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**Nottingham**  
**City Council**

## **Nottingham City Council Housing and City Development Scrutiny Committee**

**Date:** Monday 10 June 2024

**Time:** 2:00pm

**Place:** Ground Floor Committee Room - Loxley House, Station Street, Nottingham,  
NG2 3NG

**Councillors are requested to attend the above meeting to transact the following business**

**Director for Legal and Governance**

**Scrutiny and Audit Support Officer:** Adrian Mann

**Direct Dial:** 0115 876 4353

- 1 Apologies for Absence**
- 2 Declarations of Interests**
- 3 Appointment of the Vice Chair**  
To appoint the Committee's Vice Chair for the 2024/25 municipal year
- 4 Minutes** 3 - 10  
Minutes of the meeting held on 15 April 2024, for confirmation
- 5 Committee Terms of Reference** 11 - 24  
Report of the Statutory Scrutiny Officer
- 6 The Nottingham Local Plan - Housing Delivery** 25 - 34  
Report of the Statutory Scrutiny Officer
- 7 Social Housing Delivery Progress** 35 - 42  
Report of the Statutory Scrutiny Officer
- 8 Work Programme 2024-25 and Activity Summary 2023-24** 43 - 70  
Report of the Statutory Scrutiny Officer

## **9 Future Meeting Dates**

To agree to meet on the following Mondays at 2:00pm:

- 15 July 2024
- 16 September 2024
- 18 November 2024
- 20 January 2025
- 17 March 2025

If you need advice on declaring an interest in any item on the agenda, please contact the Scrutiny and Audit Support Officer shown above before the day of the meeting, if possible.

Citizens are advised that this meeting may be recorded by members of the public. Any recording or reporting on this meeting should take place in accordance with the Council's policy on recording and reporting on public meetings, which is available at <https://www.nottinghamcity.gov.uk/your-council/about-the-council/council-meetings-decisions/recording-reporting-on-public-meetings>. Individuals intending to record the meeting are asked to notify the Scrutiny and Audit Support Officer shown above in advance.

## Nottingham City Council

### Housing and City Development Scrutiny Committee

Minutes of the meeting held in the Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 15 April 2024 from 10:00am to 11:30am

#### Membership

##### Present

Councillor Sam Harris (Chair)  
Councillor Kevin Clarke  
Councillor Neghat Khan  
Councillor Michael Savage  
Councillor Adele Williams

##### Absent

Councillor AJ Matsiko  
Councillor Sarita-Marie Rehman-Wall

#### Colleagues, partners and others in attendance:

Matt Gregory - Head of Planning Strategy and Geographic Information  
Councillor Jay Hayes - Portfolio Holder for Housing  
Councillor Angela Kandola - Portfolio Holder for Highways, Transport and Planning  
Adrian Mann - Scrutiny and Audit Support Officer  
Sajeeda Rose - Corporate Director for Growth and City Development  
Damon Stanton - Scrutiny and Audit Support Officer  
Geoff Wharton - Consultant Strategic Director of Housing

#### 36 Apologies for Absence

Councillor AJ Matsiko - work commitments  
Councillor Sarita-Marie Rehman-Wall - unwell

#### 37 Declarations of Interests

In the interests of transparency in relation to item 5 (Consumer Standards for Social Housing), Councillor Michael Savage declared that he is a Council tenant.

#### 38 Minutes

The Committee confirmed the Minutes of the meeting held on 19 February 2024 as a correct record and they were signed by the Chair.

#### 39 Greater Nottingham Strategic Plan

Sajeeda Rose, Corporate Director for Growth and City Development, and Matt Gregory, Head of Planning Strategy and Geographic Information, presented a report on the development of the new Greater Nottingham Strategic Plan (GNSP). The following points were raised:

