

NORTH KESTEVEN

Housing Delivery Plan 2020-23



North Kesteven
DISTRICT COUNCIL

Foreword

North Kesteven District Council has consistently chosen 'Our Homes' as one of its five key corporate priorities in recognition of the vitally important role that quality, safe, secure, warm, affordable and accessible housing plays in ensuring a quality of life for all our residents.

The Council is proud of its long history in delivering and influencing housing provision and services within the district. Whilst building and managing council homes and delivering the associated services to our tenants is a key element of this, the Council's housing role extends much further.

Its housing role includes, planning for and delivering sustainable housing growth, intervening in the private housing sector to ensure homes are decent and safe to live in and empty homes are brought back into use, as well as supporting our most vulnerable groups to ensure their housing needs are met.

The Council also recognises that much of its work around housing cannot be delivered without the vital support of a wide range of stakeholders and partners. We strongly value the input of the many organisations and individuals who help us to provide the homes that our residents need.

This Housing Delivery Plan provides the opportunity to bring together in one place the varied housing-related roles which are undertaken by different teams across the Council. It aims to give a clear sense of our priorities and the work we do to address these important issues. Ultimately, it sets out how we will continue to deliver high quality housing and housing services for all our residents in North Kesteven.



Cllr Richard Wright
Council Leader

1. Introduction

Access to a good quality home is vitally important to people's lives. By providing a secure and comfortable base, the right home can allow a person to seize the other opportunities that life brings, from education and employment to culture and community. These in turn help to determine a person's health and wellbeing, and their economic prosperity.

North Kesteven District Council's (NKDC) strategic vision is set out in the NK Plan 2019-22 which details the Council's priorities, purpose and services as it seeks to develop and enrich our "District of Flourishing Communities". Recognising the critical role that the provision of good quality homes plays in contributing to the quality of life of our residents, one of the NK Plan's five key priorities is "Our Homes", with ambitions to:

- **Deliver the Local Plan**
- **Increase the supply of housing in NK**
- **Maintain and improve housing in NK**
- **Provide high quality housing services in NK**

1.1 Aims and objective

This 2020-23 Housing Delivery Plan provides a framework for NKDC's actions in relation to housing. It brings together in one place the varied roles and functions which are performed by the different teams across the Council. By doing so, it aims to give a clear sense of our approach, our priorities and our ways of working around this key issue.

1.2 Scope of the Housing Delivery Plan

The intention of this delivery plan is not to replace the existing strategic and operational documents and policies which support these well-developed areas of activity. Instead it aims to provide a framework to highlight more clearly the linkages between them and provide greater coordination to their actions in order to maximise the positive outcomes from the Council's varied housing functions.



2.0 The Housing Context and Challenges

2.1 National context

The profile of housing as a national concern is high and there is currently widespread acceptance that nationally we face a housing crisis and need to build new homes at a rate not seen for many years. Recent government focus has been on boosting the supply of housing by 300,000 homes per year, in order to meet housing demand and also support the wider economy.

Wide-ranging measures have been taken which have included making amendments to the planning system, promoting delivery through self-build and custom housebuilding, providing government funding for homes and supporting infrastructure through such bodies as Homes England and the Local Enterprise Partnerships, and giving financial freedoms to local authorities to enable them to build. There has been a focus on expanding access to home ownership, with the degree of priority given to the provision of rental homes for those in affordable housing need, varying over recent years.

Alongside this, the government's Welfare Reform programme aimed at simplifying the benefits system and removing the disincentives for claimants to move into paid work, has had significant implications for some households in housing need. Government has, however, given increased priority and funding to reducing homelessness, with new duties placed on local authorities to prevent homelessness amongst a wider range of households.

There has been new national debate regarding the quality, management and safety of social housing, triggered by the Grenfell Tower tragedy in 2017, and increased focus on the private rented sector in terms of improving management standards and conditions for its tenants.



