

Housing, homelessness & rough sleeping strategy



A home for all, with no one left behind

2025 – 2030



Lichfield
District Council

Foreword

Everyone deserves a safe, secure place to call home. Yet in Lichfield District, too many people are being left behind by a housing system that simply isn't working for them.

From families crammed into overcrowded flats to young people priced out of their hometown, the evidence is stark – housing need in our district is growing and becoming more complex. The sharp rise in private rents, the decline in affordable homes, and the surge in households turning to the council for help all point to a system under intense pressure.

Behind every statistic is a story – of stress, insecurity, missed opportunities, and hope deferred. We cannot accept a reality where hundreds of people wait months for a home that meets their needs. Nor can we turn a blind eye to the mounting social and emotional cost of homelessness, or to the quiet crisis of those struggling in silence in unsuitable homes.

This strategy is our call to action. It sets out how we will respond – with urgency, with compassion, and with purpose. We are committed to building a more inclusive and responsive housing system – one that tackles today's pressures while laying the foundations for a more equitable future.

We know we can't meet these challenges by doing more of the same. That's why we're committed to breaking the mould, finding smarter, braver solutions. We will build more homes, convert and repurpose underused spaces, and champion new models of delivery that challenge outdated thinking. We'll work across sectors, break down barriers, and back innovation wherever it helps us meet needs faster and more fairly. This is about transforming not just housing, but the system that shapes it.

Because housing isn't just about bricks and mortar. It's about dignity, opportunity and belonging.

Councillor Alex Farrell

Cabinet Member for Housing and the Local Plan

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Our ambitions

Housing is a fundamental right and a cornerstone for thriving communities. We are committed to ensuring that everyone who lives in our district has access to a good-quality, affordable home.

Our strategy aligns with and builds on our vision set out in Lichfield District 2050 and outlines our ambition to eradicate rough sleeping and create sustainable housing solutions for all. We believe innovation, bold action, and strong partnerships with developers, housing providers, and community stakeholders will help us to maximise resources, embrace creative solutions, and ensure accountability in housing standards across our district.

Prevent homelessness and eradicate rough sleeping

Provide compassionate housing advice and fair access to housing registers, with targeted interventions to end rough sleeping. Eliminate the use of bed and breakfast accommodation by investing in high-quality temporary housing solutions.

Better homes

Improve standards in both social and private rented housing. Support responsible landlords while holding problem landlords accountable. Ensure new developments meet high-quality standards.

More affordable and social homes

Maximise delivery of affordable housing by working with developers, targeting empty properties and unused commercial spaces and encouraging good practice amongst private sector landlords. Collaborate with key partners, such as Bromford and Homes England, to drive innovative housing solutions, including increasing social rent options through council house acquisition. We consider the term 'affordable homes' means housing that is provided at a cost that is accessible to people whose needs are not met by the open market. This includes newly built homes offered at reduced sale prices, such as shared ownership, and social rental properties offered at below market rates, whether through housing associations, the council, or in the private rented sector, with support such as Housing Benefit or Universal Credit.

National context

In the UK, homelessness is a significant social issue, with the government and local authorities having a duty to prevent and address it. The legal framework for homelessness is primarily governed by the Housing Act 1996, which was amended by the Homelessness Reduction Act 2017. This places an emphasis on prevention, requiring local councils to provide support to those at risk of homelessness before it occurs, as well as offer more services for those who are already homeless.

In autumn 2024, an estimated 4,667 people were sleeping rough in England, representing a 20% increase from the previous year. Homelessness in the UK can take many forms, including rough sleeping, temporary accommodation, and hidden homelessness, such as people staying with friends or relatives. Factors contributing to homelessness include a lack of affordable housing, poverty, family breakdown, mental health issues, and substance abuse. The rising cost of housing, particularly in major cities, has further exacerbated the issue.

Local context

Our [Lichfield District 2050 strategy](#), which this strategy directly supports, states we are committed to increasing the stock of affordable homes locally, driving up design standards, bringing empty properties back into use holding problem landlords to account and ensuring housing inequalities are eradicated, so that everyone has access to a good quality home.

We are responsible for housing advice, assistance, and preventing homelessness. The housing team manages the housing register, housing options, and homelessness services, ensuring compliance with the Housing Act 1996 and the Homeless Reduction Act 2017. Recently the council has begun to invest in temporary accommodation to help eradicate use of bed and breakfast accommodation. Since 1997, Bromford Housing Association has managed about 80% of the district's social housing. There are over 6,000 homes for social rent, with many new affordable homes being built each year. Since the last homelessness strategy in 2019, 2,238 affordable homes have been rented to those on the housing register, with an average of three street homeless people annually. The local private rental market is increasingly challenging, due to high rental costs exceeding the local housing allowance. The district covers 26 wards, including Lichfield, Burntwood, and rural villages.

See appendix 1 for our evidence base.

Key actions

Our strategy prioritises proactive, innovative, and collaborative approaches to drive delivery. Our key actions inline with our ambitions are:

Prevent homelessness and eradicate rough sleeping

Person centred approach Ensure we have a robust team in place who can provide person centred to people who are street homeless, homeless or apply to the housing register.

Expand tenancy sustainment support Increase resources for tenancy sustainment, focusing on mental health, financial stability, and affordability challenges. Tenancy sustainment panel.

Proactive prevention Explore a risk-based homelessness prevention approach, targeting individuals at risk before they become homeless, through a data driven approach.

Drop-in clinics Establish housing support clinics for residents on the housing register, bringing together multiple agencies to provide wraparound support.

Deliver temporary accommodation through council acquisition

Deliver a minimum of 30 temporary homes over the next five years, showcasing the council's leadership in meeting local housing needs, including proactively targeting funding and commercial opportunities.

Explore delivery of rough sleeper accommodation pods

Provide dedicated rough sleeping pods to offer immediate relief and support pathways to permanent housing.

More affordable and social homes

Deliver council housebuilding and acquisition Deliver a minimum total of 200 council homes to fill much needed housing gaps, including temporary accommodation, starter units for young people and homes for larger families, to meet unmet housing needs.

Deliver maximum affordable housing Ensure we meet or exceed our Local Plan affordable housing target each year, balancing speed of delivery with volume on individual sites to deliver new affordable homes more quickly.

Challenge viability Where Local Plan affordable housing targets are not achievable on sites, ensure robust scrutiny of viability assessments to secure maximum levels of affordable housing, including a potential transfer to local authority ownership.

Incentivise speedy housing delivery Investigate innovative approaches to ensuring new development begins promptly after planning approval.

Adopt a robust approach to empty homes Develop an approach to bring empty properties back into use to meet local demand.

Incentivise empty commercial property conversion Incentivise landowners to convert unwanted office and retail units/spaces into local homes through discount schemes.

Encourage larger social rented homes and a mix of smaller homes Encourage developers to deliver a mix of 4/5-bedroom social rented homes and smaller units to address diverse housing needs.

Explore innovative affordable housing models Investigate new affordable housing delivery models, housing cooperatives, and other innovative delivery methods to diversify housing options.

Deliver modular housing Pilot modular housing projects to provide cost-effective and scalable housing solutions, including modern method of construction.

Better homes

Increase standards of new developments Roll out and ensure compliance with the Lichfield District Design Code.

Challenge housing provider practices Address restrictive practices by registered providers (RPs), such as refusing tenants with forensic histories, and strengthen support for tenants in arrears. Hold registered providers to account for standards in their accommodation.

Improve standards of private rented accommodation and landlord proficiency Support the national licensing scheme for private sector landlords to drive up standards.

Challenge poor landlord performance and promote best practice Boost our response to Housing Health and Safety Rating Scheme concerns locally. Introduce support and incentives for high performing landlords.

Promote and deliver disabled facilities grants Promote and fully deliver disabled facilities grants across the district.

Promote energy and heating schemes Promote available energy and heating schemes across the district.

Key performance indicators

Our KPIs provide clear, measurable checkpoints that will keep us aligned with our strategic goals. They will ensure every action drives progress and accountability toward our desired outcomes.

Headline KPIs

Prevent homelessness and eradicate rough sleeping

Number of households prevented from becoming homeless, as a result of support provided by the homelessness team.

Number of households found a new home at relief stage, as a result of support provided by the homelessness team.

Number of households found a new home at main duty stage, as a result of support provided by the homelessness team.

More affordable and social homes

Number of housing units of all tenures, including temporary accommodation, delivered by the council.

Percentage of local plan affordable target met annually on fully completed housing sites.

Better homes

Number of dwelling inspections conducted by our private sector housing team.

Supporting KPIs

Prevent homelessness and eradicate rough sleeping

Occupancy rate of council owned temporary accommodation.

Percentage reduction of the use of bed and breakfast accommodation by the council.

Percentage of residents who present as homeless that are supported on the same day.

Percentage of residents who tell us that they are likely to be made homeless within 56 days and are contacted within three days.

Percentage of households referred to the tenancy sustainment service and are contacted within three days.

Number of residents accessing housing support through clinics and roadshows.

Percentage reduction in tenant refusals by registered providers.

Supporting KPIs continued

Prevent homelessness and eradicate rough sleeping

Percentage of housing register applications processed within 28 days of receiving all evidence.

Percentage of rough sleeping cases responded to on the next working day.

Percentage of frontline staff trained in trauma-informed support.

Customer satisfaction with support services.

Number of households who have approached the homelessness team for advice and assistance.

Number of households who have approached the housing register team for advice and assistance.

More affordable and social homes

Number of social rented homes delivered by the council.

Percentage of housing developments that meet the required housing mix at application stage.

Percentage of local plan affordable target met annually on fully completed housing sites.

Percentage of major sites where affordable housing increased after viability review

Percentage of nominations agreed with registered providers.

Number of long term (over six months) empty homes brought back into use.

Number of long term (over five years) empty homes brought back into use.

Better homes

Percentage of new housing sites compliant with Lichfield District Design Code.

Percentage of identified Housing, Health & Safety Rating System (HHSRS) category one* hazards remedied.

Number of dwelling inspections conducted.

Average time to complete disabled facilities grants from application.

*A category 1 HHSRS hazard is a serious health or safety risk in a residential property that poses an immediate threat to the occupants and requires urgent action by the local authority. A Category 2 HHSRS hazard is a potential risk to health or safety in housing that is less serious than a Category 1 hazard but still significant enough to warrant attention or remedial action.

Delivery plan

Our annual rolling delivery plans sets out the actions we will take to deliver the ambitions set out in our strategy.

To deliver the actions set out in the plan, we will:

Deliver directly Work independently to address local challenges – from delivering temporary and general needs accommodation, through to delivering services to local residents and businesses.

Work with Bromford and other registered providers Work collectively with local registered providers to address local challenges and identify collaborative solutions to meet housing needs, including shared investment and modern methods of construction.

Engage the private sector Explore leveraging commercial sector involvement to expand housing options, including converting office spaces into residential units.

Evidence base

This plan has been informed by a detailed evidence base of local, regional and national data.

See appendix 1 for our evidence base.

Financial overview

This strategy will rely on a coordinated approach to align funding opportunities with local need and strategic ambition and is a statement of ambition, that we will build business cases and funding packages to deliver by working in partnership and utilising a variety of funding streams.

Resources will be drawn from a mix of central government grants, registered provider (RP) contributions, local authority budgets, and in some cases, commercial finance. These funding sources often come with specific conditions, timescales, or priorities, meaning they are not always flexible or long-term. By working in partnership and making full use of the diverse funding landscape, we will drive forward innovative, sustainable solutions that meet local need and unlock new opportunities.

Homelessness Prevention Grant

This central government grant is allocated annually to the council to support the prevention and relief of homelessness. It can be used flexibly to fund temporary accommodation, rent deposits, support services, and interventions that prevent households from becoming homeless. It is typically time-limited and must be spent within the financial year.

Rough Sleeping Prevention and Support Grant (RPSAG)

RPSAG is the latest iteration of government funding targeted at ending rough sleeping allocated to the council. It replaces the former Rough Sleeper Initiative (RSI) and will (beyond 2025/2026) provide multi-year funding to support outreach, accommodation, and wraparound support. The funding aims to build sustainable services that reduce the flow of people onto the streets and help those with complex needs exit rough sleeping permanently.

Lichfield District Council budgets

Lichfield District Council provides both capital and revenue funding to support housing priorities, including homelessness prevention. The council plays a pivotal role in enabling and coordinating provision through planning, funding contributions, and commissioning services. The council will explore innovative ways to raise funding to deliver support activities detailed in the strategy.

Bromford

As the primary local registered provider, Bromford contributes both capital and support funding to housing-related projects. This includes investment in new affordable homes and the delivery of tenancy sustainment and supported housing services. Partnership working with Bromford is essential to maximising the local offer and aligning development pipelines with identified need.

Other housing associations

Other housing associations operating locally also bring their own development and support budgets. These may fund new housing schemes, refurbishments, or support services. Collaborative working with a range of RPs will help to broaden capacity and deliver a more diverse set of housing solutions in line with the strategy. Liaise with registered providers, including those with only limited property in the district, to investigate ways to ensure robust delivery of service to residents.

Homes England

Homes England provides capital funding through programmes such as the Affordable Homes Programme. These grants support the delivery of new affordable and supported housing, often in partnership with local authorities and RPs. Homes England also plays a role in land assembly and enabling infrastructure, making it a strategic partner in housing-led responses to homelessness.

Ministry of Housing, Communities & Local Government

This department is the main source of policy direction and grant funding for homelessness and housing. Through targeted programmes, competitive bids, and direct allocations, MHCLG funding underpins much of the statutory homelessness response and innovation in housing delivery.

Commercial finance

Commercial finance, including private borrowing and institutional investment, plays a growing role in housing delivery. This can include funding for mixed-tenure developments where affordable housing is cross-subsidised through market sale or rent. While not directly targeted at homelessness, this funding helps increase overall housing supply, which indirectly supports prevention and relief efforts.

Key partnerships

Strategic delivery partners

Lichfield District Council We provides both capital and revenue funding to support housing priorities, including homelessness prevention. We play a pivotal role in enabling and coordinating provision through planning, funding contributions, and commissioning services. Innovative approaches to funding and service delivery are explored to support the strategy's objectives. Local elected members play a pivotal role as the voice of local residents across the district.

Bromford As the district's largest registered provider, managing approximately 80% of local social housing, Bromford is a cornerstone of our housing ecosystem. Our strategic forum with Bromford ensures alignment on development pipelines, tenancy sustainment, and innovative delivery models. Their investment in affordable housing and support services is essential to achieving our housing goals.

Homes England Homes England provides critical capital funding through programmes like the Affordable Homes Programme. Their support enables the delivery of new affordable and supported housing, often in partnership with local authorities and registered providers. They also assist in land assembly and infrastructure, facilitating housing-led responses to homelessness.

Ministry of Housing, Communities & Local Government MHCLG offers policy direction and grant funding for homelessness and housing initiatives. Through targeted programmes, competitive bids, and direct allocations, MHCLG funding underpins much of our statutory homelessness response and housing delivery innovations.

Commercial developers and investors Private sector partners contribute to housing delivery through mixed-tenure developments, where affordable housing is often cross-subsidised by market sales or rents. Their involvement increases overall housing supply, indirectly supporting homelessness prevention and relief

Registered providers and housing associations

Midland Heart Operating across the Midlands, Midland Heart provides a range of housing options, including general needs and supported housing. Their collaboration is vital for expanding affordable housing and support services in the district.

Orbit Orbit offers diverse housing solutions, from general needs to retirement living. Their commitment to community development and affordable housing aligns with our strategic objectives.

Riverside Riverside manages a variety of housing types, including supported and general needs housing. Their experience in managing complex housing needs makes them a valuable partner in addressing homelessness.