- a) The GNSP is being produced by the Local Authorities for Broxtowe, Gedling, Rushcliffe and Nottingham, working together to prepare a statutory Local Plan for their area. The preparation of the GNSP is overseen by the Greater Nottingham Joint Planning Advisory Board, which includes the relevant executive members from each of the constituent partner Councils. The Board meets quarterly and receives progress reports on the GNSP.
- b) The GNSP will replace the Council's current Aligned Core Strategy, which was prepared in partnership with Broxtowe and Gedling. The GNSP will cover various strategic planning matters, principally future housing provision and spatial distribution of that provision. It will also outline the required housing mix (including social and affordable housing), employment matters relating to the building of housing and infrastructure, town and city centres, environmental impacts and mitigating climate change, and transport priorities.
- c) The development of a collective Local Plan was agreed as the constituent partner Councils have a long history of working together on in these areas and ultimately, housing and employment matters cross Local Authority boundaries. The aim is to jointly develop a coherent and consistent set of strategic planning policies across the local area.
- d) There is a proposal for 52,710 new homes to be built within the GNSP, half of which are expected to be provided within Nottingham and 67,490 within the wider Greater Nottingham area. There is a 'Standard Method' formula set by the Government to calculate the appropriate number of homes in an area. The formula takes into account future household projections and affordability ratios. There is, however, an additional 30% uplift applied for the 20 largest urban authorities in England.
- e) There are a number of consequences to this uplift, as it does not take into account local issues or land provision. Nottingham is tightly bound by geographical constraints and already developed land, so it will be more difficult to reach the uplifted figure. The Council does not consider that it can meet the entirety of the 30% uplift, so there will be a shortfall of around 6000 homes. The partner Councils have argued that they are unable to support the shortfall in the city in their area as much of their land is designated as greenbelt, where the National Planning Policy Framework sets a high bar for development, so the GNSP will put forward to the public examination that there will be a shortfall to the national housing target overall.
- f) Most of the sites allocated within the GNSP for development have already been identified in existing Local Plans and are being rolled forward, and the majority already have planning permission. The Broad Marsh and Stanton Tip represent strategic development sites in the city, which could deliver 1,500 homes between them. There are two other strategic sites in the GNSP area, being the Ratcliffe-on-Soar Power Station in Rushcliffe and Bennerley in Broxtowe, and both have been allocated for development purposes. There is a strategy of concentrating developments close to existing infrastructure such as schools, roads and transport hubs.

- g) The GNSP is now close to pre-submission stage, with the final version expected to be adopted by March 2026.

The Committee raised the following points in discussion:

- h) The Committee queried whether there was adequate infrastructure to support the proposed increased supply of housing. It was explained that, alongside the GNSP, an Infrastructure Delivery Plan has been developed, which has involved the major infrastructure providers and sets out what new infrastructure is required, when it is required and how it is going to be paid for – including through Section 106 agreement contributions from developers towards new infrastructure. The Infrastructure Delivery Plan will also review the transport needs of the strategic sites to assess whether further transport infrastructure is required.
- i) The Committee asked how the GNSP would support the Council's carbon neutrality ambitions, including through the provision of electrical vehicle charging, the use of sustainable building materials and the potential for on-site energy generation. It was set out that the Building Regulations now make a number of provisions for achieving the sustainable development of new residential properties, including the provision of electric car charging points.
- j) The Committee asked how success would be measured in relation to the GNSP, and whether the proposed shortfall against the national housing target presented any risks. It was explained that there will be a monitoring framework to go alongside the GNSP to assess the delivery of the new homes, alongside jobs and infrastructure. Ultimately, the 30% uplift represents an arbitrary number and is not based on local demographics or land supply, so the Council considers that the proposed shortfall is justified. This position will be tested through the public examination process by an independent Planning Inspector for formal agreement.
- k) The Committee asked how the delivery of the GNSP could be supported by the new East Midlands Combined County Authority (CCA). It was reported that the creation of the CCA would result in £16.8 million being allocated to new homes on brownfield land. The CCA will not have Planning powers and so Local Plans still need to be prepared, but it could be possible in the long-term for the CCA to take a strategic role in wider Planning matters. The GNSP will provide certainty to the CCA that the Council has allocated and is committed to the development of brownfield sites, and this strengthens the business case for additional, regional funding.
- l) The Committee queried how the required housing mix for development would be established, particularly in the context of affordable and student housing. It was explained that the GNSP focused on the overall housing need at the strategic level, so the type of mix was still subject to consideration but, when confirmed, would be balanced reflect the needs of the city and the market demand.
- m) The Committee queried why the shortfall for housing in Nottingham could not be met across the wider GNSP area. It was reported that new housing is a contentious issue for partner Councils, particularly as it would often mean seeking to build on greenbelt. There is a strong case set out in the GNSP to justify the shortfall against the national target. However, if the independent Planning

Inspector were to take a different view, the GNSP would then have to be reviewed. It is, however, much easier to meet industrial and office need across boundaries. The GNSP sets out high level numbers for the amount of affordable housing to be delivered, and the needs for and occupancy rates of student housing are monitored closely. The spatial distribution of the homes will be centred around public transport links to assist with carbon neutral plans.