2.2 Local Context

The NK Plan 2019-22 sets out the strategic vision for the Council and its “Our Homes” priority has the following ambitions:

- Deliver the Local Plan
- Increase the supply of housing in NK
- Maintain and improve housing in NK
- Provide high quality housing services across NK

However, housing is also a cross-cutting theme which is relevant to the four other key priorities, as is illustrated by the following examples:

- “Our Economy”:** The provision of suitable housing for the district’s workforce and the significance of development activity to the local economy.
- “Our Environment”:** Reducing the environmental impact of new development activity and also of the occupation of existing homes.
- “Our Communities”:** The importance of housing as a cornerstone of stable communities and the quality of life and well-being of residents.
- “Our Council”:** Continuing to provide the Council’s housing services in a highly customer-focused and cost-effective way.

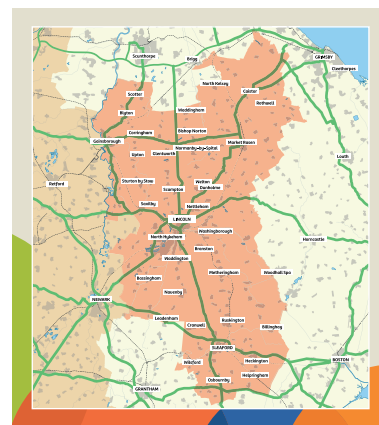
In addition to these priorities, the Council has recently declared a climate emergency and will work with residents, businesses and other partners to tackle climate change, lobbying for support to address this emergency by 2030. In terms of the Council’s housing role, this will require a fresh focus across all aspects to fully understand the implications and the steps that are needed to minimise the carbon impact from both new and existing homes.



Central Lincolnshire Local Plan

The Central Lincolnshire Local Plan 2012-36 covers North Kesteven, together with West Lindsey and the City of Lincoln. Although currently undergoing review, the Local Plan will continue to provide the framework for delivering sustainable growth across Central Lincolnshire, with housing being a key strand alongside employment and infrastructure.

The current Local Plan sets a high-level target to deliver 36,960 more homes by 2036 across Central Lincolnshire; North Kesteven is expected to deliver approximately half of all the homes required.



Greater Lincolnshire Local Enterprise Partnership

The Greater Lincolnshire Local Enterprise Partnership (GLLEP) is an important partner which has five priorities and drivers for economic success in Greater Lincolnshire, which includes the housing-related priority:

- To recognise the need for new housing, and to support balanced housing and economic development by promoting our capacity to deliver high quality growth.

Planning for Growth

NKDC is a partner in Planning for Growth with the nine other Greater Lincolnshire Local Authorities. This involves working collaboratively with Local Partnerships to produce a 2050 Growth Vision for Greater Lincolnshire and a sustainable growth 'proposition' to Central Government. This sets out how with Government support an additional 100,000 homes, economic growth and supporting infrastructure could be delivered across Greater Lincolnshire.



2.3 Key Challenges

Housing growth

Delivering increased housing numbers in a sustainable way, alongside employment and the necessary supporting infrastructure, is a priority both nationally and locally. While the Central Lincolnshire Local Plan provides the strategic framework for this, there are significant challenges to address at the local level. Lincolnshire as a whole is a relatively low-value area which means that the viability of housing development is often marginal. Because of this, there is a need to attract more developers to be active in the area. In addition, bringing local communities on-board with the prospect of additional housing in their locality can be challenging.

Affordability & tenure choice

In order to deliver housing to meet the needs of all of the district's population, both now and into the future, a wide range of price levels need to be met. While 'higher-end' provision is often the developer's preferred option, a significant proportion of the population require the benefit of public subsidy to enable them to satisfy their housing needs, through the increasingly varied forms of affordable housing tenures available. In addition, the private rented sector plays a growing role in meeting the needs of a range of household types. The challenge is to ensure that there is genuine choice available to households to enable them to live in a home that best meets their needs.