Sanctuary Housing Part of the Sanctuary Group, Sanctuary Housing manages a significant portfolio of properties, including supported living and general needs housing. Their extensive services support vulnerable populations across the district.

Platform Housing Group Platform Housing Group provides affordable housing solutions and is instrumental in developing new housing projects. Their focus on community engagement and sustainability supports our housing strategy.

Walsall Housing Group Managing over 21,000 homes, WHG offers a range of housing services, including affordable and supported housing. Their regional presence and expertise contribute to our housing objectives.

Trent and Dove Manage a variety of housing types including sheltered and general needs housing. They provide affordable homes and a wide range of supporting services assisting communities to thrive.

Other housing associations Several smaller housing associations manage a smaller number of properties in the district, often in small pockets – including Trident.

Governance & accountability

We are committed to robust governance arrangements that ensure transparency, accountability, and progress against our shared ambitions. Delivering this strategy will require strong leadership, clear oversight, and consistent collaboration across teams and partners.

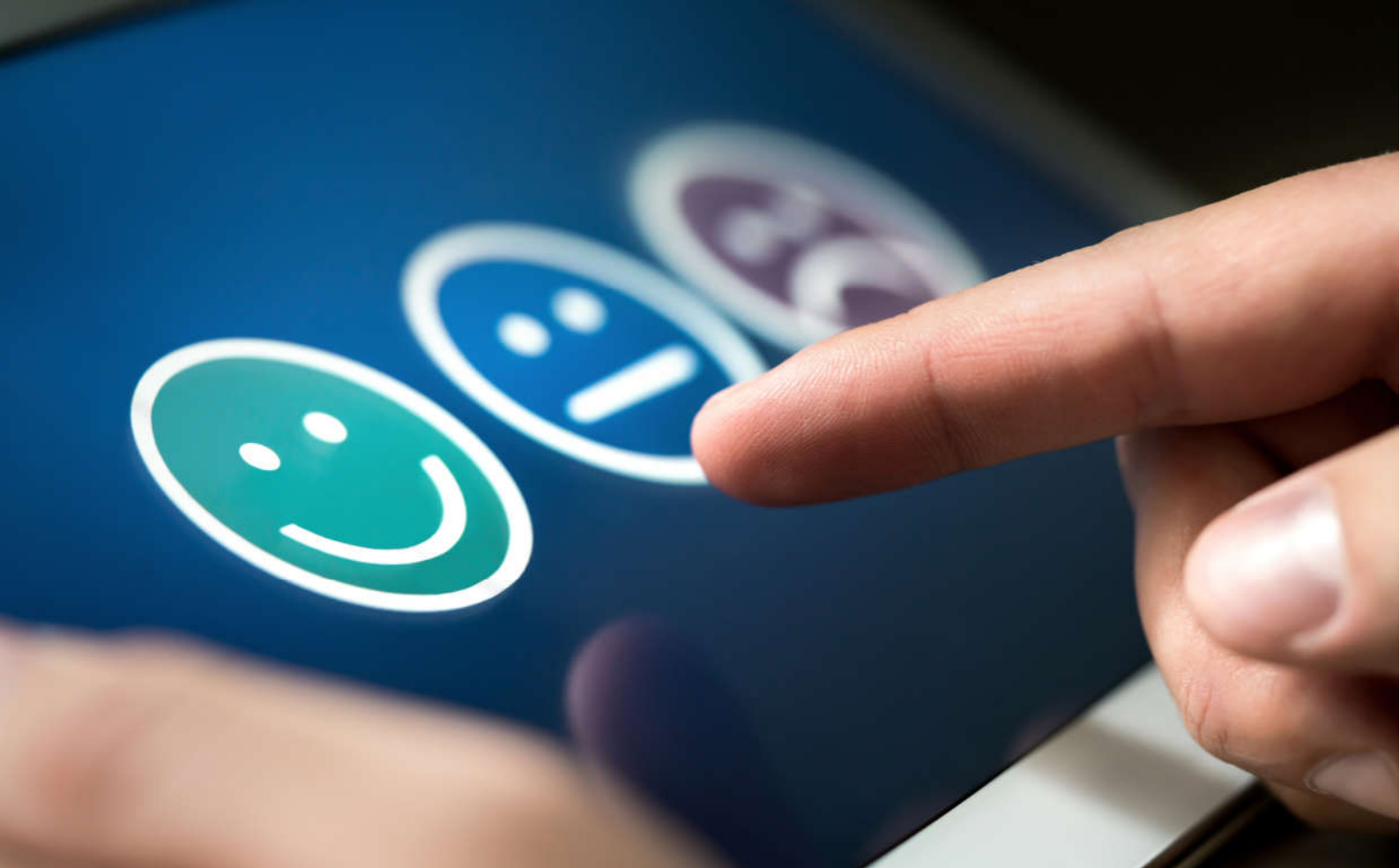
Each year, we will launch a new annual action plan, setting out specific priorities and deliverables for the coming year. This plan will be taken through Leadership Team and overseen by Cabinet to ensure democratic oversight. Alongside this, we will publish an annual progress report outlining achievements, key developments, and areas for improvement.

Strategic direction and decision-making will be provided through Lichfield District Council's Cabinet and Leadership Team. Internally, quarterly strategic progress meetings will be held to review delivery against the strategy. These will be supported by regular operational team meetings to maintain momentum and address challenges in real-time.

Where individual projects or actions within the strategy require significant financial commitment or policy change, detailed business cases will be developed and presented through Leadership Team, Cabinet, Overview & Scrutiny, and Full Council as appropriate.

At the heart of our partnership approach is a strategic housing forum with Bromford, our primary local registered provider. This forum will bring together senior officers from both organisations on a quarterly basis to monitor delivery, share intelligence, and coordinate activity on shared priorities.

Together, these structures will ensure the strategy remains a live, responsive document – driving action, tracking impact, and holding us to account for delivering a better housing future for everyone in Lichfield District.



If you need this in another format, such as large print, please call 01543 308000 and ask to speak to the housing team or email **housingoptions@lichfielddc.gov.uk**



Lichfield
District Council

Appendix 1 Evidence base

We have compiled this evidence base to support the creation of our new housing and homelessness strategy.

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Statement of housing need 2024

Lichfield District

Lichfield District is experiencing rising levels of housing need driven by affordability pressures, population changes, and an insufficient supply of homes across key tenures.

Data shows increasing numbers of residents living in unsuitable accommodation or experiencing homelessness, highlighting the urgent need for a responsive and well-targeted housing and homelessness strategy.

1. Unsuitable housing and housing register demand

An estimated 2,200 households in Lichfield District are currently living in unsuitable housing, according to recent analysis. This includes households across all tenures who may be affected by overcrowding, poor conditions, lack of accessibility, or unaffordability. This figure is a critical baseline in understanding hidden and emerging housing need in the district.

Over the last 12 months, the housing register has grown from 518 to 591 households with a qualifying need for social or affordable housing. The pressure is most significant for 1, 2, and 3-bedroom properties, reflecting both smaller households and families with moderate space requirements.

Waiting times remain a concern:

- In 2023–24, the average wait across all property sizes was 169.4 days.
- Waiting times for affordable homes remain long, particularly for 3- and 4-bed properties. In 2023–24, the average wait time was 169 days, with 3-bed properties seeing the longest delays (308.6 days).
- While more 1 and 2 bed properties are available, these are also in high demand and turn over quickly.

This sustained growth in need, particularly for smaller and mid-size homes, points to a critical mismatch between local supply and demand.

2. Affordability challenges and tenure pressures

Lichfield District's popularity as a desirable place to live has resulted in rising house prices and increased pressure in the private rented sector.

- The average monthly private rent in Lichfield District was £962 in April 2024, up from £896 in April 2023 – a 7.3% annual increase.
- Rents in Lichfield District exceed the West Midlands regional average (£862), creating affordability challenges for low- to moderate-income households.

- Lichfield District has approximately 6,000 privately rented homes, but access is limited by rising rents and fewer properties available at the lower end of the market.

This has led to:

- Greater demand for social and affordable rented homes.
- Increased financial strain on households not eligible for support but unable to afford market housing.
- Reduced mobility within the housing system as households struggle to transition between tenures.

Home ownership is also increasingly out of reach for many. Between 2011 and 2021, home ownership declined, reflecting a national trend driven by declining affordability. First-time buyers in particular are blocked from entering the market, contributing to a growing reliance on the private rented sector – itself becoming less accessible.

3. Homelessness, temporary accommodation and social pressures

Lichfield District has seen a sustained increase in homelessness approaches. The leading cause remains 'being asked to leave by family', with domestic abuse, relationship breakdown, and affordability also prominent drivers.

From 2021 onwards, affordability entered the top five reasons for homelessness, overtaking causes such as sofa surfing. This aligns with rising living costs and stagnant wage growth during 2022–24.

The temporary accommodation system is under pressure:

- In 2024, the longest recorded stay was 488 days.
- Average stays have increased over the past two years, with larger families particularly affected due to a lack of suitable move-on properties.
- Limited provision within the district forces households to be placed in nearby areas such as Tamworth, Walsall, or Cannock Chase.

Social factors compound this challenge. Households with support needs (e.g., mental health, addiction, past trauma) require specialist services to transition successfully into stable tenancies. These needs extend the time spent in temporary accommodation and increase demand for tenancy sustainment support, which is currently provided by a small in-house team.

4. Demographic change and specialist housing needs

The district's population is growing and ageing. In 2023, 24% of residents were aged 65+, up from 15.5% in 2001. As life expectancy rises and the number of residents with mobility or care needs increases, the demand for accessible, supported, and extra care housing will continue to grow.

This demographic shift also affects the type of homes needed:

- Ground floor flats, disabled access, bungalows, and extra care schemes will need to be incorporated into future housing supply.
- The council is working in partnership with Staffordshire County Council to deliver housing with care in alignment with the Staffordshire Housing with Care Strategy.
- The council is also purchasing its first fully accessible temporary accommodation units in 2025.

5. Strategic response and remaining gaps

The council has made significant progress in responding to local need:

- Delivered 959 new affordable homes since 2019.
- Acquired 12 properties for use as temporary accommodation.
- Established Lichfield District Homes to manage lettings and housing advice services in-house.
- Supported over 2,300 residents through the Warmer Homes Scheme.
- Introduced new services for tenancy sustainment and partnership-based homelessness prevention.

However, despite these efforts, the evidence shows a persistent gap between demand and supply, especially for:

- Affordable housing, particularly 1, 2 and 3-bed homes.
- Temporary and supported accommodation for vulnerable groups.
- Homes for older people and those with accessibility or care needs.

The rising cost of living, coupled with declining affordability and limited housing options, underscores the need for sustained investment, new development, and policy innovation in meeting Lichfield District's housing challenges.

1. Housing need

Estimated number of households living in unsuitable housing (with or without housing)

This table sets out an estimate of the number of households within each category. It shows an estimated 2,200 in Lichfield living in 'unsuitable housing' The data covers all tenures.

	Concealed and homeless households	Households in overcrowded housing	Existing affordable housing tenants in need	Households from other tenures in need	Total
Lichfield	139	238	57	277	710
Burntwood	118	188	33	210	549
Rest of District	273	236	39	357	905
Lichfield District	530	662	129	844	2,164
Tamworth	425	799	129	623	1,975
Study area	955	1,461	257	1,466	4,140

Source: Icen Analysis

Estimated housing need and affordability by tenure

	Number in unsuitable housing	% unable to afford	Current need after affordability
Owner-occupied	599	5.9%	35
Affordable housing	451	83.4%	376
Private rented	585	58.0%	339
No housing (homeless/concealed)	530	100.0%	530
Total	2,164	59.2%	1,280

Source: Icen Analysis

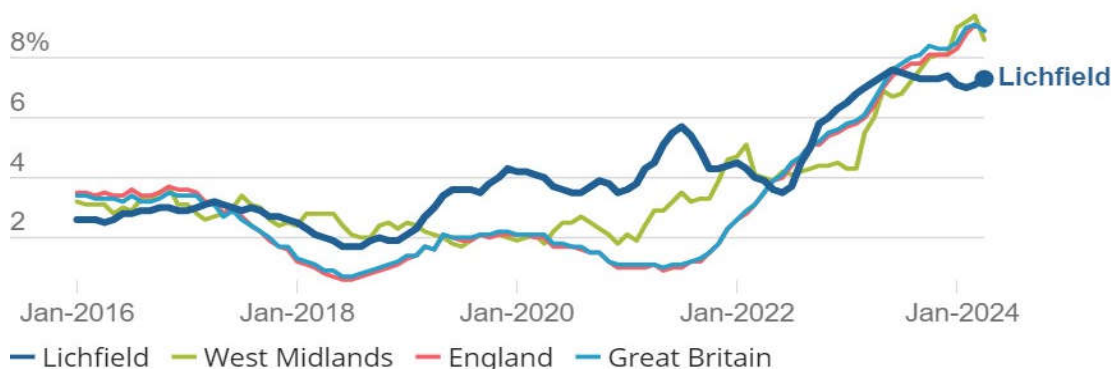
Affordability – owner occupier

Home ownership in Lichfield District has become increasingly unaffordable for many residents, particularly younger people and single-income households. Despite a strong desire to buy, rising house prices have outpaced income growth, creating a significant barrier to entry. Data from the Census further down shows a steady decline in home ownership, with many would-be buyers instead remaining in the private rented sector or returning to family homes. The need for affordable home ownership products, such as shared ownership and first homes, remains high, particularly for those seeking to stay within the district but unable to access market prices.

Affordability – private rented

Lichfield District is a desirable area to live which has driven the prices on the rental market up. There are approximately 6000 private rented homes in the district. The average monthly private rent in Lichfield was £962 in April 2024. This was an increase from £896 in April 2023, a 7.3% rise. Across the West Midlands, the average monthly rent was £862, up from £794 a year earlier. The chart below shows the differences between 2016 and 2024 in Lichfield compared to other areas. Due to higher-than-average private rents in Lichfield, residents on a low income are unable to afford these and there has been an increase in those looking to move to a social rent property. The graph below shows the changes since 2016 both locally and on a national level.