The Chair thanked the officers for attending the meeting to present the report and answer the Committee's questions, and noted that the Portfolio Holder had been delayed in joining the meeting and so had not been able to contribute to the item.

**Resolved:**

- 1) To request that information is provided on the general detail of the mix of housing types and tenures that need to be delivered within the city as part of the Greater Nottingham Strategic Plan (GNSP), when available.**
- 2) To recommend that contingency planning is carried out (with engagement with District and Borough Council partners) on how the Government's housing target for Nottingham might be met if the shortfall proposed currently within the GNSP is not approved by the independent Planning Inspector.**
- 3) To recommend that effective business cases for the strategic developments identified within the GNSP are in place so that the needed, upfront funding to commence these projects can be sought from the East Midlands Combined County Authority as soon as possible.**

#### **40 Consumer Standards for Social Housing**

Councillor Jay Hayes, Portfolio Holder for Housing, Sajeeda Rose, Corporate Director for Growth and City Development, and Geoff Wharton, Consultant Strategic Director of Housing, presented a report on how the Council is responding to delivering the new national Consumer Standards for social housing. The following points were raised:

- a) Following the tragedy of the Grenfell Tower fire in 2017, the Government published the Social Housing Green Paper 'New Deal for Social Housing' and the Social Housing White Paper. This signalled an increased Government focus on the regulation of social housing, in particular in respect of building safety and ensuring greater transparency for residents, enabling them to scrutinise performance and have a voice in how their homes are managed. As a result, the Regulator of Social Housing (RSH) has published its new Consumer Standards, which all social housing providers will be required to adhere to from April 2024. There are four new Standards, which are the safety and quality of homes standard; the transparency, influence and accountability standard; the neighbourhood and community standard; and the tenancy standard.
- b) Since Nottingham City Homes (NCH) was brought back in-house, the Council has been reviewing all aspects of housing delivery such as repairs, maintenance, tenant engagement and governance arrangements and, as such, the new

Standards are timely as an opportunity for the Council to demonstrate the improvements that it has made through the new inspection regime. The Council has met with the RSH to discuss regulator's role, and a reciprocal meeting has been offered to demonstrate how the Council will respond to the new Standards.

- c) Using the Housing Quality Network (HQN) Toolkit, a review of how the Standards are being delivered within Housing Services has been undertaken. The review indicates that over half of the formal measures have a medium to high confidence rating in terms of the correct policies, procedures and evidence being in place. However, there is still a great deal of work to be done. The review has been used to develop an overall Action Plan, which is then being embedded into each relevant Service Plan. Progress towards implementation is monitored by the Housing Department Leadership Team.
- d) A number of issues have been inherited following bringing NCH back in-house, such as a complete stock condition survey not having been completed in over 8 years. This is being addressed as a full stock condition survey is underway and will be completed within the next year. A new Housing Assurance Board (HAB) has been put in place to strengthen the voice of tenants. Performance against key objectives will be monitored much more closely and regular feedback will be provided to the Portfolio Holder.
- e) RSH will use four categories of 'C' rating for inspection outcomes. The RSH expects that very few organisations to be given the highest C1 rating initially, and it is likely that the regulator will focus most on those given C3 and C4 ratings. The Council has carried out a self-assessment and has an Action Plan for improvement in place already, so that it will be able to demonstrate a clear position of self-awareness to the RSH.

The Committee raised the following points in discussion:

- f) The Committee ask what the Council's strengths and weaknesses were in relation to its current delivery of the Standards. It was explained that there were a number of 'technical failures' that had caused low ratings in the initial review process, such as NCH policy documentation needing to be converted and updated to become Council policy documentation, and that work was being done to address these quickly. The stock condition survey being carried out is needed for compliance and the informed development of effective investment plans. Due to the importance of bringing NCH in-house quickly, transitional activity has continued to be undertaken throughout the last year – and this has been additionally complicated by the need to also restructure to comply with the new regulatory position.
- g) The Committee asked what improvements had been made since NCH had been brought in-house, and the impact on tenant experience. It was reported that the commitment to undertake a 100% stock survey was a significant one, as the Council has over 26,000 properties and most other organisations would only survey around 20% of their stock. A full survey will allow the Council to develop future business plans so it knows where to channel its investment to the best effect. Interviews are currently underway for tenants to join the HAB, which is being conducted by an independent body. It is important that the 12 HAB

members are representative of the Council tenant community as a whole, so time is being taken to recruit the right tenants. The management of complaints is now being done separately to the Housing team to ensure a properly independent 'customer champion' function.