Suitability and quality of existing stock

While sustainable growth focuses on new housing provision, it is undeniably the existing housing stock of the district which provides homes for the vast majority of residents. Much of this functions well, however there are some significant challenges. These include such issues as the condition of the housing stock, particularly in the private rented sector; the need to improve energy efficiency in order to reduce fuel poverty and the impact of climate change; the need to bring empty homes back into use; and the general reduction in household size which results in high levels of under occupation across tenures.

Providing Council housing services

Primarily focussed on being landlord and providing the associated management and maintenance services to those households who live in Council-owned homes in the district, there are significant challenges associated with this function. The continuing level of Right to Buy (RTB) sales reduces the number of Council properties each year. While NKDC has a strong track record in building new Council homes, effectively this is often only sufficient to offset the reduction in the stock number from RTB sales. Welfare reform has brought challenges for many tenants, requiring increased emphasis and resourcing on the sustainment of tenancies. There are also some issues relating to the varying levels of demand for Council homes in different parts of the district.



Homelessness

As arguably the most acute form of housing need, homelessness is an issue that continues to be a concern. The district has seen a significant increase in homelessness across the board in recent years. Single persons make up over half of all homeless cases received, with these people often having a range of complex needs. The largest reason for homelessness is due to the breakdown of a relationship, while there has been an increase in cases of domestic abuse.

Specialist needs

In order to meet the housing needs of the entire population, those members of the community who have more specialist accommodation needs must also have these met. Such groups include people with physical and learning disabilities, mental health or substance misuse problems, ex-offenders and care leavers. However, the delivery of specialist accommodation to meet the needs of particular groups is often challenging, due to the additional costs for both capital and revenue, and the risks associated with such schemes.

Across the board the increasing proportion of older people in North Kesteven represents a challenge. Wide-ranging housing options are required to address the extremely varied needs and aspirations of this sector of the population. While this includes the provision of specialist older persons' schemes of various tenures, equally important is the provision of support services to enable older people to remain in their own homes, which reflects the wishes of the majority of people as they age.

Lobbying and influencing

North Kesteven is a relatively small rural district in Lincolnshire. It is situated on the edge of the East Midlands where much of the focus for investment is, unsurprisingly, on the region's biggest cities. Therefore there is a constant challenge to maintain a strong profile for NKDC, individually and also as part of the wider entities of Central Lincolnshire and Greater Lincolnshire, in order to ensure the district's needs are kept on the agendas of government and key funding bodies.

3.0 NKDC's housing role

NKDC has a long history in influencing the housing provision within the district. This includes a strong and enviable track record in delivering Council housing and housing services to the residents of the district. Many different parts of the Council perform diverse but interlocking roles and functions relating to specific elements.

While key teams across the Council are highly focussed on their particular role, there are clearly strong linkages between these varied functions. These key housing functions can be summarised into six broad and interlinked areas of housing activity.

3.1 Housing Activity Area 1: Planning for and Enabling Sustainable Housing Growth

NKDC is a partner in the production and delivery of the Central Lincolnshire Local Plan in conjunction with the City of Lincoln Council (CoLC), West Lindsey District Council (WLDC) and Lincolnshire County Council (LCC). Adopted in April 2017, it is the planning policy framework for sustainable housing growth, alongside economic growth and the delivery of supporting infrastructure.

To support the Local Plan, the approach to delivering more market and affordable housing to meet the range of identified needs is further set out in the 2019-22 Central Lincolnshire Housing Delivery Plan.

As Local Planning Authority, NKDC determines the location, number, form and type of all housing development which takes place within the district, ensuring this is linked to broader economic needs and so allowing the district to fulfil its growth ambitions, while maintaining residents' quality of life.

Alongside this, the Council has a regulatory role through its Building Control function to ensure that housing development complies with the necessary standards, and that the resulting homes provide high levels of safety and quality.