Private rental price annual inflation, Lichfield, January 2016 to April 2024



Source: Price index of private rents from the Office for National Statistics

Average waiting times on housing register (affordable housing)

Average wait time by applicants' bedroom need - 2021 - 2022				
Bedroom need	Total lets	Total days on the register	Average wait in days	Percentage of allocations
1-bed	120	11,858	98.8	36.62%
2-bed	136	24,834	182.6	41.23%
3-bed	68	21,418	314.9	20.62%
4-bed	5	29,39	587.8	1.54%
Total	329	61,049	185.5	100%

Source: Housing register data

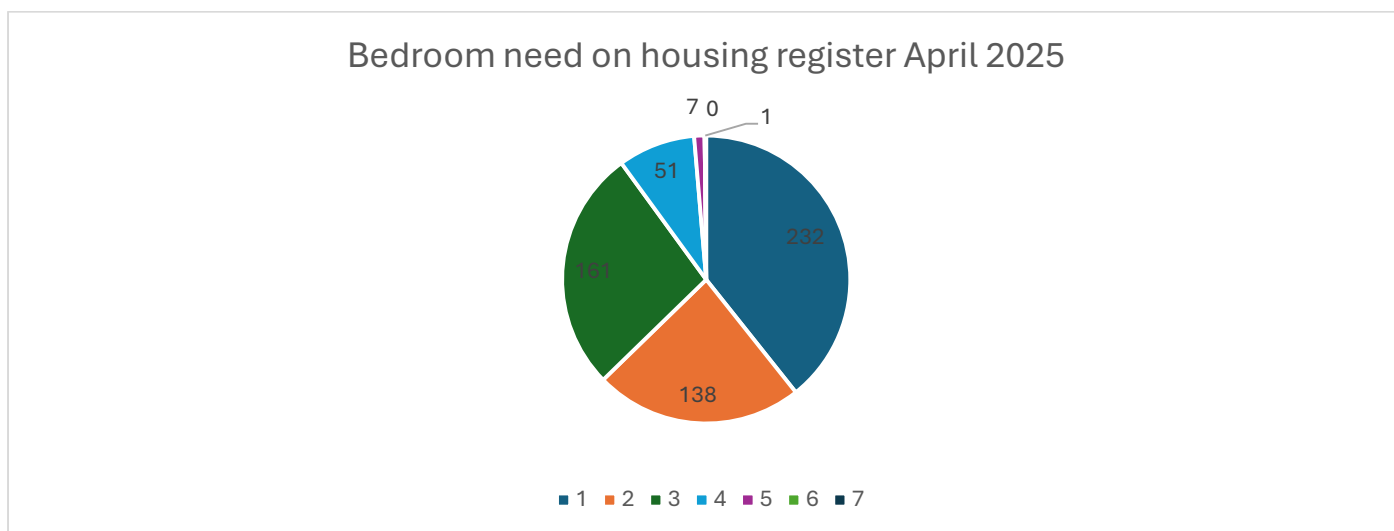
Average wait time by applicants' bedroom need - 2022-2023				
Bedroom need	Total lets	Total days on the register	Average wait in days	Percentage of allocations
1-bed	170	59,04	34.7	37.94%
2-bed	174	15,750	90.5	38.83%
3-bed	94	23,336	248.2	10.93%
4-bed	10	4,155	415.5	2.23%
Total	448	49,145	109.7	100%

Source: Lichfield District Homes Data

Average wait time by applicants' bedroom need - 2023 -2024				
Bedroom need	Total lets	Total days on the register	Average wait in days	Percentage of allocations
1-bed	149	23,946	160.7	39.52%
2-bed	152	16,763	110.3	40.32%
3-bed	70	21,602	308.6	18.57%
4-bed	6	1,569	261.5	1.59%
Total	377	63,880	169.4	100.00%

Source: Housing register data

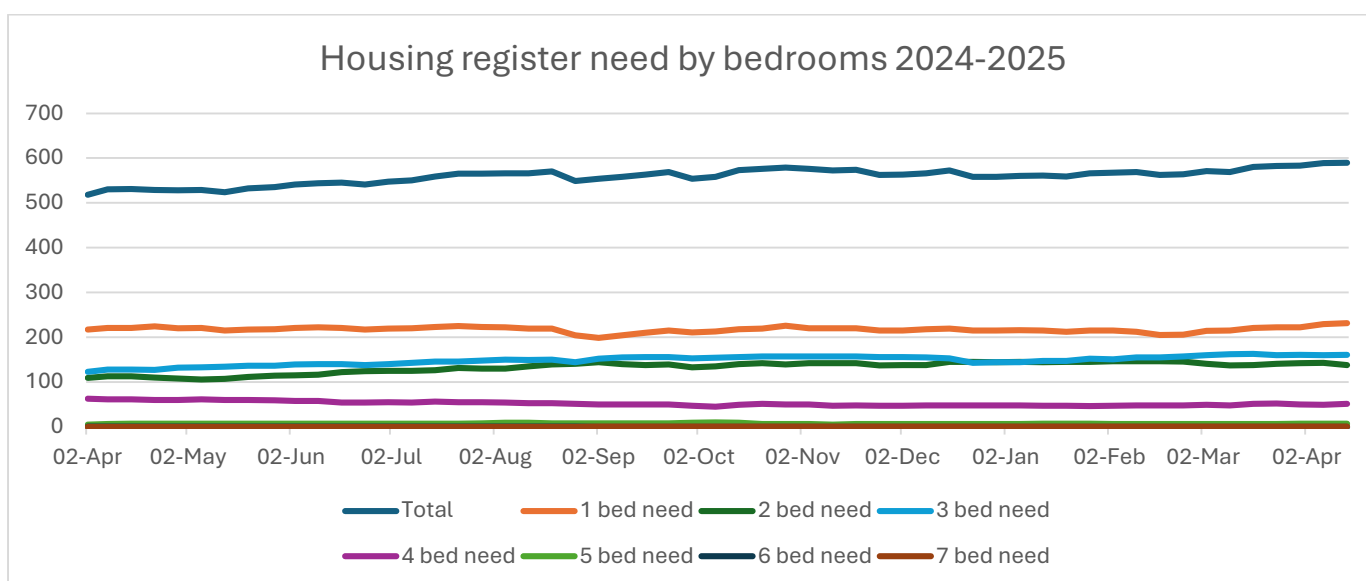
Current housing register need for social rent properties



Source: Housing register data

Current housing register need by bedrooms

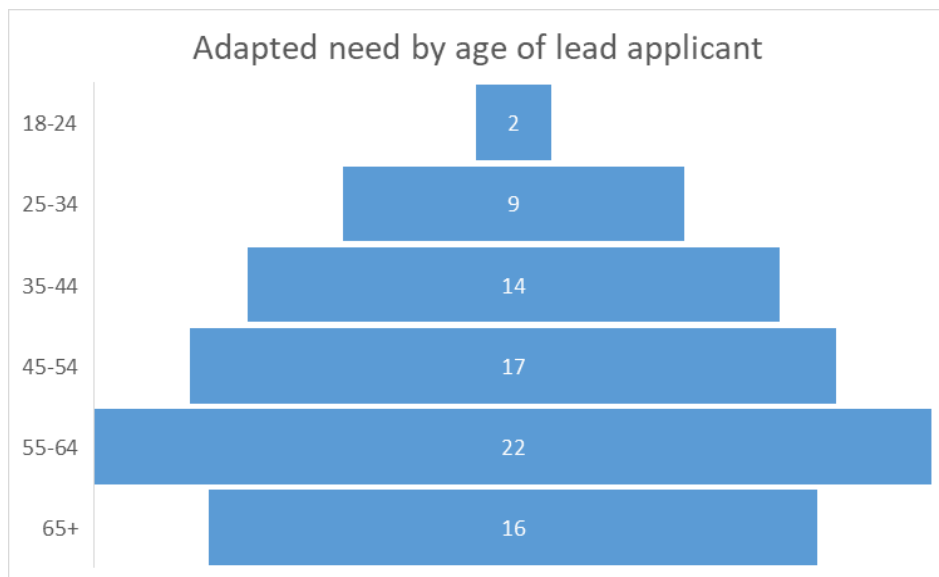
Overall housing register numbers have increased over the past 12 months from 518 households to 591 households with a qualifying need. There is a notable rise in demand for 1, 2, and 3-bedroom properties.



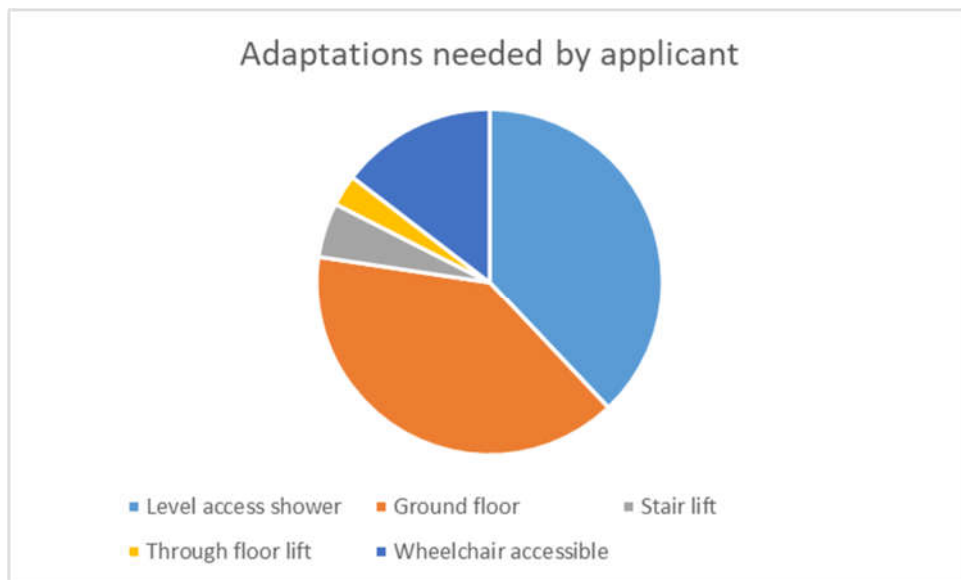
Source: Housing register data

Current housing register need for adapted properties

The data below highlights a clear need for accessible housing within the district, with a particularly high demand among individuals under the age of 55 that are looking for an adapted property to rent. This highlights the importance of effectively utilising the Disabled Facilities Grant budget aiming to spend 100% of the budget each year to ensure residents can access the necessary aids and adaptations in their homes. Additionally, the findings suggest that the development of ground floor properties such as bungalows, should not be restricted to specific age groups where possible, as accessibility needs span a broader demographic.

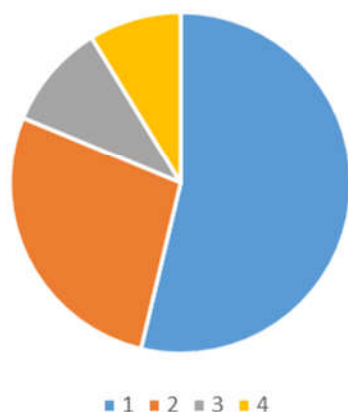


Source: Housing register data



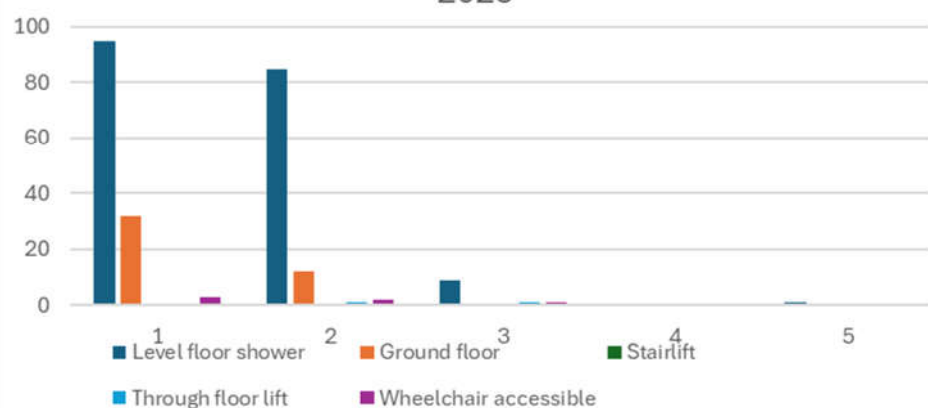
Source: Housing register data

Adapted need on the housing register by bedroom size required



Source: Housing register data

Number of adverts for adapted homes by bedroom and adaption type - Lichfield District Homes 2021-2025



Source: Housing register data

Extra care provision

Through our delivery plan with the Staffordshire County Council, we will work together to identify where specific individuals with adult social care needs are affected by homelessness and rough sleeping. As part of their Housing with Care Strategy, Staffordshire County Council will work collaboratively with the council to provide support to meet care needs in settings that seek to prevent or address homelessness and rough sleeping.

Area	2024 Schemes	2024 Flats	Approved schemes	Proposed Flats	2027 Schemes	2027 Flats
Cannock	3	187	1	0	4	187
East Staffordshire	2	96	0	0	2	96
Lichfield	2	200	2	150	4	350
Newcastle-under-Lyme	6	355	1	19	7	374
South Staffordshire	5	289	1	32	6	321
Stafford	5	321	2	110	7	431
Staffordshire Moorlands	2	154	1	57	3	211
Tamworth	2	93	0	0	2	93
Staffordshire	27	1695	8	368	35	2063

Source: Staffordshire Housing with Care Strategy

Projected demand for extra care properties

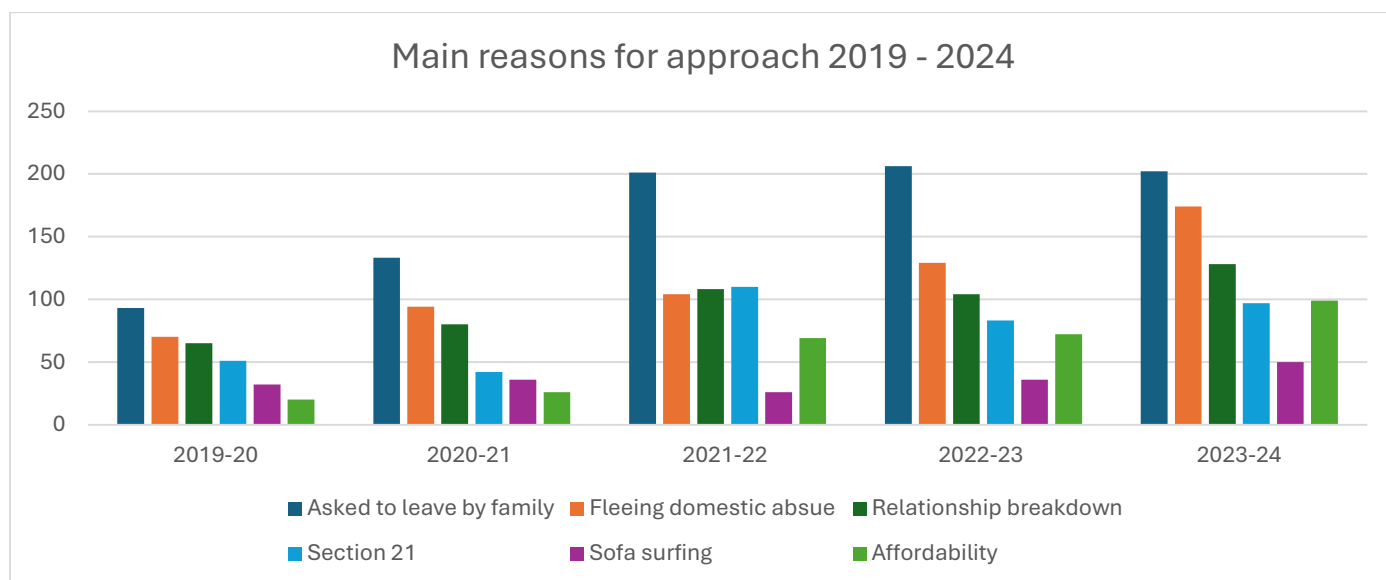
Area	2027 gap	2032 gap	2037 gap	2042 gap
Cannock	-14	-18	-22	-23
East Staffordshire	-28	-32	-36	-37
Lichfield	10	20	19	18
Newcastle-under-Lyme	-2	-4	-7	-7
South Staffordshire	-5	-7	-10	-10
Stafford	1	-1	-5	-6
Staffordshire Moorlands	-7	-9	-11	-11
Tamworth	-19	-21	-23	-23
Staffordshire	-63	-73	-93	-98

Source: Staffordshire Housing with Care Strategy

2. Homelessness and rough sleeping

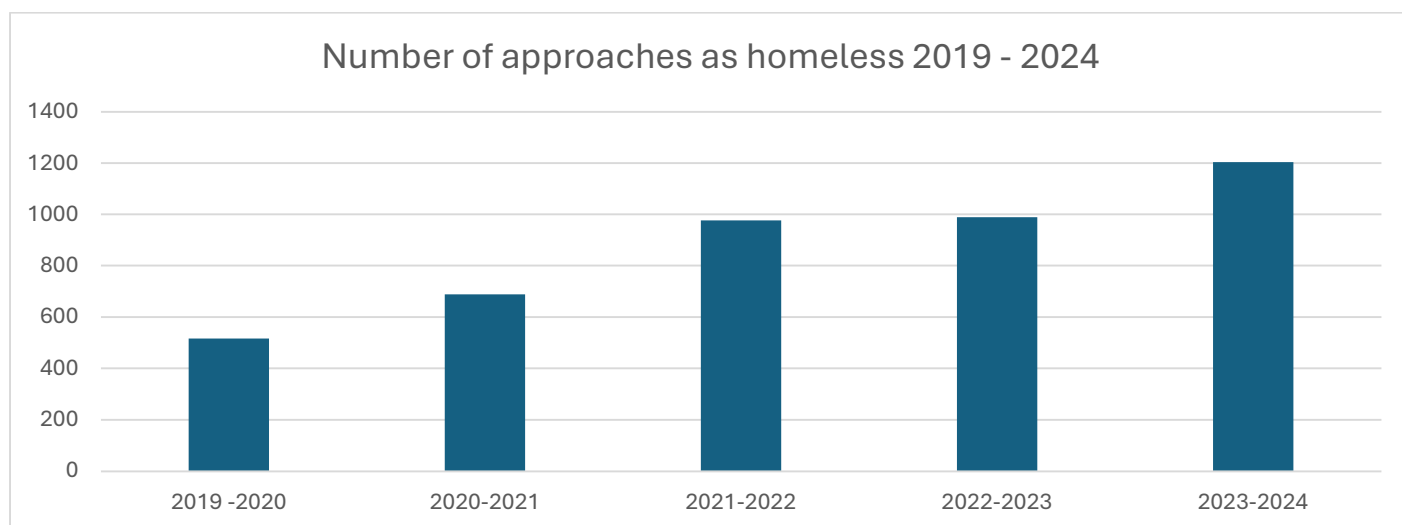
Reasons for homelessness

Between 2019 and 2024 the main reason for homelessness was due to being 'asked to leave by family'. Over each of these five years this has been the largest single reason for approach as Homeless to Lichfield District Council.

