives under this ambition which are incorporated and consolidated in this Housing Strategy.

City of Lincoln Council Strategic Plan 2017 – 2020 (20:20 Vision)
The Strategic plan for 2017 sets out the Vision and Priorities for the city. The strategic priorities in the plan are:

- Let’s drive economic growth
- Let’s reduce inequality
- Let’s deliver quality housing
- Let’s enhance our remarkable place
Lincoln’s six housing challenges

Housing supply

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

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

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

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

Homelessness and entrenched rough sleeping

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

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

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

Supported and Specialist Accommodation

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

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

There is also a largely unmet need for specialist accommodation for those with more acute mental and/or physical health needs. This includes a wide range of disabilities, illnesses and conditions for which there is either no or very little current specialist accommodation provision. For instance the County Council estimate that 109 additional accommodation units are needed in the City for those with learning disabilities. The County Council and City Council are working more closely than ever to tackle these issues and increase provision. The County-wide Joint Strategic Needs Assessment 2017 highlights the shortfall in specialist accommodation. However revenue funding issues in the care and health sectors mean that short term decisions often take priority over a longer term strategy.

Private rented sector and poor housing conditions

Between 2001 and 2011 the private rented sector in Central Lincolnshire increased by 4,014 households, representing a 95.6% increase. This dramatic change is attributed in significant part to the rapid rise in property prices compared to wages which forces those previously on the margins of being able to buy, into the private rented sector. In addition the University of Lincoln expanded rapidly throughout that same period with the result of increased student demand for private rented property.

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

The Council estimates that over 40% of private rented sector homes are non-decent and that around 20% have category one hazards as per national guidance and standards. These represent severe issues for those enduring the problem housing. The Council has been undertaking a project (2016) to tackle “rogue landlords” and will seek to continue that work in 2017 and beyond in an effort to improve standards further. Poor housing conditions can lead to a number of negative outcomes. At their most dangerous these could relate to properties being fundamentally unsafe, but living with damp problems, poor quality and expensive heating can lead to health conditions that are just as serious. The Council will continue to advise tenants of how they can insist landlords fulfil their responsibilities.

Sustainable Living and fuel poverty

Around 6,687 households are unable to afford to heat their home to a suitable level. This has clear financial and health implications. Reducing household bills will dramatically improve the financial situation of households and potentially retain spend locally. The city council is committed to...
investing in a more sustainable future by focussing on insulation initiatives in the private sector whilst leading by example in the building of new, sustainable housing.

**Affordability**

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

The Government affordable housing body, the Homes and Communities Agency, sets out in its grant funding 2016-21 prospectus its priorities for investment as Shared Ownership homes and a limited number of affordable rented supported homes for older people and those with additional needs. However funding for general affordable housing have been omitted from that programme and in the instance of Lincoln it is such housing that is most needed to redress the imbalance within local housing provision.

**This strategy targets 5 Outcomes**

**Target Outcomes for the Lincoln Housing Strategy**

In the context of the 6 housing challenges there are five target outcomes listed below that have been developed in the key stakeholder events of September 2014 and January 2017. Supporting evidence for these 5 prioritised outcomes is also offered by the statistical base in appendix 1. The action plan attached to each targeted outcome concentrates on initiatives to improve the current situation or performance.
Outcome 1: Maximise the number of new homes built
The 2017 Central Lincolnshire Local Plan sets out a housing target of 1,540 new homes per annum across Central Lincolnshire. This reflects a need for over 374 homes per annum across all tenures within Lincoln. The Local Plan allocates a range of sites for the development of housing throughout the city.

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

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

Private Rented
In total the private rented sector in Lincoln represents 19.4%\(^6\) (7,726) of all properties, provided through a range of landlords. Included within the private rented sector in Lincoln are a number of homes in multiple occupation. Property conditions in the private rented sector need to be improved. The Council is committed to setting up a wholly owned housing company driven by three strategic aims: the need to increase the overall supply of housing; the need to offer quality rented products at a reasonable price; and the need to drive up property standards in the Private Rented Sector.

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

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

- 135,000 help to Buy Shared Ownership
- 10,000 Rent to Buy
- 8,000 supported housing units

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

Local Authority Housing
The council has a house building programme with an ambition to build 220 new council owned homes over the next 5 years at a cost of £26m. Additionally, the council has committed £261million

\(^6\) Census 2011
over the next 30 years to maintaining and improving the existing stock in compliance with the Lincoln Standard. These investments could be higher but the Council is constrained by a Government imposed borrowing cap.

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

**Self-Build**

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

**Empty Homes**

Over the last 5 years (to April 2016) the Council has been involved in bringing 111 empty homes back into use. Currently the focus is on those properties which have been empty for two years or more or where complaints have been received about the property.
### Action Plan: Outcome 1

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

<table>
<thead>
<tr>
<th>Action</th>
<th>Baseline</th>
<th>Indicator/Measure</th>
<th>Target/Milestone</th>
<th>Timescale</th>
<th>Responsible Person</th>
<th>Progress update</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Lincoln Council to Build 220 new council homes by 2021</td>
<td>20 in 2015/16, 5 in 2014/15</td>
<td>Number of homes built</td>
<td>44 each year</td>
<td>Annually to 2021</td>
<td>Housing development and housing strategy teams</td>
<td></td>
</tr>
<tr>
<td>Deliver 50 homes through the Housing Company by 2021</td>
<td>0 – new Company</td>
<td>Number of homes in the company</td>
<td>50</td>
<td>From 2018 to 2021</td>
<td>Housing Company Board</td>
<td></td>
</tr>
<tr>
<td>Deliver/facilitate 150 new homes through partnership with registered providers by 2021</td>
<td>2014/15 - 15 2015/16 - 16</td>
<td>Number of homes built</td>
<td>30 per year</td>
<td>Annually to 2021</td>
<td>Housing Strategy team</td>
<td></td>
</tr>
<tr>
<td>Deliver the right mix of homes across each neighbourhood to support the development of sustainable communities, meeting the identified needs</td>
<td>14.4% studio or 1 bed flat 27.1% 2/3 bed flat 28.0% 2/3 bed house 12.9% 3/4 bed semi 17.7% 4+ bed detached</td>
<td>Percentage of each house type built</td>
<td>As per baseline</td>
<td>Annual</td>
<td>Housing Strategy team, Development Management, Local Developers, Housing Associations</td>
<td>Council initiatives will provide 80% 2 and 3 bedroom homes to meet the needs of the waiting list.</td>
</tr>
</tbody>
</table>

Identify, monitor and review | 2015 report | 5 year supply | Annually | Annual | Principal |  |

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7 Central Lincolnshire Strategic Housing Market Assessment, housing needs by house type
### Outcome 1: Maximise the number of new homes built – increase the supply of houses to levels that meet accommodation need