The Council also undertakes a wider enabling role to support and encourage the delivery of market housing and the provision of additional affordable housing in the district. The Council works closely with developers, Registered Providers (RPs) and other partners to deliver market housing and also subsidised housing for rent and sale for those in housing need.

Key teams involved:

- Housing Strategy & Growth**
- Development Management**
- Building Control**
- Central Lincolnshire Local Plans Team**

3.2 Housing Activity Area 2: Direct Delivery of New Homes

NKDC has been successful in delivering additional Council-owned homes in recent years and has plans to continue to do so, with an ambition to deliver up to 300 more Council homes by 2023. By focussing on providing housing for those households who are unable to meet their own needs through the housing market, it makes a key contribution towards meeting the housing growth requirements of the district and sustaining the supply of affordable homes.

More recently, the Council has created Lafford Homes, a wholly-owned housing company, in order to broaden the range of housing available within the district, and intervene where the market response has been restricted. Primarily this has been through focussing on additional delivery in the private rented sector, with the ambition to deliver 250 new homes through Lafford Homes within 5 years.

Key teams involved:

- Property Services**
- Lafford Homes**
- Housing Strategy & Growth**
- Development Management**



3.3 Housing Activity Area 3: Preventing Homelessness and addressing Housing Needs

The Council has important statutory duties which it undertakes in relation to homelessness and those who are in housing need. It works to prevent homelessness wherever possible, while providing assistance to those for whom homelessness becomes a reality including, where appropriate, the provision of accommodation.

NKDC also has a key role to play in meeting the needs of the district's residents. The Council maintains a Housing Register of those in housing need and through a choice-based lettings system, allocates housing to applicants. The Council also works to address the needs of those who have a disability or other additional needs. This includes facilitating the provision of disabled adaptations, to enable people to continue to live independently in their existing home, wherever possible.

Key teams involved: **Housing Options**
 Property Services

3.4 Housing Activity Area 4: Providing Quality Housing and Housing Services

Through the direct provision of Council housing, NKDC provides a safe and stable home to some 3,851 tenants and their families across the district to meet a range of needs. This includes the management and maintenance of the homes themselves and the surrounding areas, together with the provision of associated support services to tenants.

Through Lafford Homes the Council is also aiming to provide high quality market rented housing and a high quality service to their tenants.

Key teams involved: **Housing Services**
 Property Services
 Lafford Homes

3.5 Housing Activity Area 5: Improving Private Sector Homes

NKDC has statutory duties in relation to private sector housing, undertaking both proactive and reactive roles regarding the maintenance of housing standards. This is particularly in relation to the private rented sector, the licencing of Housing in Multiple Occupation and improving the energy efficiency of homes.

The Council also works to bring empty homes back into use, prioritising this area of activity in order to ensure that as many dwellings as possible in the district are utilised as homes.

Key teams involved: **Environment and Public Protection Services**
 Housing Strategy and Growth
 Building Control

3.6 Housing Activity Area 6: Influencing the Housing Agenda

NKDC delivers excellent housing services and, as a rural district, has a reputation for 'punching well above its weight' in this regard. The Council recognises the need to maintain strong partnerships with partners and stakeholders, such as Homes England, the Greater Lincolnshire Local Enterprise Partnership (GLLEP), and the Government's Ministry of Housing, Communities and Local Government (MHCLG).

It also recognises the need to be proactive, often taking on lead roles in delivery partnerships and recognises the importance of lobbying government and other key bodies in order to influence the national agenda, and to investigate and bid for funding opportunities available so as to continue to deliver the homes required.