- h) The Committee queried what benefits tenants would experience from the improvements being carried out, and how the Council's workforce will be empowered to identify and solve issues effectively. It was explained that the stock condition survey would allow the Council to target its investment in the right areas and alleviate tenants having to report regular maintenance issues. Sub-contractors will be brought in to tackle disrepair, damp and mould, batch repairs and larger refurbishments. More resources will be put into frontline staff and IT systems will be upgraded to allow more flexibility, integration and increased capacity for delivering maintenance job appointments. It is also important that any issues relating to anti-social behaviour or safeguarding that are identified during maintenance work can be logged in the system so that they are then automatically flagged in the right areas for action.
- i) The Committee asked how best value was secured from contractors, particularly in the context of local commissioning. It was set out that contractors had been put in place long-term and to minimise travel time, so the majority of contractors used are local. A great deal of effort had been put into finding the right contractors to deliver effective, best value services.

The Chair thanked the Portfolio Holder and officers for attending the meeting to present the report and answer the Committee's questions.

#### **Resolved:**

- 1) To request that the Committee is informed when the Council is notified of its first inspection by the Regulator of Social Housing (RSH).**
- 2) To request that information is provided on the outcomes of the 100% stock condition survey of the Council's social housing, once it is completed, and the current and future investment requirements that the results suggest.**
- 3) To recommend that work is carried out as rapidly as possible to ensure that the Council's first inspection assessment rating from the RSH is not adversely affected by 'technical' failures arising as a result of the recent transition of responsibility for social housing from Nottingham City Homes to the Council.**
- 4) To recommend that investment is made in the development of an enhanced IT system to enable the integrated management of issues raised by Council tenants and the efficient planning of work at their homes.**

#### **41 Responses to Recommendations**

The Chair presented the latest responses received from the relevant Portfolio Holders to recommendations made previously by the Committee.



The Committee noted the responses of the Portfolio Holders to its recommendations.

## **42 Work Programme**

The Chair presented the Committee's completed Work Programme for the 2023/24 municipal year.

The Committee noted the completed Work Programme.

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## **Housing and City Development Scrutiny Committee 10 June 2024**

### **Committee Terms of Reference**

#### **Report of the Statutory Scrutiny Officer**

#### **1 Purpose**

- 1.1 To ensure that the Committee has clarity regarding its purpose, objectives and rules of operation so that it can operate efficiently and effectively, contributing to the good governance of the Council.

#### **2 Action required**

- 2.1 The Committee is asked:

- 1) to note its Terms of Reference, as set out in Article 9 of the Council's Constitution (Non-Executive Functions and Committees);
- 2) to note the rules within which it must operate, as set out in Article 11 of the Council's Constitution (Overview and Scrutiny); and
- 3) to note that its operation, and the approach of Scrutiny Committee members, should be in line with the agreed Overview and Scrutiny Protocol.

#### **3 Background information**

- 3.1 The Housing and City Development Scrutiny Committee was established by Council as one of its Overview and Scrutiny Committees, specifically to carry out the statutory overview and scrutiny functions in relation to matters concerning housing and city development (including economic development, employment and skills, business growth and inward investment, property and asset management, housing, transport, traffic and parking).
- 3.2 Article 11 (Overview and Scrutiny) of the Council's Constitution sets out the rules within which all of the Overview and Scrutiny Committees must operate, including that:
- a) The core purpose of Overview and Scrutiny is to contribute to policy development and ensure that the Council's Executive is publicly held to account for its decisions and actions.
  - b) Each Scrutiny Committee is responsible for developing its own work programme to fulfil its Terms of Reference, and this work programme should be focused on issues of importance to the Council, relevant partners or the city as a whole.
  - c) Scrutiny Committees cannot make decisions or overturn the decisions of others, but aim to support improvement by making evidence-based reports or recommendations to the Executive and individual Executive members on

any of the functions of the Executive and on any matters which affect the city or citizens. The Scrutiny Committees can also make recommendations to partner organisations.