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</thead>
<tbody>
<tr>
<td>the 5 year supply of housing sites annually</td>
<td>online 2016 report online</td>
<td>publicly available</td>
<td>on website</td>
<td>Planning Policy Officer Housing Strategy team and Central Lincolnshire Local Plan team</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Influence and direct other public and private sector partners to deliver land for an average of 500 homes per annum through:  
• Facilitating land for development on large sites  
• Providing information on key sites through the developer prospectus | 2014/15 – 145 2015/16 - 185 | Number of private homes completed | 500 homes per annum built | Starting April 2017 | Housing Strategy team, Development Management and Principal Planning Policy Officer |
| 25% of all housing delivered annually to be affordable homes in line with the local plan policy LP11 | 2014/15 – 19.3% 2015/16 – 24% | percentage of all homes built | 25% of all homes built | Annual to 2021 | Principal Planning Policy Officer Housing Strategy team and Development management |
| Deliver housing on 15 brownfield sites by 2021 | 15 | Number of brownfield | 15 over 5 years | 2021 | Development Management | Successful bid made to Government to utilise starter homes funding for |
### Outcome 1: Maximise the number of new homes built – increase the supply of houses to levels that meet accommodation need

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</thead>
<tbody>
<tr>
<td><strong>Bring 50 empty homes back into use per year through council intervention</strong></td>
<td>2014/15 – 25 2015/16 - 13</td>
<td>Number of empty homes brought back into use</td>
<td>50 per year</td>
<td>Annual to 2021</td>
<td>Private Sector Housing Team, Empty Homes project officer</td>
<td>brownfield sites. Negotiation with HCA in 2017.</td>
</tr>
<tr>
<td><strong>Support the delivery of the four sustainable urban extensions around Lincoln</strong></td>
<td>New</td>
<td>Progress of development of sustainable urban extensions</td>
<td>Delivery of 425 homes on SUEs</td>
<td>2021</td>
<td>Major Developments team, Development Management and Principal Planning Policy Officer</td>
<td></td>
</tr>
<tr>
<td><strong>Identify existing housing sites with redevelopment potential for higher density development</strong></td>
<td>None</td>
<td>Report produced</td>
<td>All housing sites assessed for potential</td>
<td>2018</td>
<td>Tenancy Services, Housing Investment team, Housing Strategy team, Development Management</td>
<td></td>
</tr>
<tr>
<td><strong>Secure additional funding for the delivery of affordable housing in the city</strong></td>
<td>2014/15 – 15 homes - £562,000 2015/16 – 37</td>
<td>Funding secured for affordable housing</td>
<td>Annually to 2021</td>
<td>Housing Strategy team</td>
<td>£4.2m HCA rant allocated in January 2017.</td>
<td></td>
</tr>
</tbody>
</table>
## Outcome 1: Maximise the number of new homes built – increase the supply of houses to levels that meet accommodation need

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<tbody>
<tr>
<td>Adopt a policy that all new homes provided through the Housing Company achieve at least the Decent Homes Standard</td>
<td>None</td>
<td>Policy in place</td>
<td></td>
<td></td>
<td>Housing Company</td>
<td></td>
</tr>
<tr>
<td>Deliver the Lincoln Homes Standard across all council owned homes by 2021</td>
<td>New standard</td>
<td>Number of council homes meeting standard</td>
<td>All council homes to meet standard</td>
<td>Rolling programme to 2021</td>
<td>Housing Investment Team</td>
<td></td>
</tr>
<tr>
<td>Investigate potential schemes to bring empty homes back into use</td>
<td>New</td>
<td>Research completed</td>
<td>Schemes suitable for Lincoln identified</td>
<td>2018</td>
<td>Empty Homes Project Officer, Private Sector Housing Team</td>
<td></td>
</tr>
<tr>
<td>Develop a delivery plan for adaptations to speed up the delivery process</td>
<td>New</td>
<td>Delivery plan on speed of adaptation delivery</td>
<td>Delivery plan in place</td>
<td></td>
<td>Private Sector Housing team</td>
<td></td>
</tr>
<tr>
<td>Hold an annual developer forum with relevant agencies and developers to discuss the key issues with delivery housing in Lincoln</td>
<td>Ad hoc developer forums have been held</td>
<td>Annual forum scheduled</td>
<td>Annual forum held</td>
<td></td>
<td>Housing Strategy team, Development Management Team, Building Control</td>
<td></td>
</tr>
</tbody>
</table>
Outcome 2: Reduce Homelessness in Lincoln

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

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

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

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

Rough sleeping has seemingly become the norm in Lincoln for a group of around 12 individuals. This number fluctuates dependent on weather, the availability of seasonal work and the availability of hostel places. A number of initiatives have been tried over a number of years seeking to positively influence the numbers regularly sleeping rough. For every success though it seems that there are others coming into the City, attracted by the higher levels of agency support and perceived potential for temporary accommodation than adjacent more rural areas. Towards the end of 2016 the Council, as part of a consortium of 20 different agencies was successful in gaining funding to work over an extended period with a cohort of 120 individuals across the County. Such work will seek to address the complexity of issues faced by this client group that can often include mental ill health, substance abuse and begging - as well as homelessness. The Government estimates that 45% of all street homeless people have mental health support needs.

Temporary Accommodation

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

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

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

13 temporary accommodations units provided by the Council and operated by P3 for those homeless applicants either accepted as such or whose application is undergoing enquiries pending an offer of permanent housing. P3 provide counselling support where assessed as being needed.
84 units offered as temporary accommodation by the YMCA and although accessible to all age ranges focused on younger, single person households.

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

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

The Scheme is primarily for homeless families. Referrals are often made to other agencies, such as the Credit Union and P3 to help tenants, where necessary, to maintain tenancies.
# Action Plan: Outcome 2

## Outcome 2: Reduce Homelessness in Lincoln

<table>
<thead>
<tr>
<th>Action</th>
<th>Baseline</th>
<th>Indicator/Measure</th>
<th>Target/Milestone</th>
<th>Timescale</th>
<th>Responsible Person</th>
<th>Progress update</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide information and guidance to allow households to help themselves prevent homelessness wherever possible</td>
<td>None</td>
<td>Information leaflet produced</td>
<td>Information produced and made available</td>
<td>3rd quarter 2017</td>
<td>Property Shop</td>
<td></td>
</tr>
<tr>
<td>Increase the percentage of homeless preventions through council intervention to 50% of homeless presentations</td>
<td>Q1 16/17 – 40%(^8)</td>
<td>Percentage/number of preventions</td>
<td>50% of homeless presentation should be prevented from homelessness</td>
<td>Annual</td>
<td>Property Shop</td>
<td></td>
</tr>
<tr>
<td>Continue to develop partnerships with private rented sector to assist with housing homeless households</td>
<td>None</td>
<td>Agreements in place</td>
<td>50 households housed per year</td>
<td>Annual</td>
<td>Property Shop, Private Housing Liaison Officer</td>
<td></td>
</tr>
</tbody>
</table>