Key teams involved: **Housing Strategy and Growth**
 Development Management
 Housing and Property Services

4.0 Areas of Housing Activity: Action Plan

Housing Activity Area 1: Planning for and enabling Sustainable Growth			
NK Plan ambition	Deliver the Local Plan Increase the supply of housing in NK		
Key Challenges	<ul style="list-style-type: none"> Maintaining housing delivery and the 5 Year Land Supply. Delivering the Sustainable Urban Extensions (SUES) and other allocated sites. Planning for the overall Housing Needs Assessment figures. Planning to meet the full range of housing needs in NK, in terms of property type and size, affordability and tenure choice. Overcoming marginal development viability while ensuring the necessary infrastructure is also provided. Attracting additional developers to build in NK. Overcoming community resistance to development. Ensuring new homes are appropriate for the climate emergency agenda. 		
Key Strategic Documents	Central Lincolnshire Local Plan Central Lincolnshire Housing Growth Delivery Plan		
	Key Actions	Timescale	Partners
1	Complete the Central Lincolnshire Local Plan review	2021	CLJSPC, CoLC, WLDC, LCC
2	Enable and deliver the homes required by the revised Central Lincolnshire Local Plan	Ongoing	RPs, Private Sector
3	Ongoing engagement with stakeholders and developers to unblock barriers to delivery and explore funding opportunities	Short term	Homes England, GLLEP, RPs, Private Sector
4	Work with SUE promoters to bring forward the 4 SUES in the district	Short term	Private Sector
5	Ensure homes meet a wide range of needs and circumstances	Ongoing	Lafford Homes, RPs, Private Sector
6	Attract more developers to the district to deliver the housing needed	Short term	Private Sector
7	Influence developers to ensure the provision of an appropriate mix of tenures and housing types for a range of incomes and household sizes	Ongoing	Private Sector
8	Enable a minimum of 100 more affordable homes per year through the use of planning powers and by working with Registered Provider partners and developers	Ongoing	RPs, Private Sector, Lafford Homes
9	Deliver NKDC's new build programme to enable the ongoing provision of new Council homes, with the ambition of 300 more homes by 2023	2023	NKDC
10	Continue to develop the role of Lafford Homes in providing additional high quality market rent homes, increasing the number of properties to 167	2022	Lafford Homes

Housing Activity Area 2: Direct Delivery of New Homes

NK Plan ambition	Increase the supply of housing in NK
Key Challenges	<ul style="list-style-type: none"> ▪ Securing opportunities for new homes to be provided by Lafford Homes. ▪ Maintaining the existing supply of Council owned homes. ▪ Securing suitable sites to develop new homes in locations where housing demand is strong. ▪ Ensuring development is viable. ▪ Securing the necessary funding. ▪ Overcoming community resistance to development. ▪ Delivering homes appropriate to the climate emergency agenda.
Key Strategic Documents	<p>HRA Business Plan</p> <p>Lafford Homes Business Plan</p>

	Key Actions	Timescale	Partners
Lafford Homes:			
1	Provide market rental housing and potentially market sales housing, aiming to increase the number of properties to 167	2022	Lafford Homes
2	Provide market rental housing as an exemplar model for private landlords	Ongoing	Lafford Homes
3	Assist in the supply of affordable housing, where appropriate	Ongoing	Lafford Homes
HRA:			
4	Deliver NKDC's new build programme to enable the ongoing provision of sufficient new Council homes to at least replace the number of properties lost through Right to Buy sales, with the ambition of 300 more home by 2023	2023	NKDC
5	Identify suitable sites for the development of new Council homes	Short term	NKDC
6	Assess development viability and secure appropriate grant funding	Short term	Homes England
7	Where appropriate, work with local development partners to facilitate the delivery of sites	Ongoing	Private Sector
8	Maintain strong relationships with key stakeholders including Homes England	Ongoing	Homes England, GLLEP
9	Consider opportunities for the acquisition of homes where this is a cost-effective means of delivery	Ongoing	NKDC



