

SOUTH HOLLAND DISTRICT COUNCIL	
About South Holland	
South Holland covers 287 sq miles in the south east of Lincolnshire and contains the sub-regional centre of Spalding (33% of population), plus the market towns of Holbeach, Long Sutton, Crowland and Sutton Bridge. It is a sparsely populated, rural District, with fens protected by seabanks around the Wash. It is an important agricultural and food production centre for England, with many small rural communities. For South Holland flood risk management is very important and is given a high priority.	
LAA delivery targets for Peterborough Partial Housing Market Area	
All homes: 1180 pa Of which affordable homes: 232 (2008/09); 199 (2009/10); 183 (2010/11) South Holland's own targets for the number of new affordable homes completed (NI155) which will also contribute towards the LAA target are 135 (2009/10), 140 (2010/11) and 145 (2011/12). Households living in temporary accommodation (SHDC only): 22 (08/09); 26 (09/10) 20 (10/11)	
Strategic Housing Priorities	
<ol style="list-style-type: none"> 1) The provision of more high quality affordable housing 2) Providing and improving a high quality social housing landlord role 3) The reduction of homelessness 4) Working effectively with others to enable them to meet the housing needs of the district. 	
Key housing market area drivers	
<ul style="list-style-type: none"> • Affordability • Demand for housing • Need for affordable housing • Imbalance between supply and demand • Rising numbers of older people • Significant patterns of international and UK migration • The need to address flood risk when allocating land for future housing 	
The Local Housing Market	
<p>The issues: Population is increasing: 82,600 in 2007 (up 8% from 2001) and projected to increase to 103,300 by 2026. Migration from other English regions and international migration are key local market features. BME population 2.8% (0.8% SHMA)</p> <p>Affordability is under pressure: Lower quartile house price to income ratio rose between 2002 (4.85) and 2007 (8.65) falling to 8.21 in 2008 (source CLG live table 576). The average sale price in Q2 2007 was £166,659. This has now fallen due to the credit crunch, although there are now signs of market stabilisation. Average sale price in Q1 2009 was £133,146 – varying between detached homes at £162,267, semi detached at £108,042 and terraced housing at £83,734.</p> <p>Housing and Land Supply Housing stock: 36,000 households in the district. Tenure is split between 12.5% Council, 1.7% Housing Association, 5.3% Private rented, 77.2% owner occupied, 3.3% other.</p> <p>Affordable housing deficit: 12.5% of existing stock</p> <p>Deprivation: S Holland ranks 172nd out of 354 in the Index of Multiple Deprivation. 16.3% of households claim council tax benefit. Source: DWP May 2009.</p> <p>Housing register numbers are rising - 1650 (2001) 1862 (2006) 2082 (2009)</p> <p>Homelessness 21 acceptances in 2008/09, and 27 in 2007/08. 394 Homeless preventions (2008/09) and 186 in 2007/08. Although the acceptances have not significantly increased over the past few years, South Holland District Council has become better at preventing homelessness but the housing need has increased as a result of the recession.</p>	
New homes and existing stock	
<p>The issues: More new homes are needed: The current East Midlands Regional Plan requires the provision of 7,400 additional dwellings in South Holland during the period 2006-2026 with encouragement given to 'front-loading' delivery in the earlier years. The Regional Plan is presently the subject of a partial review which will include rolling forward the plan period up to 2031 and considering the impact of climate change on South Holland's suitability for accommodating additional housing beyond the current ceiling of 7,400. Since 2006, annual dwelling completions in South Holland have averaged 442 compared with a front-loaded target of 540 (or annual provision of 370 over the 20-year plan period).</p> <p>Housing Land Supply: The Council currently meets the Government's requirement to demonstrate a 5-year supply of 'deliverable' housing sites and has additional housing commitments amounting to a further 8 years' supply.</p> <p>More new affordable homes are needed: 475 (SHMA 2008). In 2008/9, 90 new affordable homes were delivered (41 RSL rent, 28 RSL Shared Ownership, 21 Other). South Holland aims to deliver 135 new affordable homes in 2009/10, 140 in 2010/11) and 145 during 2011/12.</p> <p>Other initiatives: The Council has set up an innovative housing company, South Holland Homes, which has been awarded grant from the Homes and Communities Agency (HCA).</p>	

Affordable housing stock: The Council has retained its affordable housing stock, 100% will meet the Decent Homes Standard by 2010.

