

ALL AREA COMMITTEES JULY 2011

Title of paper:	THE EMERGING HOUSING STRATEGY FOR THE CITY	
Director(s)/ Corporate Director(s):	David Bishop, Corporate Director of Development	Wards affected: All
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Other colleagues who have provided input:	Members of the Housing Strategic Partnership	
Relevant Council Plan Strategic Priority:		
World Class Nottingham		
Work in Nottingham		
Safer Nottingham		√
Neighbourhood Nottingham		√
Family Nottingham		√
Healthy Nottingham		√
Leading Nottingham		
Summary of issues (including benefits to citizens/service users):		
<p>This report informs Area Committees of how the new housing strategy for the City is being developed. The strategy, known as the “Housing Nottingham Plan” will set out the priorities and objectives for housing and housing related services in the next three years. The plan will also articulate the contribution of housing to the wider priorities of the Nottingham Plan to 2020.</p> <p>Rather than describe a whole – city approach to housing, the plan will seek to identify priorities and objectives at a neighbourhood level. The purpose of bringing the emerging plan to Area Committees at this stage is therefore to enable local stakeholders to have an input at the local level, and to agree the objectives which have most relevance and importance to their area.</p>		
Recommendation(s):		
1	Area Committees consider and comment on the emerging themes, priorities and objectives of the plan;	
2	Stakeholders attending the Committees comment on which housing issues are most relevant to the area and should feed into the plan. It would be helpful if further comments could be forwarded to the Neighbourhood Manager within two weeks of the meeting.	
3	Further engagement is carried out in local areas to obtain more views on local housing priorities and objectives to achieve them. Area Committee agreement on the most appropriate mechanisms for carrying this out is sought.	

1. BACKGROUND

- 1.1 The current housing strategy for Nottingham was agreed by the Executive Board in May 2008, and runs until 2011. It is reaching the end of its life and requires a review of its achievements and impacts. The new strategy will identify the objectives to achieve a balanced housing market in the City, delivering choice, quality and balance in the supply of housing and delivery of housing - related services.
- 1.2 The attached paper, *The Housing Nottingham Plan: the story so far* gives a summary of how the plan has been developed to date and sets out the priorities and objectives which have emerged within each of the four themes of the plan.
- 1.3 The Housing Nottingham Plan is not solely owned by the City Council. It is a partnership strategy, in which accountability for different objectives is placed with a range of housing providers and agencies as well as the Council. To ensure that this approach is delivered effectively, the City's Housing Strategic Partnership has the overall responsibility for the production and delivery of the plan.
- 1.4 Housing has a much wider role to play in the City's wellbeing, and in developing the strategy, account has been taken of housing's importance to health and wellbeing, children's wellbeing and attainment, the economic growth of the City, regeneration in neighbourhoods and the reduction of crime and antisocial behaviour in communities.

2. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Previous housing strategies and plans have taken a city-wide approach which has not necessarily reflected the more detailed and specific housing needs and market characteristics of different parts of the City. The new plan seeks to make the plan more relevant at a local level.
- 2.2 To achieve this, the input of Area Committees and other local forums are being sought across the City.

3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Do not have a housing strategy: there is no legal requirement to have a housing strategy, but local authorities are required to take a strategic approach with their partners to the local housing market.
- 3.2 It is good practice therefore to articulate the approach via a written strategy or plan, whilst recognising that it is only a means to achieving desired housing outcomes, not an outcome in itself.

4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY)

- 4.1 The development of the housing plan will cost approximately £20,000 in 2011-2012. This will be met from existing housing revenue budgets.
- 4.2 Where possible, the production of paper copies of the plan will be avoided, with the plan available primarily via the internet.

5. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS, CRIME AND DISORDER ACT IMPLICATIONS AND EQUALITY AND DIVERSITY IMPLICATIONS)

- 5.1 There is no legal requirement to produce a housing strategy.
- 5.2 The plan will make a significant contribution to the reduction of crime and antisocial behaviour, primarily through the delivery of its Neighbourhood theme.

6. EQUALITY IMPACT ASSESSMENTS (EIAs)

Has an Equality Impact Assessment been carried out?