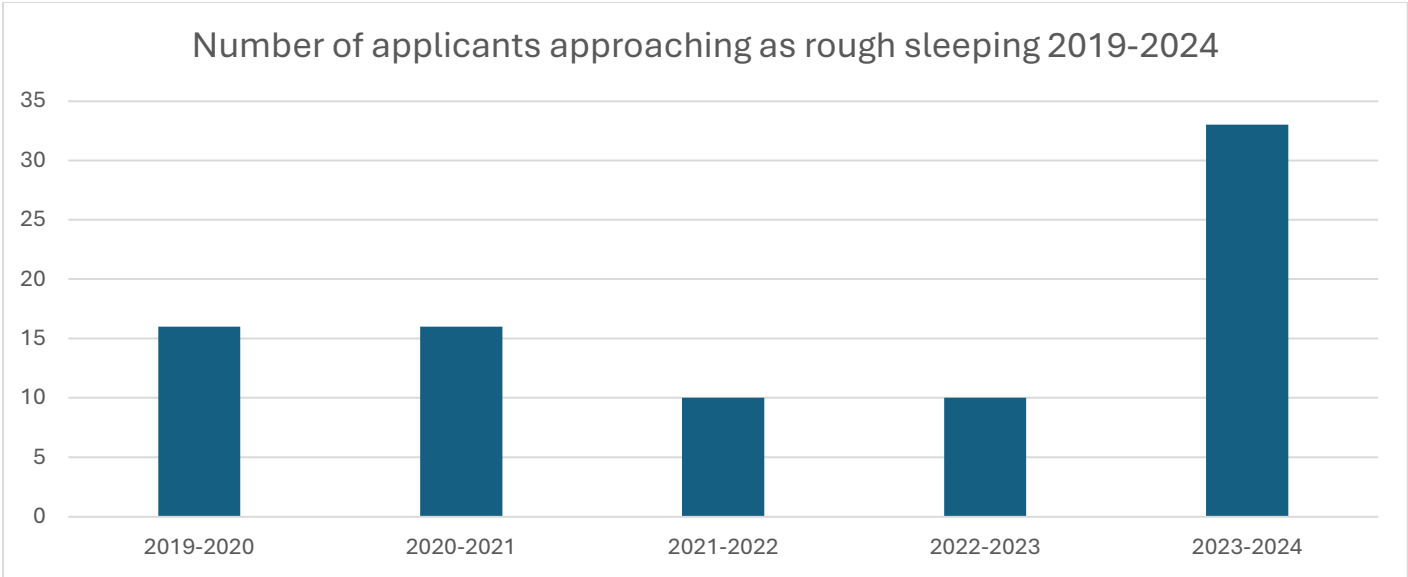


Source: Council monitoring data

There was a change to the top five reasons for approach in 2021 to include 'affordability' demonstrating the impact of the rise of the costs of living. This replaced 'sofa surfing' in the top 5 reasons from 2021 onwards and in 2023-24 rose above the number of those receiving a Section 21. Compared with the data in the last strategy we continue to see that 'asked to leave by family' has been the reason for most approaches since 2014. In the 2019-24 strategy the second and third highest reasons for approach were 'relationship breakdown' and 'Section 21'. We can see that the second and third highest reason for approaches is 'fleeing domestic abuse' and 'relationship breakdown'



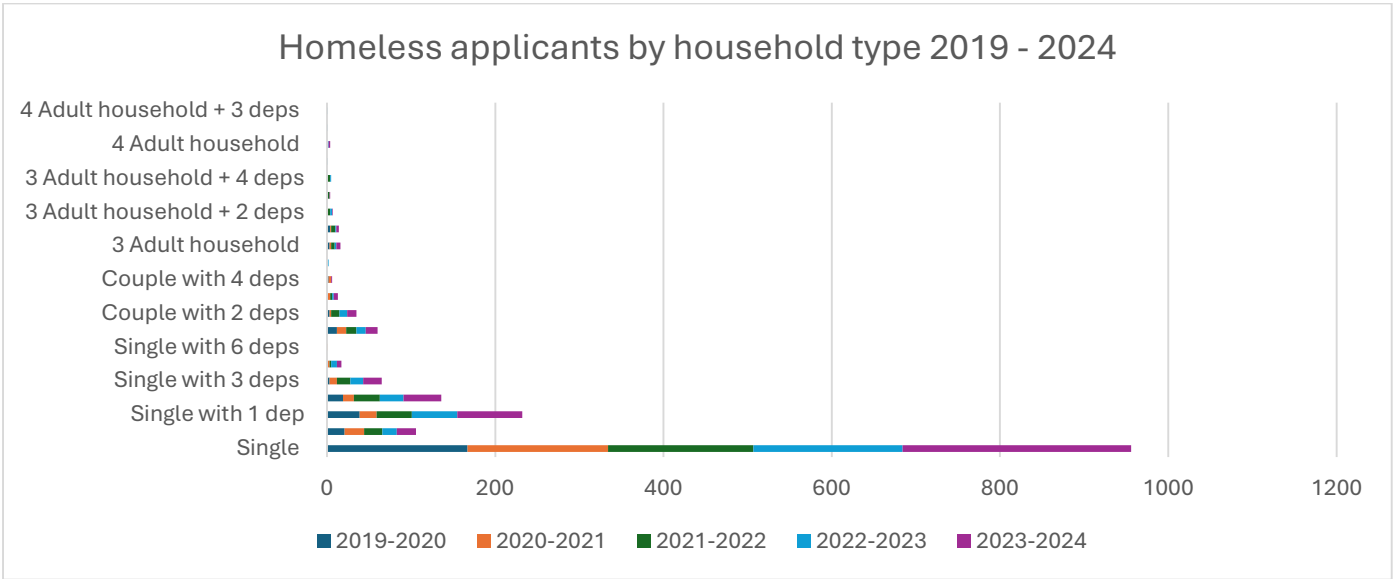
Source: Council monitoring data



Source: Council monitoring data

Applicant household type

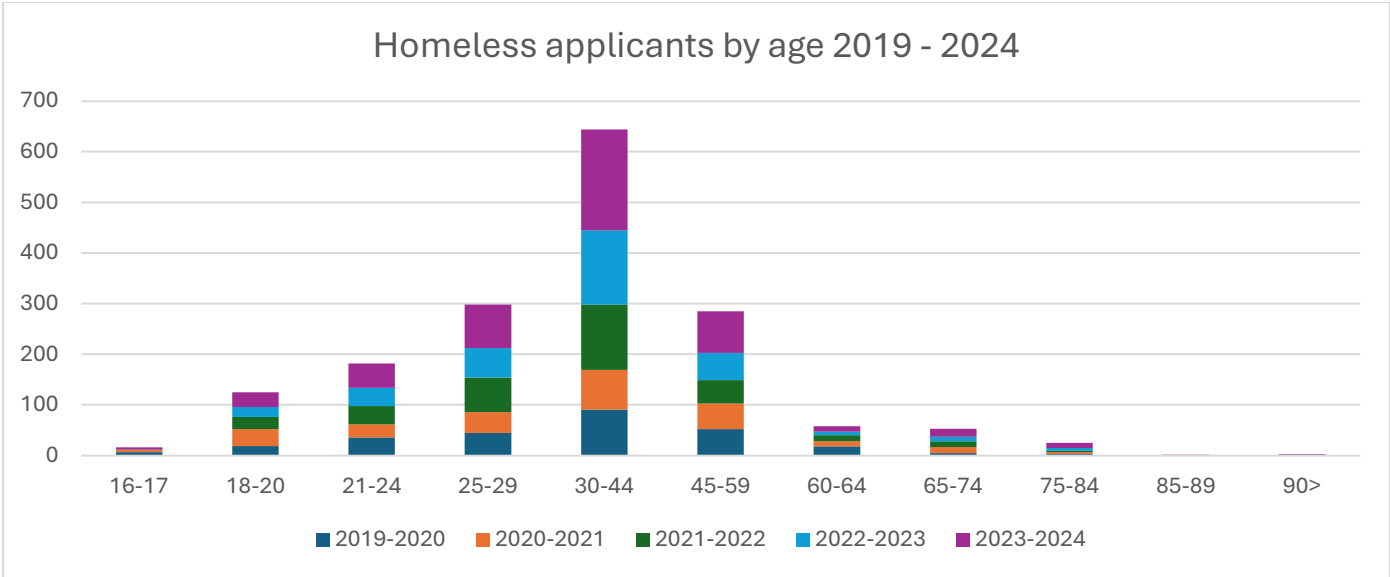
Year on year the highest proportion of homeless applicants are single people. The reasons for this include lack of affordability on a single income, lack of support network, vulnerable following a relationship breakdown, familial breakdown and leaving care.



Source: Council monitoring data

Age of applicants

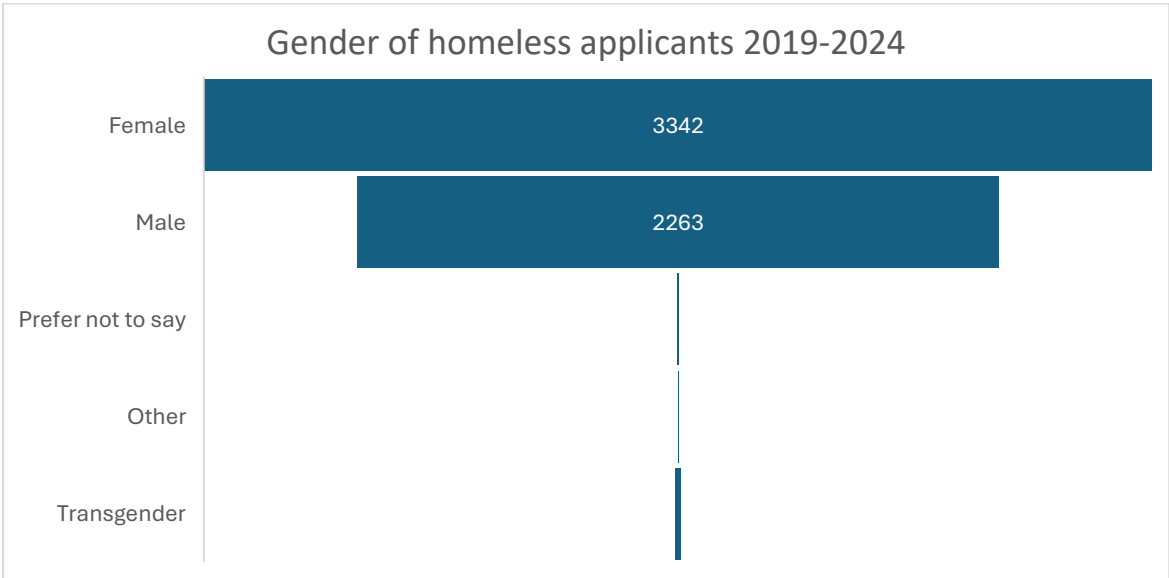
With regards to age, we can see from the graph below that over the last 5 years people aged 30–44 years old have made the highest number of approaches as homeless to Lichfield District Council. This aligns to the national average age of someone who is homeless which is 32 years old. There is no known single reason for this age group to be the most likely age group to be homeless locally and nationally however, similarly to other age groups they could be experiencing financial hardship, domestic abuse and other difficult situations causing them to become homeless.



Source: Council monitoring data

Gender of applicants

The data below from 2019 to 2024 indicates that females are the gender most at risk of homelessness in the district. Women are more likely to experience less visible forms of homelessness, such as staying with friends, living in temporary accommodation, or residing in unsafe environments. A considerable proportion of homeless women are escaping domestic abuse, often seeking refuge in informal or short-term housing to avoid sleeping rough.



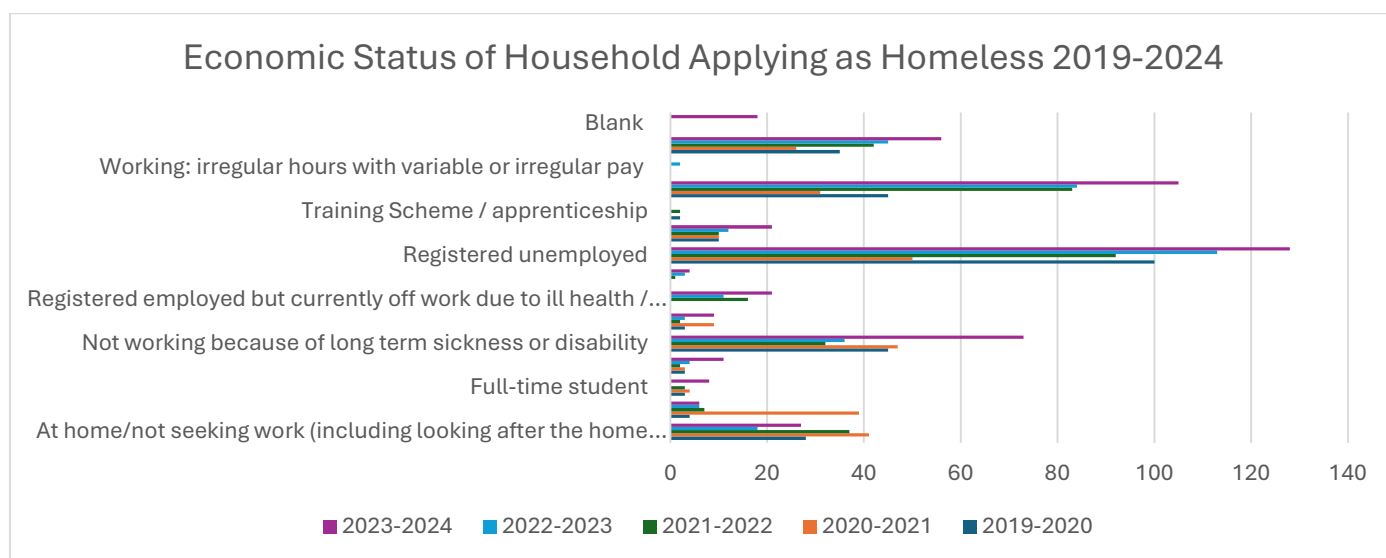
Source: Council monitoring data

Ethnic background of applicants

Lichfield District’s population is predominantly white British which is reflected in the homeless acceptance figures. Between 2019 and 2024, 86% of approaches were white British. The top five approaches were from white British (86%), white other (2%), mixed white and black Caribbean (2%), black or black British Caribbean (1%) and mixed white and Asian and mixed other (1%). Three percent chose not to disclose their ethnic background.