- d) In order to collect evidence to support their reports and recommendations, Scrutiny Committees can require any member of the Executive Board, the Chief Executive and/or any Corporate Director or Director to attend a meeting to discuss any decision they have taken, the extent to which the actions taken implement adopted Council policy, or performance within their remit.
- e) Within two months of receiving a report or recommendation(s) from a Scrutiny Committee, the Executive is required to consider the report or recommendations, respond to the Scrutiny Committee on what action (if any) is to be taken in response to the report or recommendations and, if the report is published, to publish the response.
- f) Scrutiny committees can also invite other individuals and organisations to attend meetings to discuss issues of local concern and/or answer questions, and make reports and recommendations to other individuals and organisations. However, these organisations and individuals are under no obligation to attend or respond to recommendations.
- g) The call-in process enables Scrutiny Committees to examine and make recommendations on a decision made by the Executive that has not yet been implemented.

3.3 Article 11 (Overview and Scrutiny) also sets out the following key principles for how Overview and Scrutiny should be carried out:

- All Scrutiny Committee activity should, as far as possible, be politically neutral.
- All Scrutiny Committee recommendations should be based upon evidence that Councillors should consider with an open mind.
- All Scrutiny Committee activity should be constructive and focussed on improvement.
- Scrutiny Committee activity should be conducted in public, wherever possible.
- All reviews should be conducted fairly with all members of the Scrutiny Committee given the opportunity to ask questions and to contribute and speak.
- Those assisting the Scrutiny Committee by giving evidence should be treated with respect and courtesy.
- Reviews should adhere to the agreed scope, purpose and intended time limit.
- Scrutiny Committees should endeavour to reach consensus, whenever possible.
- The relationship between the Executive and Scrutiny Committees should be based upon mutual respect for the others' role. Any disputes will be escalated to the Chair of the Corporate Scrutiny Committee and the Leader of the Council for resolution, with support from the Monitoring Officer if necessary.

3.4 In support of these principles, an Overview and Scrutiny Protocol has been developed with input from both the Overview and Scrutiny function and the

Executive. This Protocol sets out that ensuring good scrutiny is a whole-Council responsibility and that Scrutiny Committee members, the Executive and senior officers all have a role to play in working together to create the right culture and conditions for success.

#### **4 List of attached information**

4.1 Housing and City Development Scrutiny Committee Terms of Reference

4.2 Overview and Scrutiny Protocol

#### **5 Background papers, other than published works or those disclosing exempt or confidential information**

5.1 None

#### **6 Published documents referred to in compiling this report**

6.1 [Nottingham City Council - Constitution](#) (Article 9 and Article 11)

#### **7 Wards affected**

7.1 All

#### **8 Contact information**

8.1 Adrian Mann, Scrutiny and Audit Support Officer  
[adrian.mann@nottinghamcity.gov.uk](mailto:adrian.mann@nottinghamcity.gov.uk)

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# Housing and City Development Scrutiny Committee

## 10 June 2024

### Committee Terms of Reference

#### Description

The Housing and City Development Scrutiny Committee ('the Committee') is a politically balanced Non-Executive Committee of Council. It is established to discharge functions conferred by the Localism Act 2011 and other relevant legislation in relation to matters relating to housing and city development including economic development, employment and skills, business growth and inward investment, property and asset management, housing, transport, traffic and parking. The Committee is accountable to Council and will report annually to Council on its activities during the previous year.

The Committee will offer constructive review, feedback and challenge to the Council's Executive and other relevant local decision makers on their decisions, actions, policy, strategy and performance.

#### Purpose

The purpose of the Housing and City Development Scrutiny Committee is to:

- (a) hold local decision-makers, including the Council's Executive and relevant Boards of the Council's group of companies, to account for their decisions, actions, performance and management of risk;
- (b) review existing policies and strategies of the Council and other local decision-makers where they impact on Nottingham citizens;
- (c) contribute to the development of new policies and strategies of the Council and other local decision-makers where they impact on Nottingham citizens;
- (d) explore any matters affecting Nottingham and/ or its citizens;
- (e) make reports and recommendations to relevant local agencies with respect to the delivery of their functions, including the Council and its Executive;
- (f) review decisions made but not yet implemented by the Council's Executive in accordance with the Call-in Procedure; and
- (g) regarding housing, contribute towards providing assurance and oversight of the Council's statutory responsibilities in the context of regulatory compliance and tenant satisfaction.