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\(^8\) This is a measure introduced in April 2016 so the baseline available is quarter 1 of 2016/2017 only.
### Outcome 2: Reduce Homelessness in Lincoln

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Sufficient numbers of good quality temporary accommodation so that by 2020 families spend no more than 5 nights in B&amp;B and single people no more than 3 weeks.</td>
<td>2015/16 Families – average time:  Q1 – 18 days  Q2 – 17 days  Q3 – 15 days  Q4 – 3 days  Other – Average time:  Q1 – 4 weeks  Q2 – 5 weeks  Q3 – 2 weeks  Q4 – 1 week</td>
<td>Number of families or single people using bed and breakfast</td>
<td>0 families for more than 5 days  0 singles people for more than 3 weeks</td>
<td>Annual</td>
<td>Property Shop</td>
<td></td>
</tr>
<tr>
<td>Provide new shared accommodation for young homeless households who are unable to access the housing market</td>
<td>None</td>
<td>Shared housing available</td>
<td>20 bedspaces per annum</td>
<td>2021</td>
<td>Housing providers, Developers, Regeneration Team</td>
<td></td>
</tr>
<tr>
<td>Adopt an operational protocol common to all support providers working with rough sleepers</td>
<td>Protocol in place</td>
<td></td>
<td></td>
<td>Dec 2017</td>
<td>Housing Solutions team, P3, Framework, YMCA, Public Health team</td>
<td></td>
</tr>
</tbody>
</table>
Outcome 3: Improve and increase provision of specialist accommodation

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

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

Gypsy and Travellers

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

Flexible accommodation to meet changing needs

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

- Step free access to all entries and exits and parking where possible
- Wider doorways to ground floor to allow for wheelchair users
- Toilet facilities on the ground floor
- Wall mounted sockets/switches/controls
- Construction allows easier adaptation of the dwelling to meet the changing needs of occupants over time.
Supported Housing

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

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

There is also a private sector new build scheme at Avalon Court in Lincoln providing 62 apartments for older people’s retirement living built in 2010 by McCarthy and Stone. Planning permission was given in 2016 for the conversion and extension of Home Farm, into 36 retirement flats.

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

**Learning disabilities and autism**
In Lincoln there is one purpose built supported housing scheme specifically aimed at those with learning difficulties. This was developed by the Linkage Trust in 2015 in partnership with the City Council and offers 21 homes. There is other supported housing provision around the City for those with learning disabilities and autism although the County Council estimate that the unmet need is for an additional 109 units. This provision is of huge importance as many with learning difficulties may find it difficult to live independently without some support.

**Mental Health**
33 units of supported accommodation for households who require mental health support exist in the city. They include some live-in 24 hour support. The Government estimates that 45% of all street homeless people have mental health support needs.

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

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

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

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

**Students**
Some 17,090 university students were enrolled at the City’s two Universities in 2015/16 (Bishop Grosseteste University 2,236 and University of Lincoln, 14,854). There are several large and small scale purpose built student accommodation blocks which cater for over 5,000 students. Many students also choose to live in houses of multiple occupancy, as well as other accommodation rented independently through private landlords. Providing adequate provision for students is a key priority for both Universities and the Council.
## Action Plan: Outcome 3

### Outcome 3: Improve and increase provision of specialist accommodation

<table>
<thead>
<tr>
<th>Action</th>
<th>Baseline</th>
<th>Indicator/Measure</th>
<th>Target/Milestone</th>
<th>Timescale</th>
<th>Responsible Person</th>
<th>Progress update</th>
</tr>
</thead>
<tbody>
<tr>
<td>De Wint court sheltered accommodation options appraisal completed by April 2017</td>
<td>None</td>
<td>Options appraisal complete</td>
<td>Options appraisal complete, preferred option approved</td>
<td>May 2017</td>
<td>Housing Investment Team</td>
<td></td>
</tr>
<tr>
<td>Derek Miller Court sheltered accommodation options appraisal completed by April 2018</td>
<td>None</td>
<td>Options appraisal complete</td>
<td>Options appraisal complete, preferred option approved</td>
<td>April 2018</td>
<td>Housing Investment Team</td>
<td></td>
</tr>
<tr>
<td>An operating protocol between the Council and housing support providers, agreeing service delivery, information sharing and pathways through service to ensure co-ordinated provision.</td>
<td>None</td>
<td>Protocol in place</td>
<td>Protocol in place and working. To be reviewed after 12 months to ensure success</td>
<td>September 2017</td>
<td>Property Shop, Housing Providers, Support Providers</td>
<td></td>
</tr>
<tr>
<td>Have in place a shared strategy with health, care and housing providers that states what we’re trying to achieve with supported housing in both the city and county</td>
<td>None</td>
<td>Strategy in place</td>
<td>Strategy and action plan in place, begin delivery of the strategy</td>
<td>December 2017</td>
<td>Care providers, Housing Providers, Housing Strategy team</td>
<td></td>
</tr>
</tbody>
</table>
### Outcome 3: Improve and increase provision of specialist accommodation

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<thead>
<tr>
<th>Action</th>
<th>Baseline</th>
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</thead>
<tbody>
<tr>
<td>Deliver new modern supported or Extra Care housing for older people with all levels of support needs</td>
<td>None</td>
<td>Supported housing delivered</td>
<td>Completion of supported housing</td>
<td>2021</td>
<td>Housing Strategy team, Housing Providers, Support Providers, Lincolnshire County Council, Housing Investment Team</td>
<td>City in receipt of £3.2m grant for an affordable Extra Care scheme (January 2017)</td>
</tr>
<tr>
<td>Students – support development of purpose built accommodation in suitable locations</td>
<td>None</td>
<td></td>
<td>To meet the housing needs of the University</td>
<td>Ongoing</td>
<td>Housing Strategy team, Development Management, University, housing providers</td>
<td></td>
</tr>
<tr>
<td>Deliver level M4(2) of the building regulations for 30% of dwellings on sites of 6 or more as per policy LP 10 of the Local Plan to assist with adapting homes</td>
<td>None, new measure</td>
<td>Percentage of dwellings delivered at M4(2)</td>
<td>30% of dwellings delivered to M4(2)</td>
<td>Annual</td>
<td>Building Control, Developers</td>
<td></td>
</tr>
<tr>
<td>Action</td>
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</tr>
<tr>
<td>Work with other providers to deliver Fosse House specialised dementia home</td>
<td>None</td>
<td>Delivery of Fosse House</td>
<td>Completion of supported housing scheme at Fosse House site</td>
<td>2021</td>
<td>Housing Strategy team, developers, supported housing provider</td>
<td></td>
</tr>
<tr>
<td>Deliver most common large scale DFGs (stairlifts and level access showers) within 8 weeks of initial referral</td>
<td>40+ week current average</td>
<td>8 weeks by April 2018</td>
<td></td>
<td></td>
<td>Private sector housing team</td>
<td></td>
</tr>
</tbody>
</table>
Outcome 4: Improve property conditions

It’s the Council’s ambition to ensure that the city’s existing homes are improved wherever the conditions are negatively affecting the residents’ health and well-being. It is important for tenants and landlords to understand each other’s roles and responsibilities with regard to their property and their tenancy. A modelling exercise was carried out in 2014, based on 42,956 dwellings in the city, of which 33,205 were private homes. The modelling identified that within the private rented sector there are 1,998 homes with category 1 hazards\(^9\). These are hazards making the property potentially injurious to health.