Employment status of applicants

The employment status of applicants approaching the council as homeless varies, but a significant proportion are either in low-paid or insecure work or are unemployed. The impact of zero-hours contracts, short-term employment, and the gig economy has contributed to housing instability. Many employed applicants still face affordability challenges, especially in the private rental market where rents are high relative to local wages. A growing number of households fall into the category of the 'working poor' – those who are employed but unable to sustain suitable housing. This has reinforced the need for truly affordable housing and tenancy sustainment support that accommodates the realities of modern employment patterns.

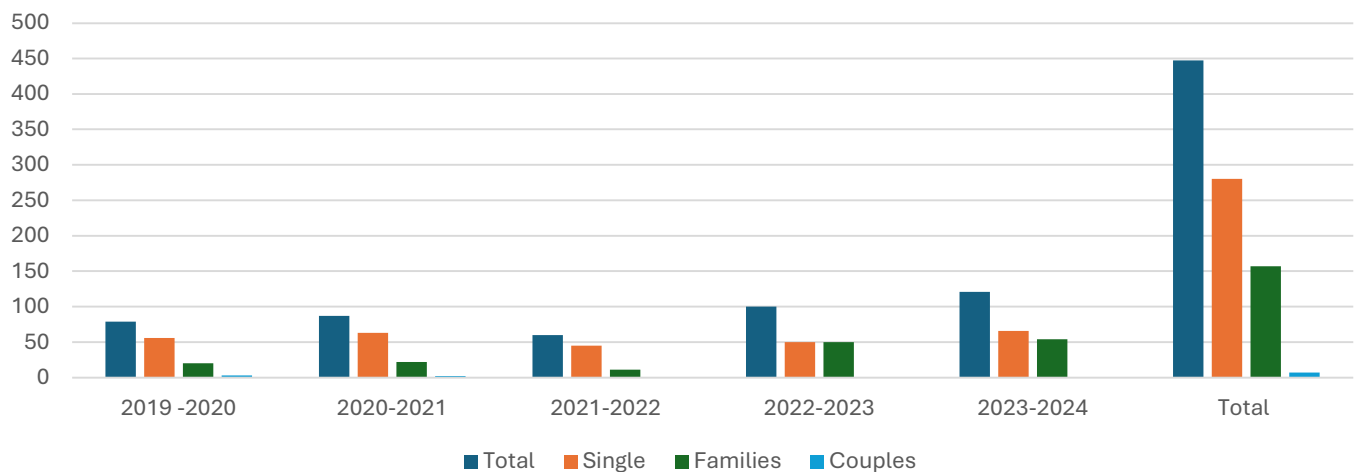


Source: Council monitoring data

Homelessness prevention

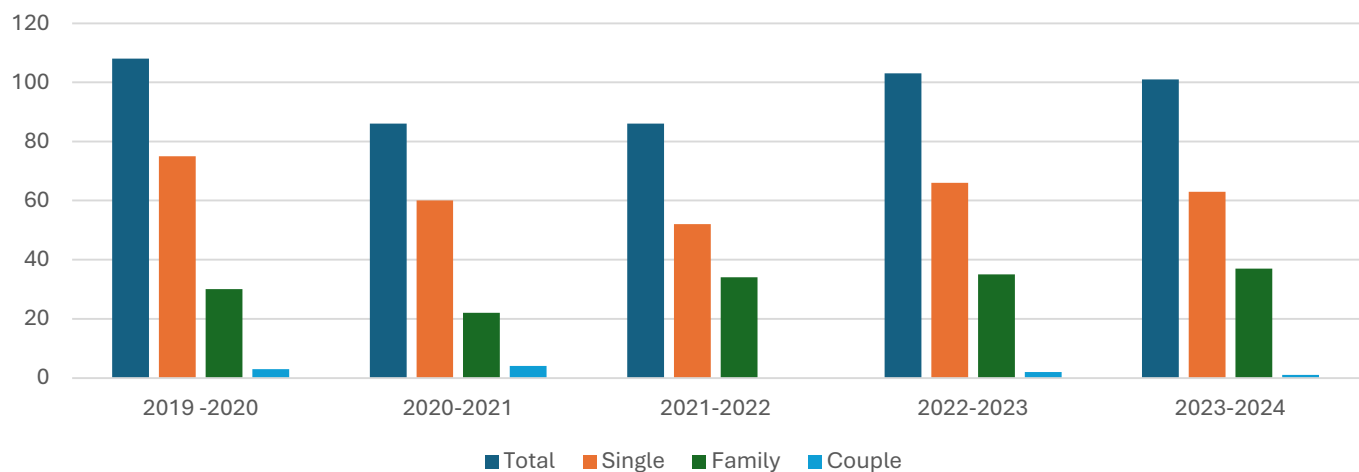
Lichfield District Council continues to focus on early intervention and prevention to reduce the risk of homelessness. This includes targeted support, advice services, and partnership working with voluntary sector organisations and statutory bodies. Prevention efforts often involve helping people remain in their current homes through negotiation with landlords, family mediation, or assistance with rent arrears. Other measures include support with securing alternative accommodation before a crisis point is reached. The Homelessness Prevention service has become increasingly critical as the cost-of-living crisis has driven more households to the edge of affordability. Continued investment in early-stage support is key to reducing the number of people entering temporary accommodation.

Successful preventions by household type 2019 - 2024



Source: Council monitoring data

Successful relief of homelessness by household type 2019-2024



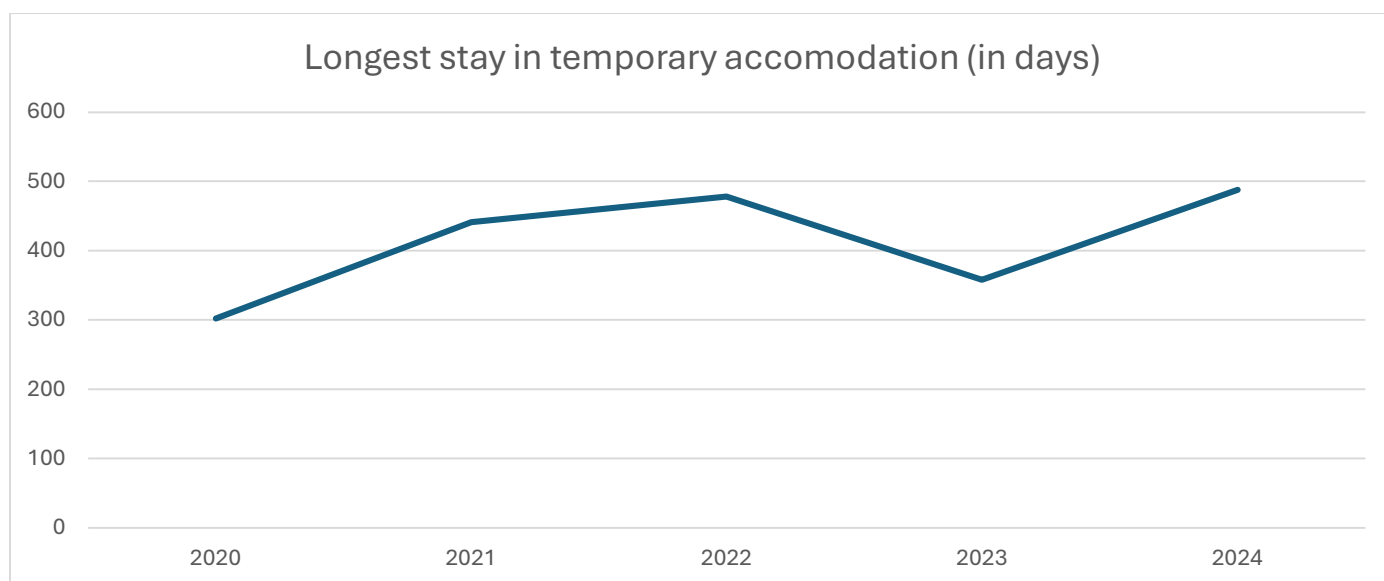
Source: Council monitoring data

Temporary accommodation

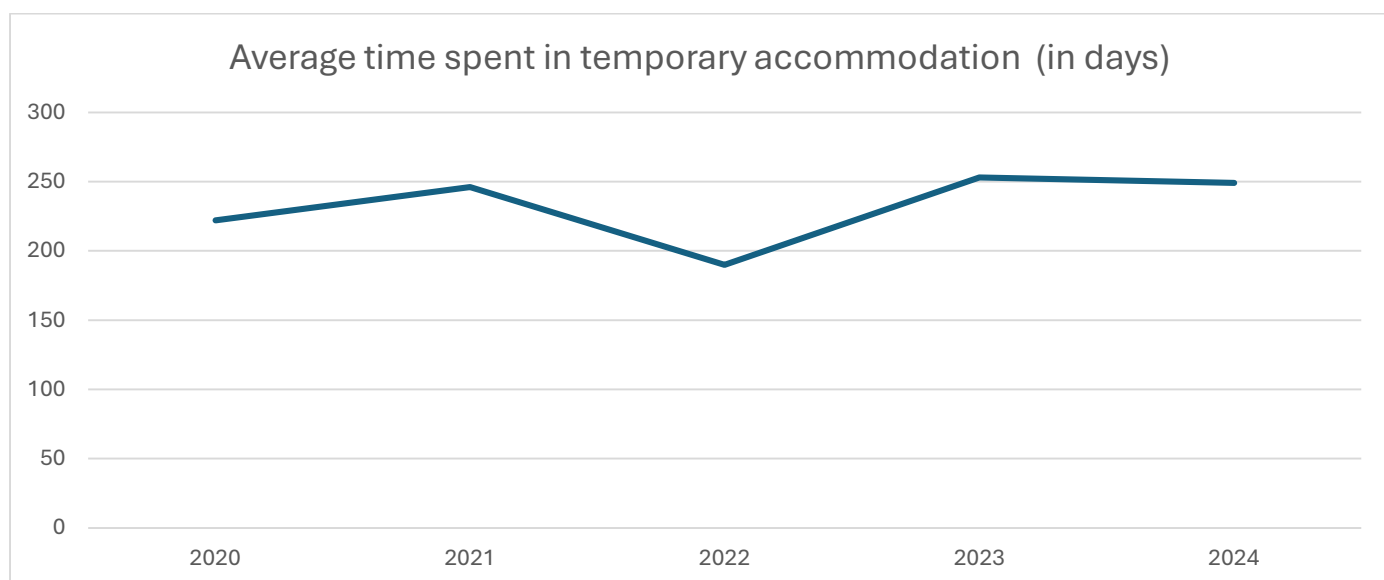
The temporary accommodation provision in Lichfield district is very limited, often individuals and families are allocated temporary provision further away, for example in neighbouring local authority areas such as Cannock Chase, Tamworth and Walsall, due to the lack of availability in the district.

In response to the lack of temporary accommodation, the Lichfield 2050 Strategy sets out that the council will intervene in the provision and look to secure and supply additional options for temporary accommodation provision across the district. The focus will be on Burntwood and nearer to Lichfield City. To date, Lichfield District Council have become a registered provider and have purchased/acquired 12 properties for use as temporary accommodation. At present the waiting time to move into a permanent home from temporary accommodation is substantial. Larger families are likely to have a prolonged stay due to the availability of suitable and affordable accommodation.

As shown below in the graphs for time spent in temporary accommodation 2024 saw a record of longest stay at 488 days. The average time spent in temporary accommodation shown in the graph below has increased in the last two years between 2022 and 2024.



Source: Council monitoring data



Source: Council monitoring data

As shown, there is an increase in the time spent in temporary accommodation, the factors behind this vary and could be partly due to the increase in demand for social housing. The housing register numbers have shown an increase which means that the amount of people waiting is more each year with demand often outstripping supply.

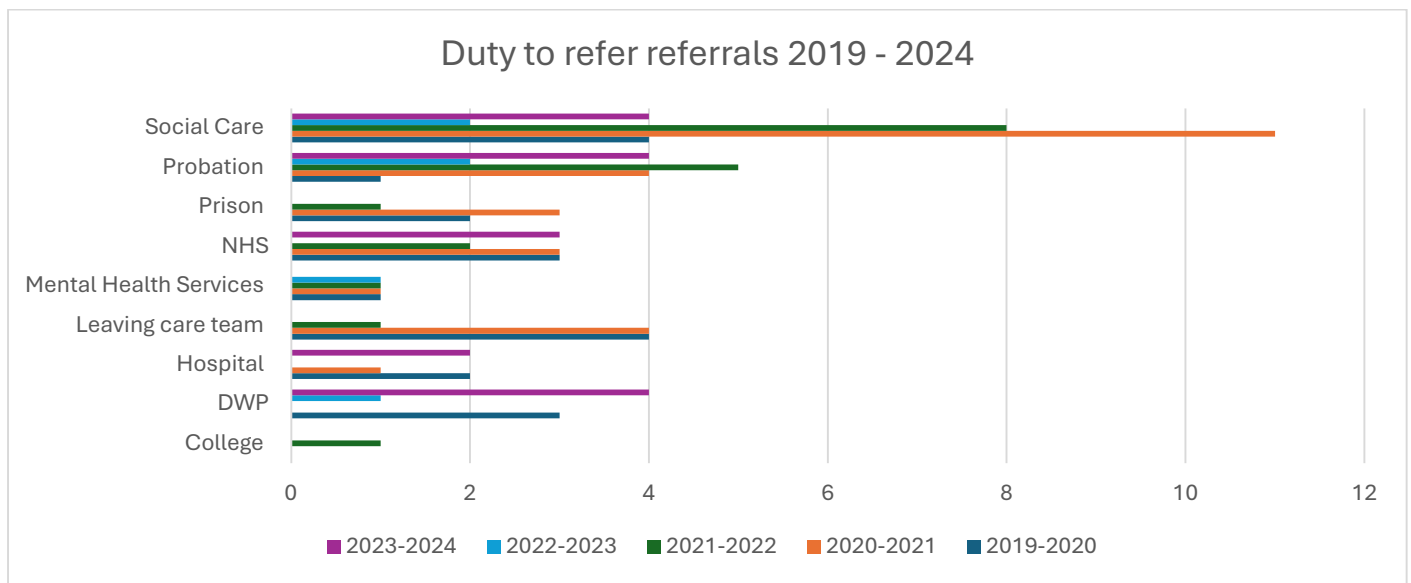
Social challenges also impact the amount of time spent in temporary accommodation. These include the level of support needs for example people who have a background of substance abuse or any other needs for support may make transitioning to a permanent property a longer process.

The rise in the cost of living has surged due to inflation in the period 2022–2024 and has impacted people’s disposable incomes. This situation has caused people who may have otherwise been able to afford private rent into temporary accommodation.

Duty to refer

From October 2018, as part of the HRA, certain public bodies have a duty to refer, which places an obligation on specified public authorities to notify the relevant local authority of households they consider may be at risk of homelessness within 56 days. This means a person’s housing situation must be considered whenever they meet wider public services.