#### Objectives

The Housing and City Development Scrutiny Committee will:

- (a) develop and manage a work programme to ensure all statutory and other roles and responsibilities are fulfilled for matters relating to housing and city development to the required standard and which covers review and development of key strategic issues, policies and strategies relevant to Nottingham and its residents, and which adds value through the examination of issues of local importance and concern, in accordance with the scope and approach set out in Article 11 – Overview and Scrutiny;
- (b) work with the other scrutiny committees to support effective delivery of a co-ordinated overview and scrutiny work programme;

- (c) monitor the effectiveness of its work programme and the impact of outcomes from overview and scrutiny activity;
- (d) regularly review the decisions, actions and performance of the Council's Executive and other relevant local decision makers, including the Council's group of companies, in order to fulfil its role in holding those decision makers to account. Where relevant this role will be co-ordinated with those of the Audit Committee and the Companies Governance Executive Committee;
- (e) receive petitions in accordance with the Council's Petitions Scheme; and
- (f) consider any relevant matter referred to it by any of its members and consider any relevant local government matter referred to it by any Nottingham City Councillor.

The Housing and City Development Scrutiny Committee has no decision-making powers but has the power to:

- (a) require members of the Council's Executive, and certain other local decision makers, to provide information to the Committee, to attend meetings, and to answer questions posed by the Committee in relation to their Executive role;
- (b) invite other persons to attend meetings of the Committee to provide information and/or answer questions; and
- (c) make recommendations and provide reports to relevant decision makers, and in particular the Council's Executive, on matters within their remits. The Council's Executive and other relevant decision makers have a duty to respond in writing to such recommendations within two months of receipt.

Further detail on the rules and procedures relating to Overview and Scrutiny, including the Call-in Procedure, can be found in Article 11 – Overview and Scrutiny.

### **Membership and Chairing**

The Housing and City Development Scrutiny Committee has 8 members.

Members of the Executive are excluded from membership of the Committee.

Executive Assistants responsible for assisting on a Portfolio within the remit of this Committee are excluded from membership of the Committee.

The Chair of the Committee will be appointed by Full Council at its Annual General Meeting. The Chair cannot be a Chair of the Board of a company in the Council's Group of companies that relates to matters within the Committee's remit.

The Housing and City Development Scrutiny Committee may choose to appoint co-opted members to the Committee. Voting arrangements for co-optees will be in accordance with the scheme of voting rights for co-opted members of overview and scrutiny committees set out in Article 11 – Overview and Scrutiny.

### **Substitutes**

Substitute members are permitted for this committee.

### **Quorum**

The standard quorum for Council committees applies to this committee.



**Frequency of Meetings**

The Housing and City Development Scrutiny Committee will usually meet six times per year.

**Duration**

There is no limit on the lifespan of the Housing and City Development Scrutiny Committee.

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## **Overview and Scrutiny Protocol**

### **Vision for Overview & Scrutiny in Nottingham**

Overview and Scrutiny in Nottingham will ensure effective democratic accountability and support effective scrutiny. This will support and add real value to decision making. This will be achieved by a Councillor-led Overview and Scrutiny function which is held in high regard by its partners and stakeholders and which will add value for the citizens of Nottingham.

This vision recognises that Overview and Scrutiny is a core component of the governance structure of the Council, and that Scrutiny Councillors, the Executive and senior officers will all work to create the right culture and lead the way in making the vision a reality. Ensuring good Scrutiny in Nottingham is a whole council responsibility.

To achieve this Scrutiny will follow the nationally agreed 'Four Principles of Good Scrutiny';

- a. Provides constructive "critical friend" challenge;
- b. Amplify public voice and concerns;
- c. Be led by 'independent minded people' who take responsibility for their role
- d. Drives improvement in public services;

<https://www.cfgs.org.uk/revisiting-the-four-principles-of-good-scrutiny/>

### **Conditions for Success**

To succeed, the Council recognises that the following conditions need to be present:

#### **1. Parity of Esteem between the Executive and Scrutiny**

Scrutiny is a whole Council responsibility. The Council recognises that Overview and Scrutiny Committees have an important role to play in supporting high quality decision-making and policy development. There is collective responsibility to enable Overview and Scrutiny to function effectively.