Private sector: 8% of private sector homes are unfit (have category one hazards) (Private Sector House Conditions Survey 2006)). As at 1st April 2009, 217 (0.7%) private sector homes were vacant for more than 6 months. Lincolnshire empty home average 2.5%. Targets are set to reduce the number of empty private sector dwellings.

Priorities and Key Outcomes (SHDC Affordable Housing Delivery Plan 2009)

(1) The provision of more high quality affordable housing

- A Developing a robust planning policy
- B Ensuring the delivery of more affordable housing

(2) Providing and improving a high quality social housing landlord role

- A Improvement of the Council's housing stock to achieve and exceed the decent homes standard
- B Completion of a review of future options for the management of the Council's housing stock (now achieved)
- C Maintain the Council's homes efficiently
- D Maximising incomes to maintain a viable landlord service
- E Providing efficient management and support services for tenants

(3) The reduction of Homelessness

- A The enhancement of preventative advice services in South Holland district
- B Provision of good quality suitable temporary accommodation
- C Vulnerable homeless households have access to appropriate support

(4) Working effectively with others to enable them to meet the housing needs of the district.

- A Widening choice within the private housing sector
- B Improving the private sector housing stock and reducing the number of empty homes
- C Ensuring those with special needs receive the appropriate support
- D Supporting community development and safety
- Reduce our carbon footprint year on year by 2030 (from 'Our Vision: South Holland in 2030')

Housing and economy

Many key economy sectors are largely food based (i) distribution, hotels and restaurants (27%) (ii) manufacturing (22%) (iii) public admin education and health (16%). In July 2009, 1,695 people were registered unemployed and claiming Jobseekers Allowance, compared with 840 in July 2008. Resident wages are 18% lower than national average.

The employment market in Peterborough has a high impact on 'travel to work' patterns of workers. The food sector, which attracts international migrants, is also a factor.

Priority 1 outcome A: A study on 'The Housing Implications of Employment Land in the Peterborough Sub-Region' has recently been completed by the consultants NLP. They worked with South Holland, South Kesteven, Rutland and Peterborough Councils. The aim was to determine the links between housing growth and employment up to the year 2026.

Quality of design in new housing

The South Holland Local Plan Policy SG14 states, amongst other things, that: 'New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings'. South Holland's Supplementary Planning Document on Affordable Housing (paragraph 5.10) sets out requirements regarding the quality of design and construction of new affordable housing. New developments of 3 or more properties have to include at least 1/3 affordable housing.

The Council has recently worked with a local developer on the preparation of a master plan for the Local Plan Holland Park housing allocation, the agreed aim of which is to deliver an 'exemplar urban extension', including high quality design with sustainable construction.

Rural

A rural district, South Holland's villages and hamlets face increasing pressures of affordability, land availability and sustainability. South Holland is a sparsely populated district (101 people per sq km – East Midlands average 269).

Priority 1 outcome B: South Holland DC aims to identify acceptable 'exception' housing sites outside defined settlement limits to deliver new affordable housing (2008/09 – 10, dwellings 09/10 – 15 dwellings, 10/11 – 20 dwellings (SHDC Delivery Plan 2009)). These will be within the overall affordable housing target.

Vulnerable people

Overall, 17.9% of households in South Holland have one or more members with special needs, 16.6% of these live in unsuitable housing compared with 4.7% of people without special needs (SHMA 2008).

The potential downward pressure on the future level of Supporting People funding is a key risk.

Priority 4 outcome C: Ensuring those with special needs receive the appropriate support

Older people

South Holland is forecast to have a significant increase in its older people population, especially the 85+ group (forecast to increase by 128% by 2026). 30.4% of all households are pensioners (SHMA 2008). 50% of affordable tenants are over pensionable age whilst 25% of the affordable housing stock is sheltered accommodation. Most affordable stock designated for older people are bungalows. The Council's only bed-sit scheme is currently being converted to self-contained accommodation.

No evidence to date of over supply of older people's housing although there is a need to consider this position for the

longer term.

Population forecasts suggest a potential future need for extra care housing, as highlighted in the County Council's Draft Extra Care Strategy.

Priority 4 outcome C: Ensuring those with special needs receive the appropriate support

Source documents:

- Housing Strategy 2006-11
- Peterborough Sub-regional SHMA 2008
- South Holland Affordable Housing Delivery Plan 2009
- Lincolnshire Housing Strategy Baseline Report
- South Holland Community Strategy
- South Holland Local Plan 2006
- South Holland Supplementary Planning Document on affordable housing 2007