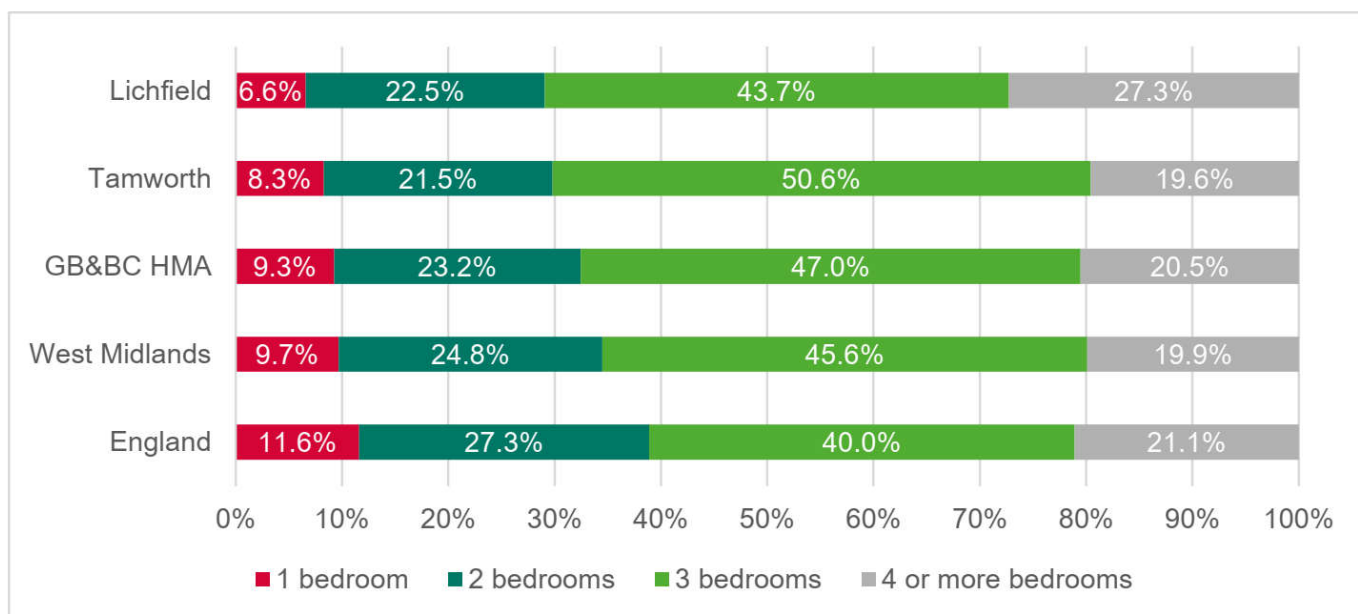
The aim of the change is to intervene at an earlier stage when a person is at risk of becoming homeless and giving meaningful assistance to someone who may not yet have contacted their local authority. In 2020–21 there was an increase in referrals due to the requirements to ensure ‘everyone in’ could be achieved during the pandemic. Partner agencies and authorities play a key role in referring, the council aims to increase knowledge of duty to refer through partnership networks and its Homeless Forum.



Source: Council monitoring data

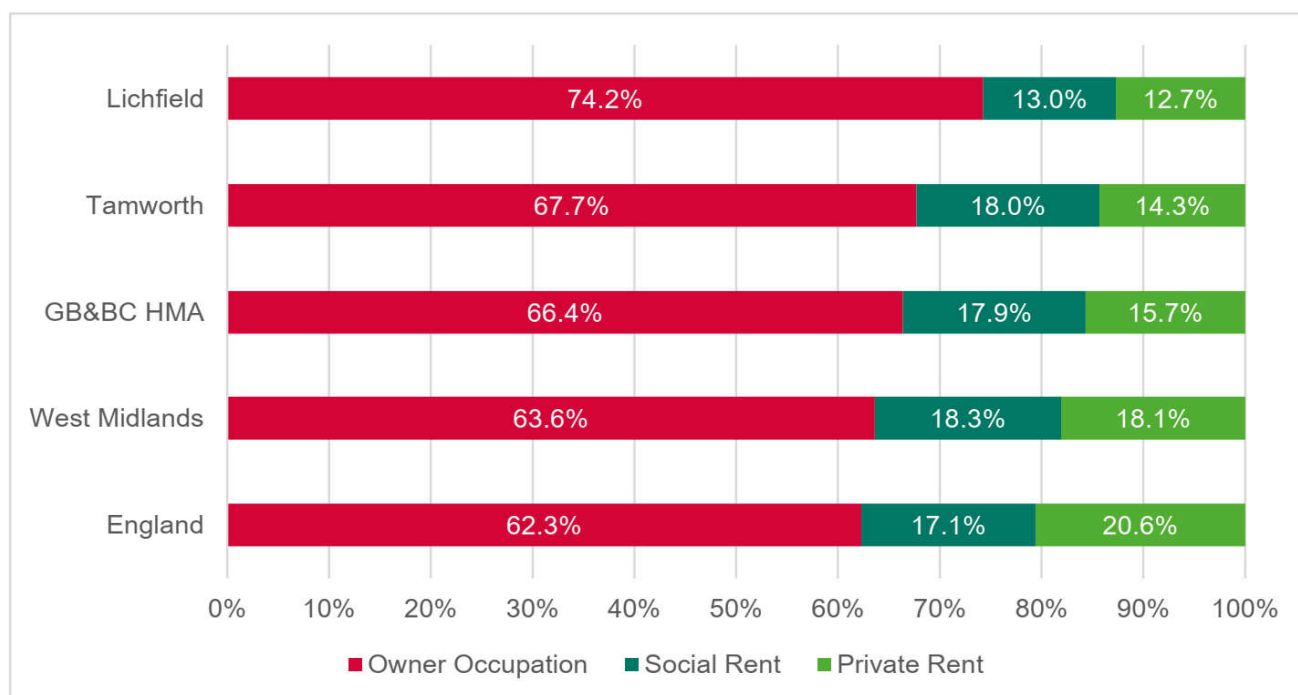
3. Local housing stock

Dwelling by size (all tenures)



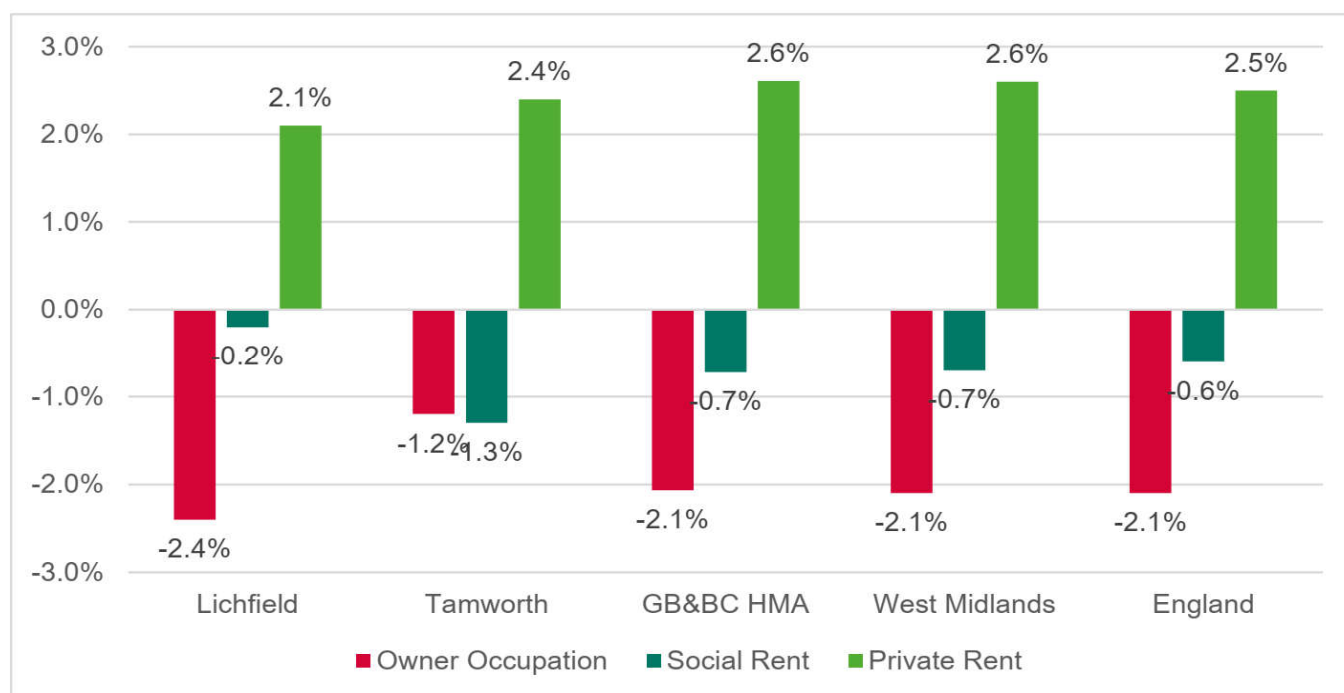
Source: Census 2021

Dwellings by tenure



Source: Census 2021

Change in tenure types (2011-2021)



Source: Census 2021

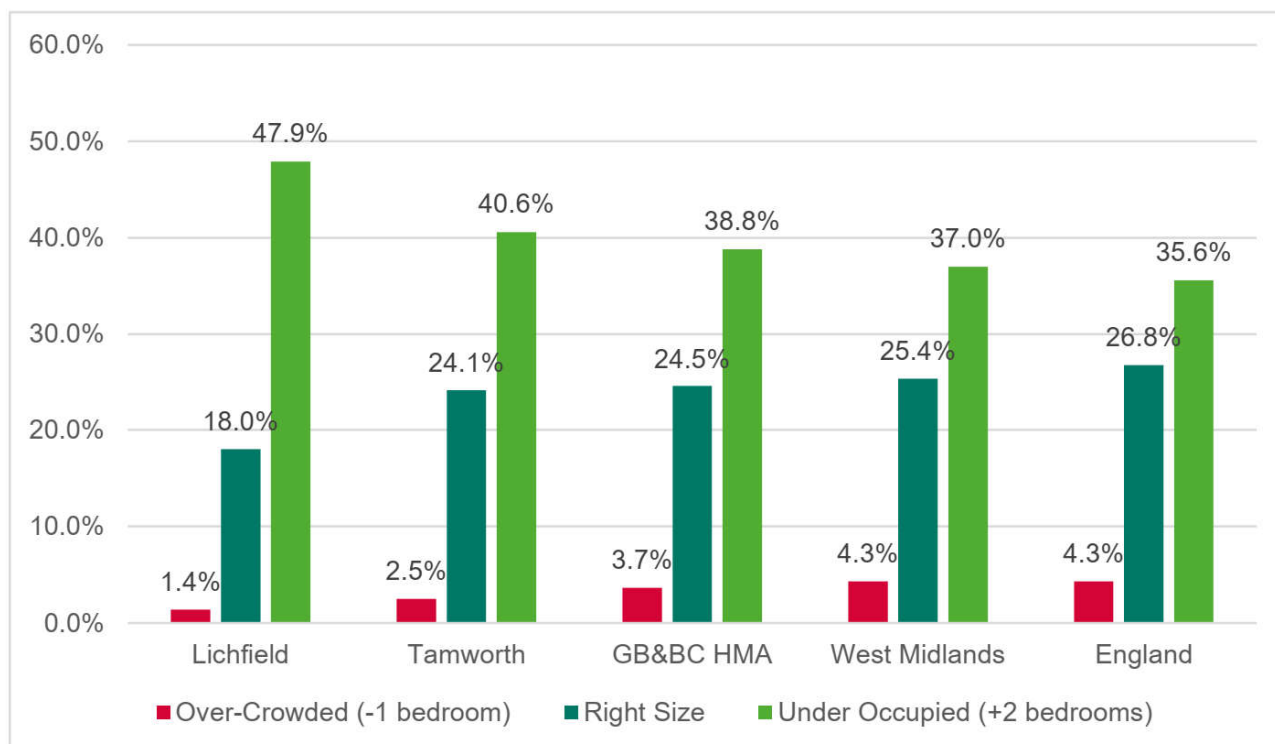
Home ownership has declined in all areas between 2011 and 2021. This is a factor of declining levels of affordability across the country which blocks potential first time buyers from purchasing. As a result of declining home ownership and social renting, all areas have seen increases in private renting, putting significant pressure on the private rental market, as increased demand often sees increased costs, making this sector less affordable and limiting housing options. Nationally the private rented sector has increased in response to lower levels of home ownership. However, the degree to which this has happened in Lichfield District is less than the national growth.

Occupancy rating by tenure

Owned	Lichfield	Tamworth	W. Mids
Over-Crowded	0.6%	1.1%	2.4%
At Capacity	8.7%	11.6%	12.7%
Under Occupied	59.3%	53.6%	50.7%
Social Rented	Lichfield	Tamworth	W. Mids
Over-Crowded	5.5%	6.1%	8.6%
At Capacity	59.4%	60.0%	56.0%
Under Occupied	8.8%	11.5%	9.4%
Private Rented	Lichfield	Tamworth	W. Mids
Over-Crowded	2.2%	4.1%	6.5%
At Capacity	30.3%	37.8%	39.0%
Under Occupied	21.6%	15.6%	16.7%

Source: Census 2021

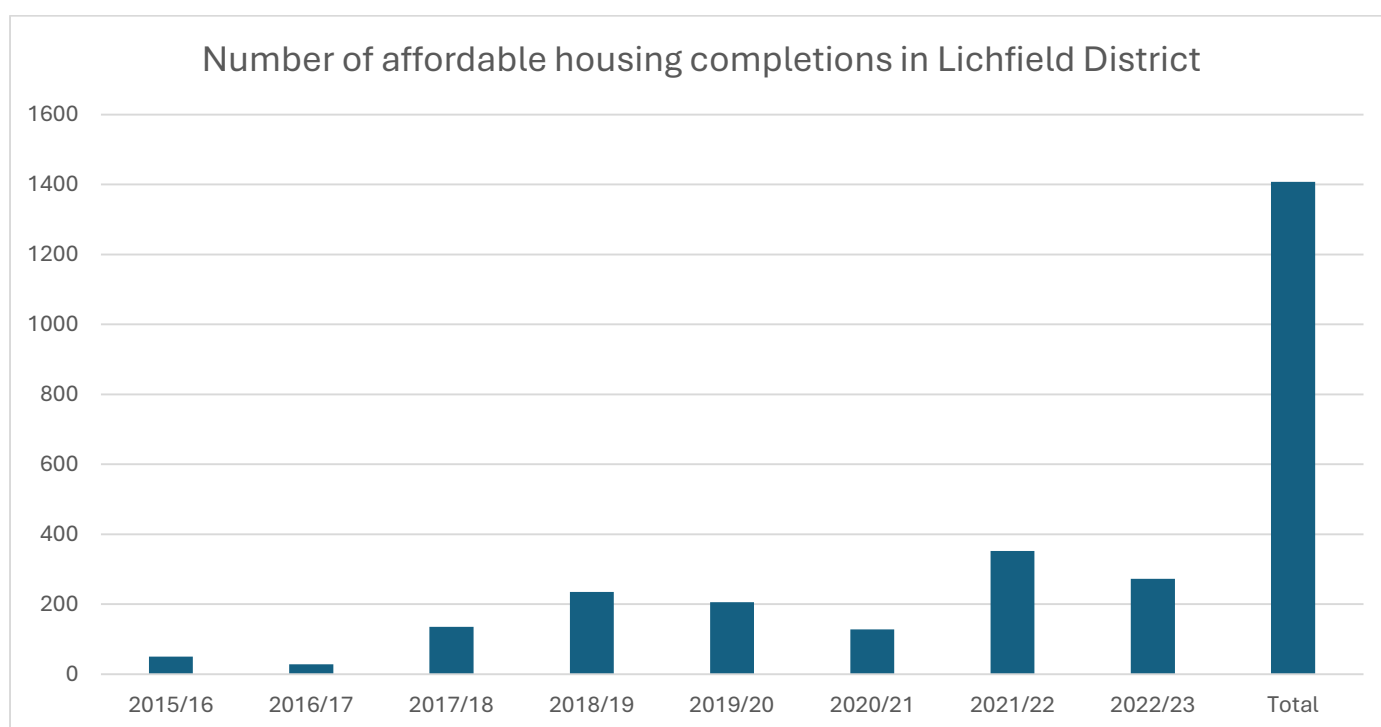
Occupancy rating (bedrooms)