No. A full EIA will be carried out; however, the impact of elements of the plan on the various equality groups will be considered as the development of the plan progresses.

7. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

- 7.1 None

8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- 8.1 Local Decisions: A Fairer Future for Social Housing (Communities and Local Government, November 2010)
- 8.2 The Affordable Homes Framework (Homes and Communities Agency, March 2011)

THE HOUSING NOTTINGHAM PLAN: THE STORY SO FAR...

This paper is a summary of how the City's new housing strategy 2012-2015 (the Housing Nottingham Plan) is being developed by the Nottingham Housing Strategic Partnership (HSP). It incorporates the thinking and input of partners to date on the emerging themes and objectives for housing in Nottingham in the next three years, ready for testing with citizens and a wider range of stakeholders.

The approach to date

The need to refresh the current housing strategy, which runs from 2008 to 2011, has coincided with radical policy changes and shifts in the way the supply of housing will be delivered in the coming years. The key influences are:

- Emergency budget June 2010: changes to Local Housing Allowance and wider welfare reform;
- The Comprehensive Spending Review October 2010: the introduction of "Affordable Rents" at up to 80% of market levels for both new and existing social housing
- The Localism Bill, with significant changes to the Planning System and a raft of reforms affecting social housing¹, expected to be enacted by the end of 2011
- The deficit reduction programme which has resulted in budget cuts across most services, most notably the Supporting People programme.

The first task has been to model the changes in terms of what they mean for Nottingham. This has been done in the following ways:

- A workshop involving HSP partners in January 2011, which crystallized the changes into emerging themes of **(1) Housing Supply, (2) Housing Standards, (3) Housing for Specific Groups and inclusion; and (4) Housing's Contribution in Neighbourhoods**
- The meeting of the HSP in February, at which these themes were tested
- Policy papers on housing and welfare reform presented to the One Nottingham Executive Group and the One Nottingham Board
- A Workshop on May 6 involving the core membership of the HSP and an extended group of stakeholders which looked at priorities and objectives within each of the four themes.

¹ Outlined within the CLG paper *Local Decisions: A Fairer Future for Social Housing*

Review of the Housing Strategy 2008-2011

A vital part of the new plan is a look back at what has been achieved through the delivery of the current housing strategy. Taking each of the strategy's priorities:

The Supply of Homes

- 524 affordable units delivered, including 31 new Council houses
- Stonebridge Park regeneration: £19.7m investment secured, work underway
- Green Street: flagship eco-home development in the Meadows

Decent Homes

Programme on course to achieve decent homes by 2015 in council homes

- 99% decency in Housing Association sector
- 79.5 % homes made decent in private sector occupied by vulnerable people (baseline 67.21%)

Energy Efficiency and climate change

- Fuel poverty target achieved (reducing the percentage of citizens on benefits who are living in homes with low energy efficiency rating), on target to achieve 2016 target ahead of schedule
- Warm Zone: 1050 homes made decent
- Community Energy Saving Programme, bringing solid wall insulation to Council homes in Aspley; City-wide scheme for other solid wall Council homes in preparation.

Housing for vulnerable groups and housing related support

- Lark Hill Older Persons' village
- Albany House – extra care scheme in St Anns
- Homelessness prevention targets achieved
- Development of Hibiscus Court, St Anns in partnership with Tuntum Housing Association
- Success of the Housing Aid bond scheme
- Refurbishment of Foxtan Gardens, Beechdale

Evidence: the housing market situation

As well as the policy drivers which shape our new plan, it is heavily influenced by current housing market conditions. The data collection and analysis for this is ongoing, but at the workshop on 6th May stakeholders were presented with the following headlines:

Current tenure breakdown:

55% owner occupied, 29% social rented,
15% privately rented

Open Market

- Average Property Price is £124k
- 2.1% market turnover in 2010, compared to 4.8% in 2007
- Average of 8.3 weeks to sell, at 92% of asking price
- Mortgage lending at its lowest for 2 years with average house price: earning ratio of 4.6:1 and 39% first time buyers priced out market

Social Rent

- 3302 lettings in 2009/10
- Current waiting list of approx 9,500

Private Rented Sector

Flexibility and range allows a broad spectrum of households and groups to be catered for
Anecdotal evidence that private rented market is buoyant

Supply and capacity

- April to September 2010 saw 296 completions, compared to 786 for 2009/10
- 4% vacancy rate in the City

Demographics

Nottingham to experience a 7% (approx 20,000) increase in number of households over the next 20 years

Increases across all households types, but households without children most prevalent and increasing effect of household fragmentation.