Housing Activity Area 3: Preventing Homelessness and addressing Needs

NK Plan ambition	Increase the supply of housing in NK Provide high quality housing services across NK
Key Challenges	<ul style="list-style-type: none"> Homelessness presentations continue to increase. Local affordability is an issue for many households. Limited availability of affordable homes. Limited availability of homes suitable for those with specialist needs, including older people. Additional funding is required to deliver specialist homes. Some mismatch between the existing provision meeting customer needs and expectations, with some pockets of lower demand.
Key Strategic Documents	Lincolnshire Homelessness Strategy Lincs Homefinder Policy

	Key Actions	Timescale	Partners
1	Preventing 700 homelessness cases per year, and protecting the most vulnerable from experiencing homelessness including tackling rough sleeping	Ongoing	Voluntary Sector
2	Undertake a review of Temporary Accommodation provision to ensure sufficient properties are available	2019/20	NKDC
3	Ensure access to the right type of housing solution	Ongoing	NKDC, RPs, Voluntary & Private Sectors
4	Ensure a sustainable future for supported housing	Long term	NKDC, RPs, LCC, Homes England
5	Engage with developers and specialist older persons housing providers to deliver a range of older person's market and affordable housing schemes, in line with emerging evidence	Short/ Medium term	Private Sector, RPs
6	Ensure the Council housing stock continues to meet the needs and expectations of an ageing population	Short term	NKDC
7	Work with partners to understand the needs of specific service user groups	Ongoing	LCC, RPs, Voluntary Sector



Housing Activity Area 4: Providing Quality Housing & Housing Services

NK Plan ambition	Maintain and improve housing in NK Provide high quality housing services across NK
Key Challenges	<ul style="list-style-type: none"> ▪ Maintaining the number of Council homes. ▪ Maintaining the quality of Council homes. ▪ Continuing to provide high quality housing services. ▪ Delivering and maintaining homes appropriate to the climate emergency agenda. ▪ Supporting tenants following the impact of Welfare Reform. ▪ Providing services appropriate to meet the expectations of Lafford Homes' private tenants.
Key Strategic Documents	HRA Business Plan Lafford Homes Business Plan

	Key Actions	Timescale	Partners
Lafford Homes:			
1	Fulfil investment plans to increase the supply of private rented homes, increasing the number of properties to 167	2022	Lafford Homes
2	To ensure Lafford Homes is widely seen as an 'exemplar' landlord in the private rented sector	Short term	Lafford Homes
HRA:			
3	Ensure all Council homes meet the NK Homes Standard and provide a quality responsive maintenance service, with 97.5% of repairs completed right first time	Ongoing	NKDC
4	Continue to explore and improve the energy efficiency of Council homes	Ongoing	NKDC
5	Continue to provide high quality value for money services to Council tenants through continuous improvement, the use of benchmarking and analysis of tenant feedback, achieving a tenant satisfaction rating of 90%	Ongoing	NKDC



Housing Activity Area 5: Improving Private Sector Homes

NK Plan ambition	Maintain and improve housing in NK Provide high quality housing services across NK
Key Challenges	<ul style="list-style-type: none"> Tackling poor housing standards in the private sector. Tackling empty homes. Addressing fuel poverty. Improving homes to meet the climate emergency agenda.
Key Strategic Documents	Private Sector Housing Enforcement Policy Policy for Mandatory Licensing of HMOs Empty Homes Policy

	Key Actions	Timescale	Partners
1	Improve private sector housing standards and tackle poor housing conditions using appropriate action, with 90% of properties with category 1 or 2 hazards resolved per year	Ongoing	Private Sector
2	Continue to proactively use a range of mechanisms to bring empty homes in the district back into use, including at least 20 long term homes per year	Ongoing	Private Sector
3	Undertake the necessary licencing of Houses in Multiple Occupation (HMOs) in accordance with the Policy for Mandatory Licensing of HMOs	Ongoing	Private Sector
4	Work to improve the energy efficiency of homes through the application of the regulations relating to the energy efficiency of private rented homes	Ongoing	Private Sector
5	Work to ensure the energy efficiency of new homes, with 90% achieving Energy Performance Certificate level A-B	2019/20	Private Sector
6	Review the approach to delivering private sector housing-related policy and strategy actions	March 2020	Private Sector