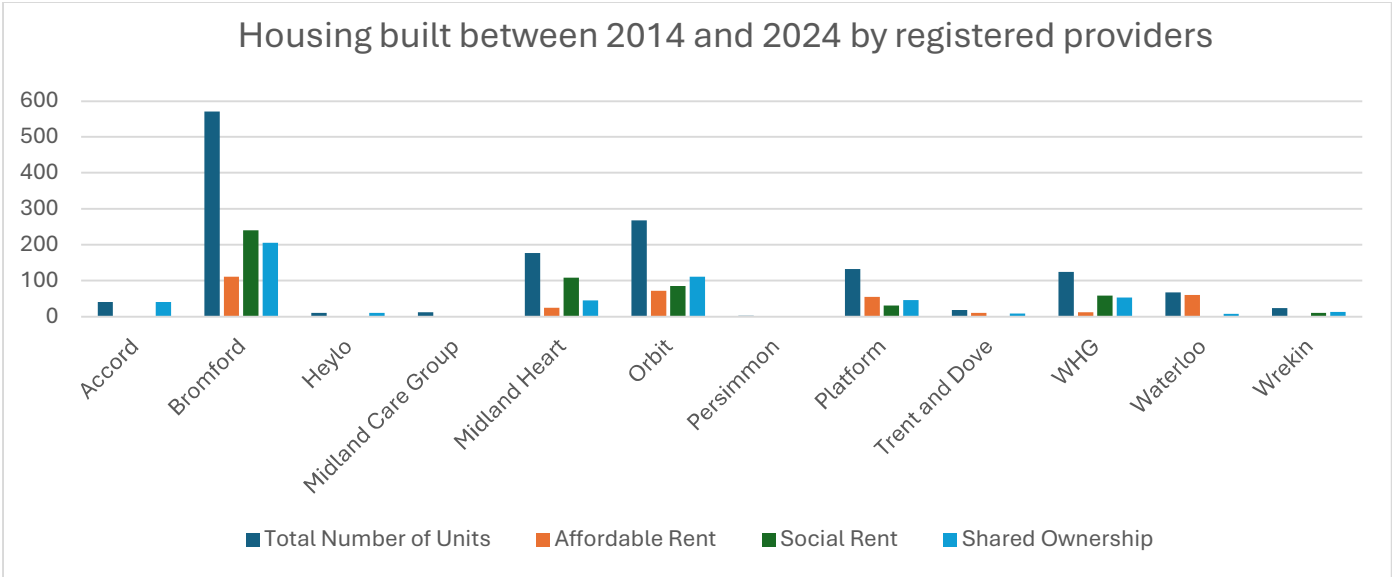
Source: Census 2021

The occupancy rating differs significantly between tenures. Social rented dwellings are more likely to be overcrowded, or at capacity compared to other tenures. This is due to access to choice and household finances.

New housing supply in Lichfield District



Source: Council monitoring data



Source: Council monitoring data

4. District profile

In 2022 the total estimated population of Lichfield District was 108,352, midyear estimates in 2023 show that this had risen by more than 1.5% to 110,173. Since 2001, the largest population growth has taken place in the number of residents aged 65 years or over, and we expect this to continue in future years. In 2001, 15.5% of residents (14,437) were aged 65 years or older. In 2023 this had increased to 24% (26,365).

Age groups (2023 estimates)	Number of residents	%
4 years and under	5,274	5
5 to 9 years	5,890	5
10 to 15 years	7,355	7
16 to 19 years	4,374	4
20 to 24 years	4,868	4
25 to 34 years	12,902	12
35 to 49 years	19,616	18
50 to 64 years	23,529	21
65 to 74 years	12,444	11
75 to 84 years	10,662	10
85 years and over	3,259	3

Source: Lichfield District Council Equality Statement 2025

In 2011, 18% of people living in the district (18,265 residents) had a limiting long-term illness. The 2021 census results showed this percentage remained largely the same 17.8% (18,944 residents).

Long term health or disability (2021)	Number of residents	%
Disabled under the Equality Act: Day-to-day activities limited a lot	7,598	7.1
Disabled under the Equality Act: Day-to-day activities limited a little	11,346	10.7
Not disabled under the Equality Act: Has long term physical or mental health condition but day-to-day activities are not limited	8,252	7.8
Not disabled under the Equality Act: No long term physical or mental health conditions	79,240	74.4

Source: Lichfield District Council Equality Statement 2025

An ageing population will increase care needs and will create a growing need for housing with care and support. Housing with care and support can be in many forms including extra care housing, supported living, major and minor adaptations through use of Disabled Facilities Grants, homelessness and rough sleeping support for people with social care needs

Achievements

Since the adoption of the last Housing, Homelessness and Rough Sleeping Strategy in 2019 we have:

- 450 successful homeless preventions.
- 3014 residents provided with housing advice.
- 959 new affordable homes delivered.
- 6 properties purchased for the Rough Sleeper Pathway Scheme
- 1 property converted into 5 studio apartments for temporary accommodation.
- £3m budget assigned for acquisition of properties for temporary accommodation.
- Lichfield District Homes launched in 2020, and the housing register is now managed through an in-house team.
- Recruitment of three Tenancy Sustainment Officers.
- 2,346 residents supported through the Warmer Homes Advice Scheme.
- Supported national refugee and resettlement initiatives.
- Reviewed the Allocation Policy to ensure housing is being allocated to those most in need.
- Successfully launched a Homeless Forum and annual Homeless Conference.
- Monthly housing advice surgeries with domestic abuse agencies.
- Launched the Tenancy Sustainment Panel.
- Annual strategic and operational meetings with registered providers.



Lichfield
District Council

Appendix 2

Registered provider

tenancy guidance

2025 – 2030

Introduction

Section 150 of the Localism Act 2011 requires local authorities to publish a **tenancy strategy** setting out the matters to be considered by registered providers (RPs) with stock in their area when they are formulating their own tenancy policies.

In Lichfield District we have developed the **registered provider tenancy guidance** which meets this requirement and sets out how we would like registered providers with stock in Lichfield District to respond to matters including, but not limited to:

- the kinds of tenancies they grant.
- the circumstances in which they will grant a tenancy of a particular kind.
- the use of flexible/fixed term tenancies.
- the housing register and potential to make changes to the allocations criteria.

Our housing stock was transferred in 1997. Social housing stock is now primarily owned by a range of registered providers (or RPs), with over 95% owned by the council's seven 'approved' RPs.

Since the transfer, our key role has been to enable new affordable housing provision and guide RP partners in relation to the letting and management of all social housing stock in the district to meet local housing needs and priorities.

In 2021, the council once more became a Registered Provider and has committed to establishing its own small portfolio of affordable homes for rent and to serve as temporary accommodation.

Aimed at RPs (now including Lichfield District Council), councillors and housing professionals, this guidance replaces our previous tenancy strategies and forms part of a framework of housing strategy policies, and procedures.

It is informed by the council's Housing, Homelessness and Rough Sleeping Strategy, HEDNA and housing register data.

Background and aims

Lichfield District has relatively high residential property prices and rents when compared with the wider local area. This means many households find it difficult to afford to rent or buy a home on the open market in the district, and as such affordable housing is in short supply. Accommodation provided by RPs makes up only about 14%¹ of all homes in the district, so many people who need an affordable home can find it difficult to find one to suit their needs.

The aim of this guidance is to ensure that:

- the council meets its legal duties under sections 150 and 151 of the Localism Act 2011.
- RPs are aware of the council's approach to the matters contained in this strategy and that these are reflected in their own tenancy policies.
- the council and its partners jointly meet local housing needs with the limited resources available in the most efficient and effective way.
- the kinds of tenancies offered, and their terms serve the best interests of both the individual household and the landlord.
- a consistent approach is taken towards the use of Flexible Tenancies in the district.
- RPs tenancy policies are aligned to facilitate tenant mobility to make best use of the affordable housing stock.
- RPs tenancy policies do not have an adverse effect on homelessness.
- RPs create and maintain mixed and sustainable communities and provide support to help vulnerable people sustain their tenancies.
- Affordable housing is affordable to local people.

Local context

Lichfield District is in south-east Staffordshire neighbouring the West Midlands region and has a population of 106,400. The district has two main settlements Lichfield City and Burntwood, each with a population of around 32,000 as well as many villages set within a varied and attractive rural area. The population of Lichfield has increased by 5.7% since 2011, however, when compared with the West Midlands (6.2%) and Great Britain (6.6%) the population has grown at a slower rate.

The district is characterised by a larger than average proportion of people aged over 65 and similarly a larger than average number of children under of the age of 15. The overall population for the district is projected to increase by 2% between 2017 and 2027 with growth in people over the age of 65 (17%) and ages 85 and over (55%). This rate of increase is likely to be faster than the national average. The impacts of an ageing population are recognised as a national issue.

¹ Social rent or shared ownership. Source: 2021 Census data <https://www.ons.gov.uk/census>

The figures for Lichfield District illustrating population ageing suggests that the movement into retirement and older age groups could be a more significant issue here than in many other areas of the country.

Guidance for registered providers on tenancy policy

All RPs that have entered contracts with Homes England will be able to charge affordable rents up to a maximum of 80% of market rents on new homes and on a proportion of their relets. Affordable rent only applies to homes built using grant funding from Homes England; affordable housing on developments built without grant (such as s106 sites) can be built as traditional social housing. Tenancies where an affordable rent is charged will be let and managed in the same way as social rent, and tenants will still be eligible for housing benefit.

The council wants to ensure that social housing rent levels in the district remain truly affordable for residents; market rents can vary considerably, and we do not want affordable rents to differ in this way. We also want rents to remain affordable for low income and working households and that they do not discourage someone from working or make households dependent on welfare benefits. The council in line with policies, will actively seek properties for social rent on new developments as a preference over affordable rent.

To ensure consistency the council would therefore like RPs to continue to ensure that rents charged for affordable rented properties do not exceed the relevant Local Housing Allowance (LHA) rate that is applicable for that property size at the time that the rent is set.

Tenure and tenancy types

Following the introduction of the Housing Act 1985, social housing tenants were offered an assured or secure tenancy, which granted them a home for life.

Flexible tenancies were introduced as part of the Localism Act 2011 with the aim of helping RPs make best use of their stock and respond to changing housing needs. RPs may still offer the types of tenancies they currently use, such as starter/introductory, secure and assured tenancies. Flexible tenancies are an additional tool. Tenants must be informed of the type of tenancy they will be offered at the point of offer. This should also be clearly stated in their tenancy agreement, with any specified rights to the type of tenancy.

The council is committed to meeting housing needs of residents and to ensure that the different types of tenancies are used to support sustainable communities so that vulnerable tenants are provided with the level of stability they need. The needs of households or groups should also be considered, for example, the circumstances of households who have dependent school aged children attending a local school, those living in adapted properties and those with a support need should be considered when deciding on the length of a fixed term tenancy.

It is important that the most vulnerable tenants are provided with the level of stability they require, and fixed term tenancies will not be appropriate for certain groups, particularly older people and tenants in specialist or lifelong supported housing. **The following tenancy types can be offered:**

Type	Applies to:	Details
Starter and introductory tenancies	Typically offered to new social tenants	<ul style="list-style-type: none"> Usually last for up to 12 months, extendable for a further 6 months. Tenants do not have the full tenancy rights of a secure or assured tenant and although the landlord must apply to the court for eviction, this is a simpler and quicker process. If the tenant satisfies the landlord that they are a responsible tenant during this period (e.g. by paying rent promptly and behaving appropriately), they will be offered a secure or assured tenancy with full tenancy rights.
Fixed term assured shorthold tenancies	Historically issued by registered providers, but now not regularly issued	<ul style="list-style-type: none"> Usually issued for a fixed period of at least two-years, but in most cases should be for five years or more, in addition to anyone-year starter tenancy. The tenancy will be reviewed towards the end of the tenancy period. If the tenant's circumstances have changed, or there are concerns about behaviour, the tenancy may be ended, or a different property offered. If there are breaches of conditions of tenancy, the landlord may look to end the tenancy before the end of the fixed term. Councils and other registered providers of housing still have the option to offer lifetime tenancies. Fixed term tenancies should not be seen as a tool to deal with rent arrears or anti-social behaviour.
Assured tenancies	The most common form of registered provider tenancy	<ul style="list-style-type: none"> Tenants that have rented a property from a housing association for more than 12 months would normally have an assured tenancy, which could be a lifetime tenancy or a fixed term tenancy. Assured tenants have many of the same tenancy rights as secure council tenants and can only be evicted through the courts. Although tenants do not have the right to buy, they can apply to buy their home at a discount through the right to acquire. There are no restrictions on the length of these tenancies.
Secure tenancies	Generally issued to council house tenants and not RP tenants	<ul style="list-style-type: none"> Social tenants that have rented a property for more than 12 months would normally have a secure tenancy. Secure social tenants have additional tenancy rights, such as the right to transfers and mutual exchanges and the majority have the right to buy. RPs must apply to the courts to evict secure tenants and give four weeks written notice of eviction.
Lifetime tenancies	A form of secure tenancy	<ul style="list-style-type: none"> There are no restrictions on the length of these tenancies if you keep to the conditions of your tenancy (e.g. pay your rent, don't cause a nuisance etc.)

Management of tenancies

The council expects social housing providers who own or manage stock within the district, to provide effective tenancy management services, including:

- Managing all conditions of the tenancy agreement effectively.
- Ensuring that social housing tenants act appropriately and in accordance with their tenant responsibilities.
- Deal effectively with the impacts on local communities of antisocial behaviour, alcohol, or drug misuse.
- Tackling tenancy fraud.
- Managing tenancy changes, mutual exchanges, and the Right to Buy process.
- Assisting in reducing the risk of homelessness.
- Supporting the development of sustainable neighbourhoods.

The housing allocations scheme

The Localism Act has enabled local authorities to determine which categories of applicants should qualify to join the register for affordable housing.

The council's allocation scheme sets out who qualifies for social housing and how applicants are prioritised. Housing applicants who are deemed to be the most vulnerable and in the greatest need will be deemed to have priority.

The Act now enables councils to decide to close the list to some categories of applicant; however, the government has retained a role in determining priority groups by preserving the current 'reasonable preference' categories.

A specific requirement of the legislation is also to give additional priority to armed forces personnel.

LDC has nominations agreements in place with registered providers which means that they are required to advertise a high proportion of their vacant stock in the district through the choice-based lettings scheme for those on the register to bid on the weekly advert cycle.

Homelessness and preventative measures

There are many forms of homeless accommodation, individuals and households are usually staying in these properties on a licence agreement. The licence is a legal contract that gives the licensee the right to stay in the room or the property under specific circumstances. They are usually used for temporary or shared accommodation whereby a bedroom is rented but the kitchen, bathroom and maybe the living room are shared.

Properties for homeless people can be let on an assured shorthold tenancy where this is exclusive use.

The council is purchasing several properties through the rough sleeping accommodation programme and use of commuted sums and right to buy receipts to be used to accommodate those who are either currently rough sleeping or at immediate risk of rough sleeping.

The council is also actively seeking to increase the provision of temporary accommodation properties within the district.

Service charges

Service charges are subject to separate legal requirements as set by The Service Charges (Summary of Rights and Obligations and Transitional Provision (England) Regulations 2007 No.1257 Reg.3), including tenancy agreements.