Ageing population is increasing demand for appropriate, independent and supported accommodation

Increase in number of “concealed” and “intermediate” households

What does all this mean?

- Need to explore how each sector can meet demand and influence and balance within the market
- Need to ensure all tenures can be seen as a sustainable and quality choice.
- Need to ease bottle necks in access to accommodation, with provision of quality products for households across all life stages.
- Effective use of stock across all sectors can help ease overcrowding and fuel poverty.
- Bringing empty homes back into use and converting/improving existing stock to better meet need.

Local drivers: Neighbourhood transformation and neighbourhood focus

The housing plan must be fully aligned with the City's other key strategies, foremost of which is the Nottingham Plan to 2020. The main strategic objective to which the housing plan contributes is to transform Nottingham's neighbourhoods. It is intended therefore to give the plan a particular focus on neighbourhoods, unlike previous housing strategies, which have tended to have city-wide priorities. Through the engagement which will take place as part of the plan's development it is intended to bring out the specific housing issues in different neighbourhoods, probably at the ward level.

The plan will also identify the key contributions which housing can make to support the priorities and objectives of other services across the City. From this perspective it will be a plan which reaches across all aspects of the City's wellbeing. To aid this dimension to the plan, a stakeholder and citizen conference will take place.

The four emerging themes: priorities and objectives

The key priorities which have emerged in each of the four themes so far are shown in the table below. This is clearly a work in progress, with many of the objectives and measures still to be agreed. Continuing engagement with stakeholders and citizens will undoubtedly contribute to the development of further objectives.

THE HOUSING NOTTINGHAM PLAN: EMERGING PRIORITIES

Theme	Priority	Outcome sought	Contribution to the Nottingham Plan	How will success be measured?
1. The supply of homes	<ul style="list-style-type: none"> Adopt a radical, more flexible partnership approach to help find solutions to the supply problem with developers 	More homes delivered	Neighbourhood Nottingham	Number of homes delivered
	<ul style="list-style-type: none"> Making the best use of the supply of available or under-utilised land in Nottingham 	More homes delivered; land utilised effectively	Neighbourhood Nottingham	Sites in development or developed
	<ul style="list-style-type: none"> Using the 'affordable rent' model as the route to affordable housing 	More affordable homes delivered	Neighbourhood Nottingham	Number of homes delivered

	<ul style="list-style-type: none"> • Focus on quick win smaller site development in the current environment and funding regime. • Improving the housing (type) mix • Encourage a wider range of citizens to join the CBL system • Actively market the CBL system to people who are in work or training but struggle to buy in order to have people eligible for 	<p>More homes delivered more quickly</p> <p>Greater choice of housing</p> <p>Better access to a range of housing and a greater diversity of groups living in affordable housing</p> <p>Better access to a range of housing and a greater diversity of groups living in affordable housing</p>	<p>Neighbourhood Nottingham</p> <p>Neighbourhood Nottingham</p> <p>Fairer Nottingham</p> <p>Fairer Nottingham</p>	<p>Homes delivered within a set timescale</p> <p>Targets for housing types</p> <p>Greater diversity in uptake</p> <p>Greater diversity in uptake</p>
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	<p>local lettings policies and who can afford 'affordable rent' properties.</p> <ul style="list-style-type: none"> • Ensure that those in greatest need, are not excluded from affordable housing. 	<p>Those in the greatest housing need able to access good quality, affordable housing</p>	<p>Fairer Nottingham</p>	<p>Band 2 applicants rehoused</p>
<p>2. Housing Standards</p>	<ul style="list-style-type: none"> • Support the private rented sector across the various subsectors of the market to be a supplier of high quality affordable housing • Develop loan schemes and other funding mechanisms to support vulnerable home owners to maintain their Homes 	<p>Raised standards, bad landlords with poor accommodation leaving the sector</p> <p>A well maintained housing stock, with fewer hazards and improved health and safety of occupants</p>	<p>Neighbourhood Nottingham, Safer Nottingham</p> <p>Healthy Nottingham</p>	<p>Properties accredited and number of landlords engaged; Tenant satisfaction</p> <p>By 2012, with n loans completed in Nottingham</p>