Housing Activity Area 6: Influencing the Housing Agenda

NK Plan ambition	<p>Increase the supply of housing in NK</p> <p>Maintain and improve housing in NK</p> <p>Provide high quality housing services across NK</p>
Key Challenges	<ul style="list-style-type: none"> Sustaining housing delivery in the district. Affording our ambitions by securing the necessary funding. Maintaining our reputation as a strong player in the delivery of housing. Influencing national policy. Ensuring homes meet the climate emergency agenda.
Key Strategic Documents	<p>NK Plan</p> <p>Central Lincolnshire Local Plan</p> <p>HRA Business Plan</p> <p>Lafford Homes Business Plan</p>

	Key Actions	Timescale	Partners
1	Continued engagement with Homes England and the GLLEP as key delivery partners	Ongoing	Homes England, GLLEP
2	Maintain a key role in the partnership to Deliver Planning for Growth	Short/ Medium term	Other Local Authorities, Local Partnerships
3	Identify and progress funding opportunities	Ongoing	Homes England, GLLEP
4	Lobby government agencies in order to influence the housing agenda and to ensure the profile of NKDC is maintained	Ongoing	MHCLG
5	Recognise the need to build on our relationships with other Registered Providers to assist in providing for our affordable housing need	Medium term	RPs, Homes England

5.0 Key Partners

The Council recognises that much of its work around housing cannot be delivered in isolation, and that it needs the support of a range of stakeholders and outside bodies in order to collectively achieve the housing that the district requires. Key partners include the following:

- **Homes England:**
The public body whose aim is to accelerate the delivery of housing. It provides expertise, enabling support, land acquisition and finance for housing and associated infrastructure.
- **Greater Lincolnshire Local Enterprise Partnership (GLLEP):**
The public and private sector partnership working across Greater Lincolnshire to drive local prosperity and economic growth. It provides expertise and funding opportunities for the delivery of infrastructure to bring forward growth including housing.
- **Registered Providers (RPs):**
Specialist affordable housing providers who build, own and manage affordable housing, through the utilisation of government funding and their own resources.
- **Private Sector:**
This includes private developers, the principal deliverers of housing development to purchase within the open market, landlords of private rented sector accommodation and home owners.

6.0 Monitoring

This Housing Delivery Plan summarises in one document the key areas of housing activity across a range of corporate strategies and plans, and individual team Service Delivery Plans. Therefore the primary monitoring of the activities set out in this document, will be through the existing team reporting and monitoring arrangements, in line with the Council's annual performance management framework.

The action plan in this Housing Delivery Plan will be reviewed annually to ensure that it continues to reflect the key areas of housing activity that the various teams have set out in their Service Delivery Plans, while the full Housing Delivery Plan will be reviewed in 2023.

50,844

Homes in North
Kesteven

£190,000

Average house price

7.29

Affordability ratio
(house prices to
earnings)

3,851

Council homes owned
by NKDC

227

New Council homes
provided since 2010

98%

Council tenant
satisfaction

3,401

Total new homes built
in NK since 2012

669

Affordable homes built
in NK since 2012

72

Private rented homes
provided by Lafford
Homes

203

Number of
homelessness cases
(duty and full)

1,671

Number of households
on the Housing
Register

15%

Private sector stock
with a Category 1
hazard

£637

Average monthly
private sector rent

437

Homes empty for
over 6 months

150

Long-term empty
homes brought back
into use over 7 years

91

Disabled Facilities
Grants in private sector

75

Disabled Adaptations
in Council homes

11,251

Number of homes not
on mains gas supply



North Kesteven
DISTRICT COUNCIL

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