Private rented condition

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

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

Homes in Multiple Occupation (HMOs)

There has been a significant number of properties turned into homes in multiple occupation in the city, these differ in size, type and location. There are an estimated 1,804 HMOs in the city.\(^{10}\) This is a valuable resource to the city, however there are concerns around the quality of the conversions to HMOs. These concerns include the general quality of the property, the costs associated with renting, the quality of the landlords and the suitability of the conversion.

Article 4

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

The directive dictates that there should be a maximum of 10% of properties designated as HMOs within a 100m radius of any HMO. Any applications for new HMOs will be tested against this through a mapping exercise. In addition any application for a new HMO should not result in 3 or more adjacent HMOs unless the third is between two other existing HMOs.

Trusted Landlord Scheme

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

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\(^9\) Lincoln Housing stock condition survey 2014  
\(^{10}\) Lincoln Housing stock condition survey 2014
The Lincoln scheme will only accredit individual landlords and will not be open to letting agents except as landlords in their own right. However due to the prevalence of investment landlords in the city who employ agents to fully manage their properties provision has been made for integrating them into the scheme.

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

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

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

**Empty Homes**

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

**Renewal Area**

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

**Affordable Housing condition**

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

- Over bath showers to all properties (unless a level access shower is more appropriate)
- Lever taps for all supported housing
- Non-slip flooring in all kitchens and bathroom of supported housing
- Handrails to main access points of homes with a more than a 1:20 gradient
### Action Plan: Outcome 4; develop partnerships in the private sector to improve conditions

<table>
<thead>
<tr>
<th>Action</th>
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<th>Responsible Person</th>
<th>Progress update</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of private rented homes with category 1 hazards fallen to 16% (1,541)</td>
<td>21% (1,998) of private rented Properties have a category 1 hazard</td>
<td>Percentage of properties</td>
<td>16% (1,541)</td>
<td>2021</td>
<td>Private Sector Housing team</td>
<td></td>
</tr>
<tr>
<td>Inspect 500 private rented homes per annum for category 1 hazards of which 250 will target the City’s oldest housing stock</td>
<td>None – new target</td>
<td>Number of homes inspected</td>
<td>500 Homes inspected per annum</td>
<td>2021</td>
<td>Private Sector Housing team</td>
<td></td>
</tr>
<tr>
<td>20% (1,926 homes) of private rented homes are accredited under the Lincoln scheme</td>
<td>New scheme</td>
<td>Number/percentage of homes accredited</td>
<td>20% (1,926)</td>
<td>2021</td>
<td>Private Sector Housing team</td>
<td></td>
</tr>
<tr>
<td>Information about roles and responsibilities of tenants and landlords made available across the city</td>
<td>None</td>
<td>Information pulled together</td>
<td>Leaflet produced</td>
<td>2017</td>
<td>Communications</td>
<td></td>
</tr>
<tr>
<td>Action</td>
<td>Baseline</td>
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<tr>
<td>Develop scheme to improve empty properties to ensure the number of empty homes does not increase</td>
<td>2 year + empty properties: 99 6 month + empty properties: 429 (April 2016)</td>
<td>Scheme in place</td>
<td></td>
<td>2018</td>
<td>Private Sector Housing Team</td>
<td></td>
</tr>
<tr>
<td>Develop action plans for all homes over 2 years empty to enable/support it being brought back into use</td>
<td>99 Properties (April 2016)</td>
<td>Action plans in place</td>
<td>Action plans in place</td>
<td>2021</td>
<td>Private Sector Housing Team</td>
<td></td>
</tr>
<tr>
<td>Deliver a new emergency housing assistance policy</td>
<td>None</td>
<td>Scheme in place</td>
<td></td>
<td>2017</td>
<td>Private Sector Housing Team</td>
<td></td>
</tr>
<tr>
<td>Approve with partners a Park Ward regeneration action plan</td>
<td>Plan in place</td>
<td></td>
<td></td>
<td>2017</td>
<td>Regeneration team</td>
<td></td>
</tr>
<tr>
<td>Review and improve the delivery timescales for disabled facilities grants</td>
<td>41 weeks</td>
<td>Average time taken to complete DFGs from Occupational Therapist referral</td>
<td>Significant reduction in average time – target to be determined following process review</td>
<td>End of 2017</td>
<td>Private Sector Housing Team</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>End of 2018</td>
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</table>
### Outcome 4: Develop partnerships in the private sector to improve conditions

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<tr>
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<th>Responsible Person</th>
<th>Progress update</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximise intervention for private sector properties with solid wall insulation</td>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td>Private Sector Housing Team</td>
<td></td>
</tr>
</tbody>
</table>
Outcome 5: Promote and increase sustainable living in the city

Fuel bills and the cost of running a home are amongst the highest outlays for a household. Home improvements can dramatically reduce the amount of fuel consumed within a household, and building regulations have begun to introduce measures to implement these strategies for new properties. However the problems with the existing City housing stock relating to fuel poverty persist. The BRE House Condition Survey 2014 for Lincoln estimates that there were 524 owner occupied households who were living with excess cold according to the housing health and safety rating system and a further 826 private rented households living with excess cold. 16.3% of the households in Lincoln were assessed as living in fuel poverty.

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

Sustainable Living
All properties which are to be let or sold need an energy performance certificate (EPC) highlighting the SAP and CO\textsuperscript{2} ratings of the property as well as potential ratings that could be achieved through some improvement measures. An EPC lasts for 10 years regardless of the number of sales and lets. It provides the new owner/tenant with an indication of the running costs of the home and what improvements could be made to increase its energy efficiency and reduce fuel bills.

According to the 2011 census there were 999 homes in Lincoln without central heating. This is most certainly contributing to the high levels of fuel poverty within the city. In Lincoln there are an estimated 2,085 owner occupied households living in fuel poverty, and a further 2,532 private rented households living under the same conditions.