Parity of Esteem means that the value and benefit of Overview and Scrutiny is recognised and held in high regard. This means creating a strong organisational culture that recognises the critical role of independent Scrutiny in the governance process is essential to adding value and creating efficient and effective services. Without recognition of this, Councillors and officers involved in Scrutiny are not empowered to exercise their duties as they should, resulting in poor accountability.

The Council will strive to encourage and support a mix of more experienced and new Councillors as members of the Overview and Scrutiny committees.

#### **2. Clear Purpose and Focus**

Scrutiny activities should be well planned and timely. The focus of items coming before the Overview and Scrutiny Committees should be sufficiently focused so that the Committee are clear what they are looking at and there is an understanding about what they are hoping to achieve. There must be clarity on what Scrutiny wants to do and confidence in it being a good use of the Committees' valuable time, that it can add value, that it can influence outcomes and make an impact.

The Council recognise that good topics for Overview and Scrutiny to consider are those that;

- are critical to the effectiveness of the Council
- are a big priority or concern to their communities
- pose a significant risk or threat to the Council and the community
- present a significant opportunity for Overview and Scrutiny to make a meaningful contribution

The Chair of Overview and Scrutiny, the Statutory Scrutiny Officer and a Senior Governance Officer will meet with the Leader, Deputy Leader and Chief Executive on a monthly basis to identify new and emerging areas where Scrutiny can support Executive decision making in relation to emerging priorities and policy. Where appropriate meetings with Portfolio holders and other relevant stakeholders will be convened to support and inform the development of matters that have come to the attention of the Committee or are on the work programme. This will ensure that the Overview and Scrutiny Committees are focussing their attention on matters where they can add most value and provide valuable support to policy development and executive decision making.

The Statutory Scrutiny Officer will attend CLT on a monthly basis to update Senior Leadership team on the work being undertaken by the Committees and to receive suggestions on future areas that the Overview and Scrutiny committees may wish to factor in to their work programme.

When considering and setting the work programme, including making changes the Committee will have regard to the flow chart attached at appendix 1 to ensure that the Committee's work is prioritised effectively.

Overview and Scrutiny Committees are in charge of its own work programme and there will occasionally be times when Scrutiny and the Executive do not agree on which items the Overview and Scrutiny Committees should consider but with meaningful engagement such occasions will be rare.

Scrutiny Committees must review work programmes to identify a clear order of priority for all topics being considered. It is acknowledged that it is not possible for Scrutiny to look at all items of interest, and it is important that committees do not overreach.

The Chair is responsible for ensuring that that the Committee remains focussed on the items in the work programme and that prioritisation is appropriately apportioned.

Once the work programme is established it must be published and shared with internal and external organisations, so they are clear on upcoming topics and have plenty of time to prepare.

### **3. Evidence Based Questioning, Conclusions and Formulating Recommendations that Add Value**

The Scrutiny process should be impartial and driven by the evidence. Scrutiny should focus on the big issues facing the Council and the Communities they serve. Items before the Overview and Scrutiny Committees should not be politically motivated, parochial, repetitious or used as an opportunity to showcase. At the conclusion of an item the Chair should summarise the representations made and draw together the conclusions of the committee based on the evidence available to it and, where appropriate, set out the recommendations of the committee based on those conclusions and evidence that are clear, feasible, deliverable and provide value for money by securing benefits that outweigh the costs of implementation.

It should be noted that the Scrutiny process is not meant to be an “expert” review. If expert input is required that should be sought by the Committee as part of their evidence gathering process.

When Scrutiny is making recommendations, it must consider the impact that they will have and the resource implications, obtaining advice from relevant Executive Councillors and officers where necessary.

Recommendations will be sent to the relevant decision maker and I

Recommendations made by the Overview and Scrutiny Committees will be recorded to enable it to be reviewed, tracked and assurance sought about what action has been taken as a result. In accordance with the spirit of the legislation when asked the individual or body who the recommendation has been directed to is responsible for responding with reasons for why they have/have not accepted recommendations and if the recommendations are accepted to provide evidence of how the recommendations have been implemented.

Scrutiny must add value and not duplicate the other forms of performance management, review or inspection. Equally, decision-makers must seek to ensure that Scrutiny is involved in a timely manner, at a point where the outcome can be influenced, to ensure and to ensure any involvement is meaningful. Decision makers should give meaningful consideration to recommendations made by Overview and Scrutiny Committees.