	<ul style="list-style-type: none"> • Complete the NCH decent homes programme and maintain decency in RP sector • Eradication of fuel poverty • Ensuring the delivery of the domestic property contribution to the City's Energy Strategy 	<p>Social tenants enjoying safe, warm and modern housing</p> <p>Vulnerable householders able to heat their homes and stay warm</p> <p>Reduced carbon emissions</p>	<p>Neighbourhood Nottingham, Safer Nottingham, Healthy Nottingham</p> <p>Healthy Nottingham Green Nottingham</p> <p>Green Nottingham</p>	<p>% non decent homes</p> <p>Existing NI187 target on fuel poverty</p> <p>Labour manifesto targets: Labour manifesto target – 2000 PVs on council properties; Double the number of properties with loft, cavity and solid wall insulation</p>
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3. Housing for Specific Groups and Inclusion	<ul style="list-style-type: none"> Develop alternative and complimentary housing related support schemes to ensure that those most in need in all tenures can access support despite the reduction in Supporting People funding 	Vulnerable people supported to maintain their tenancies / ownership of property	Healthy Nottingham Fairer Nottingham	Number of new services provided Take up rate of new services
	<ul style="list-style-type: none"> Exploit Big Society agenda to deliver housing related support through engaging with volunteers 	Increased support available to vulnerable people improving independence	Healthy Nottingham Fairer Nottingham	Number of new services provided Take up rate of new services
	<ul style="list-style-type: none"> Make best use of existing assets – remodelling / re-designation of sheltered housing 	More accommodation choice available to vulnerable people	Neighbourhood Nottingham Healthy Nottingham	Number of schemes re-designated Void statistics in re-designated accommodation
	<ul style="list-style-type: none"> Development of service hubs in 	Help and	Neighbourhood	Number of hubs

	<p>local communities using existing buildings and schemes to promote an area based approach/ community focus</p> <ul style="list-style-type: none"> • Development of services aligned to health commissioning • Develop older persons housing which conforms to lifetime homes standards, including an extra care housing scheme in the north of the city • Encourage the development of purpose built 	<p>support available to vulnerable people in their own communities</p> <p>Improved health for vulnerable people</p> <p>Improved housing choice for older people</p> <p>Improved housing options</p>	<p>Nottingham</p> <p>Fairer Nottingham</p> <p>Healthy Nottingham</p> <p>Neighbourhood Nottingham</p> <p>Healthy Nottingham</p> <p>Neighbourhood Nottingham</p>	<p>created</p> <p>Number of people accessing services</p> <p>Number of co-commissioned services Inclusion of housing as an issue in health planning</p> <p>Number of homes built</p> <p>Number of homes delivered</p>
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	<ul style="list-style-type: none"> • Greater efficiency and improved customer outcomes through shared services • Deliver a tenancy strategy for the City providing a framework to which all providers are committed 	<p>Saved resources</p> <p>Stable and sustainable communities in areas with high levels of social housing</p>	<p>Fairer Nottingham</p> <p>Family Nottingham</p>	<p>Costs saved</p> <p>In place 12 months after enactment of Localism Bill</p>
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The next steps:

Citizen engagement for a neighbourhood focus; Housing Conference to ensure the contribution to other strategic objectives and to join up with other plans and services. A full communications and engagement programme has been produced.

Timetable:

June, July, August 2011:	Citizen engagement;
September/October:	Outcome of engagement reviewed, first draft to Housing
Strategic Partnership	
November/December:	Approval of final draft
January 2012:	Launch