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

In the Council housing stock there are:

- 35 properties have a SAP of 38 or below (F or G rated)
- 1,054 properties have a SAP rating of E (39-54)

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

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

There are an estimated 1,640 private rented homes in the city which have a SAP below a 38 rating (F or G rated), this represents 17% of the sector. These homes will need improvement to allow them to
be re-let from April 2018. In addition to this there are an estimated 1,485 owner occupied homes which have a SAP rating of 38 or less, representing 6% of the sector.

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

**Low Carbon**

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

In Lincoln the domestic sector makes up 37% of carbon dioxide emissions, which has been reduced by 30% since the 2005 baseline. Improvements to the energy efficiency of Lincoln’s council housing stock have and will continue to make a contribution to the reduction in carbon dioxide emissions.
## Action Plan: Outcome 5: Promote and increase sustainable living in the city

<table>
<thead>
<tr>
<th>Action</th>
<th>Baseline</th>
<th>Indicator/M</th>
<th>Target/Milestone</th>
<th>Timescale</th>
<th>Responsible Person</th>
<th>Progress update</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revise and implement the action plan for reducing fuel poverty by March 2017</td>
<td>None</td>
<td>Action plan in place</td>
<td>Deliverable action plan approved</td>
<td>March 2017</td>
<td>Corporate Policy</td>
<td></td>
</tr>
<tr>
<td>Support the delivery of the Affordable Warmth Strategy and action plan</td>
<td>Strategy in place to 2016</td>
<td>Updated strategy and action plan</td>
<td>Updated strategy and action plan</td>
<td>March 2018</td>
<td>Housing Strategy team</td>
<td></td>
</tr>
<tr>
<td>Survey, identify and improve all council owned properties with a SAP of 38 or less</td>
<td>35 properties (April 2016)</td>
<td>Number of properties with a SAP of less than 38</td>
<td>No council properties with a SAP of 38 or less</td>
<td>March 2017</td>
<td>Housing Investment Team</td>
<td></td>
</tr>
<tr>
<td>Survey, identify and establish an action plan to improve all council owned properties with a E rated SAP (39-54)</td>
<td>1,054 properties (April 2016)</td>
<td>Action plan in place</td>
<td>Action plan and finances approved for improvement</td>
<td>March 2018</td>
<td>Housing Investment Team</td>
<td></td>
</tr>
<tr>
<td>Target harden 10% of all properties in the private sector which have a SAP rating of less than 38</td>
<td>None</td>
<td>Percentage of properties improved</td>
<td>10% of properties improved</td>
<td>1 April 2018</td>
<td>Private sector Housing Team</td>
<td></td>
</tr>
<tr>
<td>Develop Emergency winter housing grant for those in most need</td>
<td>Grant scheme in place</td>
<td>10 properties improved</td>
<td>Annually from April 2017</td>
<td></td>
<td>Private sector Housing Team</td>
<td></td>
</tr>
<tr>
<td>Action</td>
<td>Baseline</td>
<td>Indicator/Measure</td>
<td>Target/Milestone</td>
<td>Timescale</td>
<td>Responsible Person</td>
<td>Progress update</td>
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</tr>
<tr>
<td>70% of council owned properties have a SAP rating of 70 or more, the remainder to have an average rating of 65</td>
<td>29% (2,244) at SAP of 70 Remainder of stock at an average of 65</td>
<td>Percentage of properties with a SAP above 70, Average SAP rating of remainder</td>
<td>70% at SAP of 70 Remainder with an average of 65</td>
<td>2021</td>
<td>Housing Investment Team</td>
<td></td>
</tr>
<tr>
<td>Plan in place with the aim of reducing the number of privately owned properties without central heating</td>
<td>999 homes without</td>
<td>Action plan in place to address</td>
<td>Plan in place for to reduce to 800 homes without central heating</td>
<td>2019</td>
<td>Private Sector Housing Team</td>
<td></td>
</tr>
<tr>
<td>Reduce the number of households in the city living in fuel poverty by 5% (430 households)</td>
<td>Reduction of 430 households</td>
<td>Percentage of households living in fuel poverty</td>
<td>Reduce fuel poverty by 5%</td>
<td>2021</td>
<td>Private Sector Housing Team, Housing Investment Team, Housing Strategy team, Private landlords, Property owners</td>
<td></td>
</tr>
</tbody>
</table>
### Outcome 5: Promote and increase sustainable living in the city

<table>
<thead>
<tr>
<th>Action</th>
<th>Baseline</th>
<th>Indicator/Milestone</th>
<th>Target/Milestone</th>
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<th>Responsible Person</th>
<th>Progress update</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase average SAP in the city to 57 across all tenures</td>
<td>Average SAP 50</td>
<td>Average SAP rating</td>
<td>Average SAP at 57</td>
<td>2021</td>
<td>Private Sector Housing Team, Housing Investment Team, Housing Strategy team, Private landlords, Property owners</td>
<td></td>
</tr>
<tr>
<td>Improve bottom quartile SAP ratings to 50 (from 45)</td>
<td>45 SAP average</td>
<td>Average SAP rating</td>
<td>Average SAP to 50</td>
<td>2021</td>
<td>Private Sector Housing Team, Housing Investment Team, Housing Strategy team, Private landlords, Property owners</td>
<td></td>
</tr>
<tr>
<td>Identify all pre-fabricated dwellings in the city and establish individual property plans to improve energy efficiency</td>
<td>None</td>
<td>Spreadsheet of all addresses</td>
<td>All pre-fabricated dwellings identified</td>
<td>2019</td>
<td>Housing Investment Team, Housing Strategy team</td>
<td></td>
</tr>
<tr>
<td>Raise awareness of free ways to reduce energy bills</td>
<td>Existing information in place</td>
<td>Leaflet in place and available at a range of locations</td>
<td>Revised information released</td>
<td>2018</td>
<td>Housing Strategy team</td>
<td></td>
</tr>
</tbody>
</table>
Lincoln Development Prospectus

Welcome to the first Lincoln Development prospectus which includes a range of key development sites which we would like to be developed over the next 10 years. There are likely to be other residential sites, mainly smaller infill or above commercial development, that will also be developed but inevitably these will be more opportunistic than those sites available now that are zoned for residential use.

Purpose

The purpose of the prospectus is to provide information on each of the sites to assist developers or other organisations in bringing the sites forward for development.

In the following section each site has a sheet with some key information about the site including its location, size, potential capacity and the types of housing which could be accommodated on the site. Also included are the key issues with the site which have been identified or potential issues which would require further investigation. It should be noted that there may be unidentified issues on the site.