It is expected that RPs will:

- Keep service charges to a minimum.
- Set reasonable and transparent service charges that reflect the service provided to tenants.
- Ensure that services and works are of a reasonable standard.
- Supply tenants with clear information on how service charges are set.
- Identify service charges separately from the rent charge.
- Where new or extended services are introduced, and an additional charge may need to be made, the registered provider will consult with tenants.
- If actual expenditure is less than the current charge, the service charge will be reduced accordingly.

Tenancy sustainment

RPs must ensure access to appropriate services is available for tenants who are vulnerable or who need additional support to sustain their tenancy. This assistance should help to enable tenants to remain in their community and their support networks, reducing the risk of homelessness through loss of tenancy.

In the event of a resident wishing to downsize, it is expected that the RP provides adequate advice to them about their options or signposts them to advice on this, this will ensure the best use of stock within the district.

Mutual exchanges

In accordance with the tenancy standard RPs must offer a mutual exchange service. We expect that the opportunity to do this will be promoted and enable tenants to exchange their property with another tenant by way of online and paper-based agreement to ensure access for all.

In accordance with guidance, we anticipate existing 'lifetime' tenants will still retain their right to exchange by way of assignment. This right is statutory for secure tenants and regulatory for assured tenants.

Equalities

This guidance has been subject to an Equality Impact Assessment (EIA). The council expects RPs to carry out an EIA when developing their tenancy policies.

Review of this guidance

This guidance is reviewed every five years, or earlier if significant changes are needed.

If you would like to make any enquiries relating to the guidance, please email policyandstrategy@lichfielddc.gov.uk

A home for all, with no one left behind

What our strategy means for you

From families crammed into overcrowded flats to young people priced out of their hometown, the evidence is stark - housing need in our district is growing and becoming more complex. The sharp rise in private rents, the decline in affordable homes, and the surge in households turning to the council for help all point to a system under intense pressure. **Our 2025 – 2030 housing, homelessness and rough sleeping strategy is about delivering real change that makes a difference to you - whether you rent, own, or are searching for somewhere safe to call home.**



Prevent homelessness and eradicate rough sleeping

We'll make it easier for you to get the right help at the right time by:

- Providing **compassionate, targeted interventions** to end rough sleeping.
- Working upstream to **prevent homelessness before it happens**.
- When people find themselves without a home, **supporting them to find a secure, safe home** as soon as possible.

More affordable and social homes

We'll increase access to housing that suits your needs and budget by:

- Directly intervening in the housing market, to **bring forward at least 200 new council homes**.
- Holding developers to account to deliver **more affordable housing on new sites**.
- **Unlocking empty properties** - both commercial and residential.



Better homes

We'll work to ensure you have access to better quality homes by:

- Significantly **improving the standard** of both social and private rented housing.
- Holding **problem landlords to account**.
- Increasing the supply of **high-quality homes** that meet our residents' needs.

Innovative and fair

This isn't business as usual. We're:

- Taking bold steps to **prevent homelessness before it happens**.
- Making sure support is **compassionate, person-centred, and accessible**.
- Driving **innovation and collaborating** with partners to deliver more affordable homes locally.

By 2030

- **No one will need to sleep rough on our streets.**
- **200 more affordable council homes delivered.**
- **Maximum affordable homes delivered on new developments.**
- **Families facing crisis won't be looked after in B&B accommodation.**
- **Local landlords held to account and higher standards of private rented homes.**



This strategy is for you, your home, your future and your community

To learn more or get support, contact our housing team at housingoptions@lichfielddc.gov.uk or call 01543 308000.

Equality impact assessment of Housing and homelessness strategy



An equality impact assessment must be completed whenever a policy, project, service or part of a service, function or strategy is initiated, reviewed, changed or stopped.

Section 1 - About the service area

Your name	Grace Hudson
Your service area	Policy & Strategy
Your Director	Lizzie Barton
Your Cabinet Member	Councillor Alex Farrell

Section 2 - Overview

Name of service/policy/project	Housing and Homelessness Strategy 2025-2030
Details about the proposal	<p>We are committed to ensuring that everyone who lives in our district has access to a good-quality, affordable home.</p> <p>The Local Government Act 2003 makes a statutory provision which requires local housing authorities to have an up-to-date housing strategy. Our strategy helps us identify local housing issues and ensures they are considered at strategic level. In doing so, we have identified three priorities:</p> <p>Prevent homelessness and eradicate rough sleeping <i>Provide compassionate housing advice and fair access to housing registers, with targeted interventions to end rough sleeping. Eliminate the use of bed and breakfast accommodation by investing in high-quality temporary housing solutions.</i></p> <p>Better homes <i>Improve standards in both social and private rented housing. Support responsible landlords while holding problem landlords accountable. Ensure new developments meet high-quality standards.</i></p> <p>More affordable homes <i>Maximise delivery of affordable housing by working with developers and targeting empty properties and unused commercial spaces. Focus on increasing social rent options. Collaborate with key partners, such as Bromford and Homes England, to drive innovative housing solutions.</i></p> <p>This strategy replaces the existing strategy which covers the period 2019-2024.</p>
Main users of your service/policy/project	Residents, council officers, housing providers, developers, and community stakeholders

Section 3 - How will your proposal impact on people with protected characteristics or from other groups?

Protected characteristic	Positive impact	Negative impact	Mitigating measures
All	<p>Our strategy aligns with the vision set out in Lichfield District 2050. It outlines our ambition to eradicate rough sleeping and create sustainable housing solutions for all. This will positively impact everyone living, working, and visiting Lichfield District, irrespective of whether they are accessing housing services or not, in accordance with the Public Sector Equality Duty. For example, the strategy sets target outcomes for:</p> <ul style="list-style-type: none"> • Better prevention of homelessness through targeted early intervention • Improved tenancy outcomes and eradication of rough sleeping on city centre streets • Improved resident support • Improved awareness and communications about our housing services, including tackling misinformation 	None identified.	Any specific policies and plans arising from this strategy that will have a direct impact on those with protected characteristics will be subject to further consultation and EIA assessment to identify and mitigate any identified direct or indirect discrimination.
Age	<p>Context: housing affects people of all ages in different ways. For example, younger people are particularly concerned about housing affordability and older people may face issues of accessing support and finding suitable properties to enable them to live independently.</p> <p>The strategy will have a direct positive impact on younger ages through:</p> <ul style="list-style-type: none"> • Working with partners, including schools, to educate everyone on housing services 	None identified.	As above.

	<ul style="list-style-type: none"> Improving affordable housing provision and supporting people into home ownership Ensuring that bungalows aren't subject to older age restrictions to meet younger need for accessible accommodation <p>The strategy will have a direct positive impact on older ages through:</p> <ul style="list-style-type: none"> Strengthening our partnership with Staffordshire County Council to ensure delivery of the right homes for older people Improving supported housing options of which disabled, vulnerable and older people are the end users of 		
Disability (physical, sensory or learning)	<p>Context: housing disproportionately affects people with disabilities. For example, around 15% of houses containing a person with a long-term illness or disability are classed as 'non-decent homes'. This number increases for disabled people living in private rented houses (26%), compared with other private rented households (19%) (English Housing Survey, 2022-2023).</p> <p>The strategy will have a direct positive impact on those with disabilities through:</p> <ul style="list-style-type: none"> Delivery of temporary accommodation units, including wheelchair accessible units Developing drop-in clinics for housing register support so that our services are more accessible across the District Strengthening our partnership with Staffordshire County Council to ensure 	None identified.	As above.

	<p>delivery of the right homes for those needing care or support</p> <ul style="list-style-type: none"> Improving supported housing options of which disabled, vulnerable and older people are the end users of 		
Carers or the people cared for (dependents)	<p>Context: being a carer can lead to additional housing challenges and need, especially in relation to adaptability of homes.</p> <p>The strategy will have a direct positive impact on those who care for, or the people who are cared for, through:</p> <ul style="list-style-type: none"> Incentivizing affordable larger homes by creating a fast-track planning process Strengthening our partnership with Staffordshire County Council to ensure delivery of the right homes for those needing care or support Improving supported housing options of which disabled, vulnerable and older people are the end users of 	None identified.	As above.
Gender/sex	<p>Context: there are gendered differences in housing need. Most single parent households are female, and single income households are more likely to face challenges in housing. Women make up 60% of homeless adults living in temporary accommodation, despite making up 51% of the general population (Shelter, 2021).</p> <p>The strategy will have a positive impact on addressing these issues through:</p> <ul style="list-style-type: none"> Using predictive data which can unravel 'hidden homelessness' 	None identified.	As above.

	<ul style="list-style-type: none"> Increasing our own stock of temporary accommodation, to reduce 'institutional cycling' Partnership working to address multiple support needs which are often gendered 		
Transgender/gender reassignment	<p>Context: transgender people are disproportionately more likely to experience homelessness, with some estimates suggesting around 25% of transgender people will experience homelessness at some point in their lives. This is often related to 'family rejection, abuse or being asked to leave home' (Crisis, 2022). Transgender people may experience discrimination when looking for private rented properties (Stonewall, 2018).</p> <p>The strategy will have a direct positive impact on addressing these issues through:</p> <ul style="list-style-type: none"> Partnership working to address multiple support needs and enable signposting where necessary 	None identified.	As above.
Race (includes ethnic or national origins, colour or nationality)	<p>Context: a disproportionate number of households from BAME communities live in lower quality rented sector homes, are more likely to live in overcrowded conditions and may have complex housing needs (English Housing Survey, 2022-2023; GOVUK, 2023).</p> <p>The strategy will have a direct positive impact on those with this protected characteristic:</p> <ul style="list-style-type: none"> Using predictive data which can unravel 'hidden homelessness' Partnership working to address multiple support needs and enable signposting where necessary 	None identified.	As above.

	<ul style="list-style-type: none"> Developing a comprehensive communications plan about issues such as overcrowding 		
Gypsies and travellers	<p>Context: those from the Gypsy and Traveller communities have distinct housing needs.</p> <p>The strategy will have a direct positive impact on gypsy and traveller communities through:</p> <ul style="list-style-type: none"> Taking note of the Gypsy and Traveller Accommodation Assessment which is being completed within the strategy period as part of the development of the new Local Plan 	None identified.	As above.

Protected characteristic	Positive impact	Negative impact	Mitigating measures
Sexual orientation	<p>Context: 1 in 5 people who identify as LGBTQ+ experience homelessness at some point in their lives, often related to ‘family rejection, abuse or being asked to leave home’ (Crisis, 2022). There are also significant disparities in social housing with lesbian women (20%) and gay men (17%) more likely to be in socially rented accommodation than their heterosexual counterparts (11% and 12% respectively) (Matthews, 2024).</p> <p>The strategy will have a direct positive impact on addressing these issues through:</p> <ul style="list-style-type: none"> • Using predictive data which can unravel ‘hidden homelessness’ • Partnership working to address multiple support needs and signposting where necessary 	None identified.	As above.
Marriage and civil partnerships	No direct positive impacts identified.	None identified.	As above.
Religion or belief (includes lack of belief)	No direct positive impacts identified.	None identified.	As above.
Pregnancy and maternity	<p>Context: housing is often the main barrier to safe, appropriate and dignified maternity care. Homeless pregnant women are more likely to give birth early or have a stillbirth (Wellbeing of Women, 2024).</p> <p>The strategy will benefit those who are pregnant or going through maternity by:</p> <ul style="list-style-type: none"> • Raising awareness that pregnant women (over a certain term) and anyone reasonably expected to live with them (i.e. children) have a 	None identified.	As above.

	priority need for homelessness assistance		
Armed forces	<p>Context: Lichfield District Council supports the Staffordshire Armed Forces Community Covenant and the county-wide Armed Forces Partnership to ensure that veterans and their families are not disadvantaged in the provision of public services, including housing and homelessness advice.</p> <p>The strategy will have a direct positive impact on armed forces personnel and their partners in that:</p> <ul style="list-style-type: none"> • We ask all homeless applicants if they have a connection to the armed forces and identify any issues which could prevent them from accessing and maintaining accommodation. • We will raise awareness that veterans are exempt from having to meet local connection criteria • The highest priority (emergency band) is given to spouses/partners of armed or reserve forces personnel who are required to leave their current armed forces accommodation following the death of a spouse or partner, and their death is as a result of their service • The allocations scheme provides exemption for veterans for the residency test and local connection criteria • LDC is committed to working with partners that support armed forces personnel and veterans 	None identified.	As above.
Other - poverty	Context: housing and poverty are nearly always connected. For example, households with an	None identified.	As above.

	<p>unemployed household reference person (HRP) are much more likely to live in a non-decent home (24%) than households where the HRP was in part-time work (15%), other inactive (14%), retired (14%) or in full time work (14%) (English Housing Survey, 2022-2023).</p> <p>The strategy will indirectly benefit these groups with the three strategic priorities:</p> <ul style="list-style-type: none"> • Preventing homelessness and eradicating rough sleeping – the strategy sets targets for temporary accommodation and outlines different approaches to taking early action to prevent homelessness • Better homes – the strategy makes provisions for tackling poor housing conditions, including damp, mould, and overcrowding • More affordable homes – the strategy emphasises the need for more affordable homes and social rent 		
Other – socially excluded groups	<p>Context: The wider objectives of the housing strategy are to support those who find it hard to find, secure or maintain accommodation which can include (but is not limited to) prison-leavers, vulnerable drug and alcohol dependent persons, those with low literacy, those in debt/with a poor credit rating or bankruptcy, and people without life skills to manage housing without support.</p> <p>The strategy will benefit these groups by:</p> <ul style="list-style-type: none"> • Emphasizing the importance of training for staff on specific issues, such as gambling, and how these impact housing need 	None identified.	As above.

	<ul style="list-style-type: none"> • Raising awareness that those fleeing domestic violence are exempted from the local connection requirement • Improving the way we communicate and provide our services, i.e. through drop-in sessions across the district and by making our web pages and communications easier to understand 		
Other – care leavers	<p>Context: those who have left care may have unique difficulties in accessing housing services. For example, many landlords demand upfront housing rent payments, which is difficult for care leavers who do not have family financial support (CentrePoint, 2017).</p> <p>The strategy will have a direct positive impact care leavers through:</p> <ul style="list-style-type: none"> • Raising awareness that care leavers under 25 are exempted from the local connection requirement • Care leavers with relevant care leaver status can get priority need in housing associations 	None identified.	As above.

Section 4 - Can you justify and evidence, or lessen any impact?

Justification/evidence in relation to the proposed changes

A housing strategy is a statutory requirement placed on local authorities by the Local Government Act 2003. However, for the strategy to be effective, the impact of housing on those with protected characteristics should be duly considered.

Section 5 - Action plan

In creating the strategy, we have completed extensive engagement and consultation with different groups who will be affected by the changes made:

Event	Target date
Consultation with partner agencies and stakeholders through the Homeless Forum	November 2023 and July 2024
Consultation with existing and previous housing register customers, homelessness applicants and partner organisations	November 2024 – January 2025
Consultation with councillors	February 2025
Consultation with internal service managers	March 2025 – April 2025

Further actions on the housing strategy include:

Action	Target date
Develop a delivery plan to embed the housing strategy within council's services and plans	2025
Adopt housing strategy and accompanying delivery plan	2025
Equality monitoring of housing and related services	Ongoing
Annual monitoring of delivery plan and equality implications	Ongoing
Ensure plans and policies that emerge from the housing strategy undertake EIA assessments where necessary	Ongoing
Review and refresh the housing, homelessness and rough sleeping strategy	2030

Section 6 Record your actions

Sent this to the alison@bowen@lichfielddd.gov.uk for publication in the [equality impact assessments library on sharepoint.com](#)

Date completed

29/04/2025