The sites

<table>
<thead>
<tr>
<th>Planning reference</th>
<th>Name / location</th>
<th>Owner and current use</th>
<th>Total site area (ha)</th>
<th>Indicative dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>CL4652</td>
<td>Former Usher School</td>
<td>County council Land vacant</td>
<td>3.57</td>
<td>81</td>
</tr>
<tr>
<td>CL4704</td>
<td>Land off Western Avenue</td>
<td>Private In garden use</td>
<td>0.88</td>
<td>30</td>
</tr>
<tr>
<td>CL525</td>
<td>Former Power Station, Spa Road</td>
<td>Private Largely vacant</td>
<td>5.71</td>
<td>300</td>
</tr>
<tr>
<td>CL526</td>
<td>Former Hospital, St Anne’s Road</td>
<td>NHS Largely vacant</td>
<td>4.2</td>
<td>126</td>
</tr>
<tr>
<td>CL532</td>
<td>Firth Road</td>
<td>Private Industrial use</td>
<td>3.5</td>
<td>298</td>
</tr>
<tr>
<td>CL819</td>
<td>Western Growth Corridor (SUE)</td>
<td>City Council 42% Private 58%</td>
<td>391</td>
<td>3,200</td>
</tr>
</tbody>
</table>
Potential Capacity
81

Size
3.57ha

Site Description
Former school site with some remaining hard standings, part greenfield/part brownfield. The site runs alongside a main road into the city with adjacent pedestrian and cycle routes.

The school has been demolished and the site is flat. There are a small number of trees on the site which could easily be incorporated into a residential scheme.

The site is adjacent to an existing new residential development and is surrounded by existing housing. Access into the site could be through the former school vehicular access. Alternative access could only be achieved through purchase and demolition of an existing dwelling.

Type of Housing
Detached and semi-detached houses with some smaller flats. Maximum of 3 storey dwellings, there may be a need for some single storey dwellings to the rear of the site where it backs onto existing residential bungalows.

Planning Status
No Planning permission in place. The site is allocated for residential use in the Draft Central Lincolnshire Local Plan.

Delivery Constraints/Considerations
There are some trees on the site which would need to be considered and kept where possible.

Sewer pipe and water main crosses site, these could be diverted if not designed into a residential scheme.

**Anticipated timescales for Delivery**
Short term.

**Ownership**
Mainly public sector with some private ownership
Potential Capacity
30

Size
0.877ha

Site Description
A flat site currently in garden use adjacent to a main arterial route into the City Centre. There are areas of mature trees, particularly along the western edge. The site to the north has permission for housing. There is a former school site to the south and houses to the east. To the west is Tritton Road and beyond a school.

Type of Housing
The site could accommodate a mix of dwelling types.

Planning Status
The site is allocated for residential use in the Draft Central Lincolnshire Local Plan.

Delivery Constraints/Considerations
There are some trees on the site which need to be retained, these could be designed into a scheme.

The site is adjacent to a main route into the city which may require some remediation for noise but this has been overcome on other sites along this route.

Anticipated timescales for Delivery
Ownership
Potential Capacity
300

Size
5.71

Site Description
Brownfield derelict land between railway line and the River Witham, surrounded by a high metal fence around the site. Site is overgrown and there are trees and bushes at most boundaries. Pylons run through the site. Some structures remain at the south west corner of the site. To the north, beyond the railway, are Victorian terraced streets, to the south, beyond the river, are offices and warehouses. To the east there is an electricity station. To the west, beyond the railway, is a tower block, some houses and some commercial units.

The Council has an ambition to incorporate this site in a wider regeneration of the riverside, east of Broadgate (the A15).

Type of Housing
A mix of house types including flats, houses and bungalows would be expected on a site of this scale and could include some 3-4 storey accommodation. It may be appropriate for some supported housing to be provided on this site.

Given the constraints of this site there may be a need to increase the density to allow for the viability of the site to be addressed.

Planning Status
Pre application discussions
The site is allocated for residential use in the Draft Central Lincolnshire Local Plan.

**Delivery Constraints/Considerations**
Well located for city centre amenities but existing accesses off Broadgate are inadequate. Improvements to Spa Rd needed, including footway and street lighting. Access can be gained from the north east corner of the site.
Pylon to be moved

Substation to be moved prior to full development

Minor contamination to south of site which could be mitigated or designed out.

**Anticipated timescales for Delivery**
Outline planning application was submitted in July 2016

**Ownership**
Private ownership
Potential Capacity
126

Size
4.2ha

Site Description
This site slopes down from the north and consists of old hospital buildings of up to 7 storeys, a listed nursing home and car park. Part of site is still in use and there also a number of portable buildings on site. There are mature trees bordering the site and within it. There are residential areas to the north, west and south and there is also a park to the south. To the east is the ‘new’ hospital.

This previously developed site is to become surplus to requirements for the hospital. There is a grade II listed building on site and it is considered that development here could retain this building and enhance its setting. It is also near to a conservation area and a historic park and garden, but it is not considered that development on the site would impact on their setting.

Type of Housing
Given the proximity of the site to existing housing and the hospital a wide range of house types could be delivered on this site including some higher rise buildings for flats as well as family accommodation. The site would also be appropriate for supported housing in blocks as well, possibly extra care or sheltered accommodation for older people.

Planning Status
The site is allocated for residential use in the Draft Central Lincolnshire Local Plan.
Delivery Constraints/Considerations
Given the historic use on the site there is potential for land contamination which may require remediation, subject to further investigation. There are no other major constraints on the site and this site offers an opportunity to make the most of the site once the health function is fully relocated.

The trees included within the site should be retained where possible but given their location they should be able to be designed into a scheme.

Access into the site is available through existing accessing with part of the site currently used as a car park so suitable vehicular access is available.

Anticipated timescales for Delivery
The site is expected to begin delivery in the next five years with completions starting to come through in the same period.

Ownership
Public sector - NHS
Firth Road Area

Potential Capacity
298

Size
3.5

Site Description
Large site near to the centre of Lincoln between the retail warehouse units on Tritton Road and the river. Site contains a mix of old and new industrial buildings, a workshop and office units. This developed site is well located near the edge of the city centre with good access to a range of services and facilities. It is currently unoccupied but it is within an area where the policy is flexible for the site to be considered for residential use. It is near to a Local Wildlife Site and some heritage assets, but it is considered that the site could be redeveloped without harming them. The site is entirely within flood zone 3, but it is likely that redevelopment could occur with adequate mitigation and sustainability benefits.

Type of Housing
Mixed tenure and type of property is dependent on the location of the site within the area.

The site would allow for taller flatted developments, particularly along the river frontage.

Planning Status
The site is allocated within the draft Central Lincolnshire Local Plan as Regeneration and Opportunity Area. This allows for a range of uses including housing alongside other uses.
**Delivery Constraints/Considerations**

Given historic uses on the site there is potential for land contamination which may require remediation, subject to further investigation.

Access to the site may be a concern dependant on the nature of the development.

**Anticipated timescales for Delivery**

Long term – expected within next 10-15 years

**Ownership**

Mixed, although all private owners
Potential Capacity
3,200

Size
390.70ha

Site Description
The site is relatively flat and undeveloped, there are no topographical concerns with the site. It includes a former landfill site to the east which needs decontamination and would not be suitable for housing development but could be developed for employment uses. The site includes land which is currently in agricultural use as well as trees and water courses.

The site is bounded by the A46 Lincoln Bypass to the North and the city to the south. This site has the ability to link into the city centre.

The site is expected to deliver around 3,200 homes as well as 20 hectares of employment space.

Current use
Grade 3 agricultural land
Open space

Type of Housing
Mixed house types, sizes and tenures.

Given the size of the site and the proximity to both the city centre and the countryside the site allows for a range of housing types including higher density flatted developments as well as larger detached housing. It is expected that the scheme will provide 20% affordable housing on site as well
as a mix of the private sector offer including a mix of sale products and some private rented accommodation.

Planning Status
The site is allocated as a Sustainable Urban Extension in the Draft Central Lincolnshire Local Plan 2017.

Delivery Constraints/Considerations
Contains some local wildlife sites and is close to ancient woodland

The site benefits from clear views of Lincoln Cathedral and these must be considered throughout the master planning process. In addition to this there is a scheduled ancient monument on site. The masterplan should aim to enhance the views of the cathedral and the scheduled ancient monument.

Part of the site is within flood zone 3 although this can be managed/mitigated as per agreement with the environment agency.

There are trees and water on the site which will need to be designed into any scheme

Access into the site has been assessed and two or three accesses will need to be progressed, one from the city centre which will require the crossing of the railway on the site. This access will also require the reconfiguration of the existing road infrastructure to enable access into the city centre.

Current work underway to assess flood risk and drainage, transport assessment and environmental assessments to accompany the planning application as well as support the master planning process.

There is a need for a range of section 106 planning contributions for this site including affordable housing, gypsy and traveller sites, open spaces, play spaces, education/schools, community facilities and health facilities. It is acknowledged that much of this provision will be provided on site given the size of the site.

Anticipated timescales for Delivery
Planning application expected to be submitted in summer 2017

Delivery on site is expected from 2018/19

Ownership
42% in City of Lincoln Council ownership
58% in private ownership
Appendix 1: Evidence Base

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

Population (census 2011)
Lincoln: 93,541, a 9.3% increase since 2001
Lincolnshire: 713,623, a 10.4% increase since 2001
England: 53,012,456, a 7.9% increase since 2001

Population (mid 2015 estimate, ONS 2016)
Lincoln: 97,065

Households (census 2011)
Lincoln: 39,825, an 8.7% increase since 2001
Lincolnshire: 306,971, a 12.8% increase since 2001
England: 22,063,368, a 7.9% increase since 2001

Average Household size (Central Lincolnshire Strategic Housing Market Assessment 2015)
Lincoln: 2.21 people per household
Lincolnshire: 2.3 people
England: 2.4 people

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

Number of Domestic Dwellings (Valuation Office Agency 2016)
Lincoln: 44,600
Central Lincolnshire 135,330

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

Lincoln: 3.6% of properties are over-crowded
Lincolnshire: 2.2% of properties
England: 4.6% of properties

Lincoln: 67.7% of properties are under-occupied
Lincolnshire: 79.1% of properties are under-occupied
England: 68.7% of properties are under occupied

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

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11 Central Lincolnshire Strategic Housing Market Assessment 2015
12 Central Lincolnshire Strategic Housing Market Assessment 2015
13 Central Lincolnshire Strategic Housing Market Assessment 2015/Census 2011
Lincoln:  
388 homes per annum 2014-2019  
158 homes per annum 2020-2036  
Total homes: 4,942 homes

Central Lincolnshire property size requirement\(^\text{14}\):  
- 1 bed: 39% 355  
- 2 bed: 37% 335  
- 3 bed: 20% 179  
- 4 bed: 4% 40

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

Housing requirement

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

Overall housing size needs
- 1 bed: 14%  
- 2 bed: 27%  
- 3 bed: 28%  
- 4 bed: 13%  
- Larger: 18%

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

Outcome B: Reduce Homelessness in Lincoln

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

\(^\text{14}\) Central Lincolnshire Strategic Housing Market Assessment 2015
Outcome C: Improve and increase provision of specialist accommodation

Gypsies and Travellers - DCLG Caravan count

<table>
<thead>
<tr>
<th></th>
<th>Caravans counted</th>
<th>No. of authorised pitches - Residential</th>
<th>No. of authorised pitches – transit</th>
<th>Caravan capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 2010</td>
<td>14</td>
<td>19</td>
<td>10</td>
<td>48</td>
</tr>
<tr>
<td>January 2011</td>
<td>12</td>
<td>19</td>
<td>10</td>
<td>48</td>
</tr>
<tr>
<td>July 2011</td>
<td>10</td>
<td>19</td>
<td>10</td>
<td>48</td>
</tr>
<tr>
<td>January 2012</td>
<td>16</td>
<td>19</td>
<td>10</td>
<td>48</td>
</tr>
<tr>
<td>July 2012</td>
<td>12</td>
<td>19</td>
<td>10</td>
<td>48</td>
</tr>
<tr>
<td>January 2013</td>
<td>11</td>
<td>19</td>
<td>10</td>
<td>48</td>
</tr>
<tr>
<td>July 2013</td>
<td>31</td>
<td>19</td>
<td>12</td>
<td>43</td>
</tr>
<tr>
<td>January 2014</td>
<td>9</td>
<td>38</td>
<td>20</td>
<td>96</td>
</tr>
<tr>
<td>July 2014</td>
<td>9</td>
<td>19</td>
<td>10</td>
<td>48</td>
</tr>
<tr>
<td>January 2015</td>
<td>14</td>
<td>19</td>
<td>10</td>
<td>48</td>
</tr>
<tr>
<td>July 2015</td>
<td>14</td>
<td>19</td>
<td>0</td>
<td>38</td>
</tr>
</tbody>
</table>

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

Vacancy rates

Empty for 6 months or more: 0.8% (361 properties)
Empty for 2 years or more: 0.3% (128 properties)

House condition survey 2014

<table>
<thead>
<tr>
<th></th>
<th>Stock</th>
<th>Average SAP</th>
<th>Fuel poverty (LIHC)</th>
<th>HHSRS category 1 hazard</th>
<th>Disrepair</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner occupied</td>
<td>23,573</td>
<td>58</td>
<td>2,085</td>
<td>2,845</td>
<td>1,623</td>
</tr>
<tr>
<td>Private rented</td>
<td>9,632</td>
<td>51</td>
<td>2,532</td>
<td>1,998</td>
<td>1,455</td>
</tr>
<tr>
<td>Social\textsuperscript{15}</td>
<td>9,751</td>
<td>61</td>
<td>1,530</td>
<td>555</td>
<td>300</td>
</tr>
<tr>
<td>Total</td>
<td>42,956</td>
<td>57</td>
<td>6,147</td>
<td>5,398</td>
<td>3,378</td>
</tr>
</tbody>
</table>

\textsuperscript{15} This includes council housing and all other social housing providers
The Census shows that in 2011 in Lincoln there were 999 households without central heating representing 2.5% of properties, compared with 2% across the whole of Lincolnshire (6,185 properties)

Empty Homes

<table>
<thead>
<tr>
<th>Year</th>
<th>Empty Homes brought back into use through council intervention</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011/12</td>
<td>22</td>
</tr>
<tr>
<td>2012/13</td>
<td>28</td>
</tr>
<tr>
<td>2013/14</td>
<td>23</td>
</tr>
<tr>
<td>2014/15</td>
<td>25</td>
</tr>
<tr>
<td>2015/16</td>
<td>13</td>
</tr>
</tbody>
</table>

Empty homes in Lincoln at 1st April each year

<table>
<thead>
<tr>
<th>Year</th>
<th>6 months or more</th>
<th>2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>768</td>
<td>170</td>
</tr>
<tr>
<td>2014</td>
<td>381</td>
<td>141</td>
</tr>
<tr>
<td>2015</td>
<td>329</td>
<td>125</td>
</tr>
<tr>
<td>2016</td>
<td>429</td>
<td>99</td>
</tr>
</tbody>
</table>

Outcome E: Promote and Increase sustainable living in the city

Housing types

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

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

Tenure

Change in number of properties census 2001 to census 2011

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Lincoln</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned Outright</td>
<td>477</td>
</tr>
<tr>
<td>Mortgaged</td>
<td>-1384</td>
</tr>
<tr>
<td>Shared Ownership</td>
<td>-81</td>
</tr>
<tr>
<td>Social rented</td>
<td>363</td>
</tr>
<tr>
<td>Private rented : Landlord</td>
<td>4014</td>
</tr>
<tr>
<td>Private rented: other</td>
<td>143</td>
</tr>
<tr>
<td>Rent free</td>
<td>-350</td>
</tr>
</tbody>
</table>
Household Income
Average Household income: £30,395

House Prices
Average price paid (sale) in 2014:
Lincoln: £138,779
Lincolnshire: £156,221
England: £264,350

Lincoln lower quartile house price: £101,375

Average (median) rent in 2014:
Lincoln: £475 per month
Lincolnshire: £515 per month
England: £595 per month

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

Affordability
Based on the following assumptions:
- Mortgage: 3.5 times income minus 5% deposit
- Rental: 25% of income

Affordability based on average income:
- Mortgage = 3.5 * 30,395 = £106,382.05
- Rental = 25% * 30,395 = £7,598.75 p.a or £633.23 per month

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

Private rent for 2 bedroom house
Lower quartile: £5,580 per annum
Income required: £22,320
Unable to afford: 43%

Shared equity
75% share: £86,213
Income required: £23,401
Unable to afford: 53%

40% share with rental payment
71 newly forming households per annum can afford

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16 All this section is taken from the 2015 Central Lincolnshire Strategic Housing Market Assessment
17 This section is all taken from the 2015 Central Lincolnshire Strategic Housing Market Assessment
Lettings

2015/16 lettings of council housing

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>1 bed</th>
<th>2 bed</th>
<th>3 bed</th>
<th>4 bed</th>
<th>7 bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bungalow</td>
<td>64</td>
<td>26</td>
<td>31</td>
<td>7</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Maisonette</td>
<td>44</td>
<td>0</td>
<td>39</td>
<td>5</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Flat</td>
<td>388</td>
<td>321</td>
<td>67</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>House</td>
<td>246</td>
<td>0</td>
<td>146</td>
<td>95</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>742</td>
<td>347</td>
<td>283</td>
<td>107</td>
<td>4</td>
<td>1</td>
</tr>
</tbody>
</table>

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

Reasons for lettings of council homes

<table>
<thead>
<tr>
<th>Why Housed</th>
<th>Number of households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting List</td>
<td>296</td>
</tr>
<tr>
<td>Homeless</td>
<td>178</td>
</tr>
<tr>
<td>Mutual exchange</td>
<td>114</td>
</tr>
<tr>
<td>Transfer</td>
<td>114</td>
</tr>
<tr>
<td>Succession</td>
<td>1</td>
</tr>
<tr>
<td>Temporary</td>
<td>5</td>
</tr>
<tr>
<td>Other</td>
<td>34</td>
</tr>
</tbody>
</table>

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

Central Lincolnshire Waiting List

April 2016

<table>
<thead>
<tr>
<th>Household type</th>
<th>Number</th>
<th>Percentage</th>
<th>Lincoln connection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult groups</td>
<td>375</td>
<td>7.2%</td>
<td>149</td>
</tr>
<tr>
<td>Couples</td>
<td>699</td>
<td>13.3%</td>
<td>235</td>
</tr>
<tr>
<td>Families</td>
<td>1814</td>
<td>34.6%</td>
<td>949</td>
</tr>
</tbody>
</table>
### Band Number on list Connection to Lincoln and requires wheelchair access

<table>
<thead>
<tr>
<th>Band</th>
<th>Number on list</th>
<th>Connection to Lincoln</th>
<th>Lincoln connection and requires wheelchair access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Band 1</td>
<td>229</td>
<td>156</td>
<td>22</td>
</tr>
<tr>
<td>Band 2</td>
<td>1112</td>
<td>605</td>
<td>20</td>
</tr>
<tr>
<td>Band 3</td>
<td>1686</td>
<td>813</td>
<td>12</td>
</tr>
<tr>
<td>Band 4</td>
<td>2211</td>
<td>864</td>
<td>10</td>
</tr>
</tbody>
</table>

### Council owned Homes

April 2016

Total: 7804

<table>
<thead>
<tr>
<th>Type</th>
<th>Total</th>
<th>1 bed</th>
<th>2 bed</th>
<th>3 bed</th>
<th>4 bed</th>
<th>5 bed</th>
<th>6 bed</th>
<th>7 bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bungalow</td>
<td>583</td>
<td>344</td>
<td>176</td>
<td>63</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Maisonette</td>
<td>271</td>
<td>0</td>
<td>254</td>
<td>17</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Flat</td>
<td>3418</td>
<td>2771</td>
<td>630</td>
<td>17</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>House</td>
<td>3532</td>
<td>1</td>
<td>1737</td>
<td>1666</td>
<td>118</td>
<td>4</td>
<td>4</td>
<td>2</td>
</tr>
</tbody>
</table>

Total 7804

### Private rented accommodation

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