### **4. Councillor Leadership and Engagement**

Councillors have a unique perspective to bring to the Overview and Scrutiny process, a different point of view which brings something distinct to both policy development and scrutiny of Executive decisions.

Committee Members set their own work programmes, work on a cross party basis and can look at things from angles that might not be apparent to Executive Councillors or senior officers.

To be successful, Councillors and officers must engage with Scrutiny in a positive way. In order to support this presentations and supporting information should be provided to the Committee at least 48 hours in advance so that committee members can come fully prepared and ready to ask questions/explore issues.

## **5. Reflecting the Concerns of Residents**

When carrying out its work Scrutiny should take into account the concerns of residents, and where they can add value and make an impact. This may include, if appropriate and at the discretion of the Chair, speaking at a formal meeting of a Committee, or by way of an informal meeting, visit, submission of written information etc established for the Committee to gather evidence to inform their thinking and scrutiny.

The views and ideas of citizens, service providers and other agencies with an interest in the subject under review are all valuable in effective Scrutiny. Scrutiny should involve stakeholders and take account of views of service users and the public, with particular efforts to engage groups that are harder to reach. Constructive engagement and clear lines of communication should enable a two-way flow of information between Scrutiny and all those involved, including feedback of results.

Reflecting citizens' concerns will entail Scrutiny taking a wider view than Council policies and services. In particular, Scrutiny has a legitimate interest in scrutinising organisations and projects that receive public funding to deliver goods and services, including Council owned companies. This should be recognised by the Council and, where relevant, consider the need to provide assistance to Scrutiny Councillors to obtain information from organisations the Council has contracted to deliver services.

## **6. Mutual Respect and Good Faith**

While Scrutiny should be constructive and challenging, it will only be successful if all partners work together considerately, within a climate of non-partisan working. To support non-partisan working political groups should respect the independence of Scrutiny and must not seek to influence its work.

Scrutiny must be forensic and challenging but Councillors must also collaborate to support decision-makers to do their work better. Councillors must listen and engage constructively, irrespective of political group, putting the values of Scrutiny into practice.

Decision-makers have to be open to scrutiny and create a culture which enables effective scrutiny to happen.

## **7. Clear Roles, Responsibilities and Relationships**

To facilitate good Scrutiny, the roles of all participants in the scrutiny process must be clear and understood by all.

In summary:

Overview and Scrutiny Chairs are responsible for leading and co-ordinating the work of the Scrutiny Committee so that Scrutiny functions in a positive, constructive and

non-partisan manner which provides a good environment for the constructive challenge of decision-makers.

Overview & Scrutiny Councillors must contribute time and effort to the development of the Scrutiny work programme to ensure that the items selected adequately reflect of the needs of the Citizens of Nottingham, focus on the bigger picture, and are prioritised effectively.

Overview and Scrutiny Committee members are required to attend Committee meetings, come prepared and be ready and willing to contribute to committee meetings by asking meaningful questions; they must be independent minded and not pre-judge issues coming to Scrutiny nor use the meeting to promote narrow or parochial interests. Overview and Scrutiny Committee members are also expected to prioritise associated training, briefing and evidence gathering sessions.

The senior political leadership of the Council set the tone of how successfully Overview and Scrutiny will be able to work. Executive Councillors should act as a champion for the work of the Overview and Scrutiny Committees both within and outside the organisation. They will create a culture which enables effective Scrutiny to happen, and will ensure that any recommendations of an Overview and Scrutiny Committee are responded to and agreed recommendations implemented. In accordance with the legislation Executive members, and executive assistants on sufficient notice will provide requested information and prioritise and make themselves available to attend Overview and Scrutiny Committees and come prepared and willing to answer questions.

Officers should provide impartial and high quality advice and evidence to Scrutiny Committees and may be asked to provide information and/or attend Overview and Scrutiny Committees to explain policies or to answer questions on service delivery. Where officers are asked to appear at Overview and Scrutiny Committees they are there to answer questions and their evidence should, as far as possible, be about questions of fact and explanation relating to policies and decisions.

All Councillors are expected to act in accordance with the highest standards of probity in public life, and in accordance with the Councillor Code of Conduct at all times.

## **8. Transparency of the Scrutiny Process and Access to Information**

Scrutiny should be a transparent process and encourage open and honest discussion. Processes and reports should be clear and accessible to the public. Formal meetings of Overview and Scrutiny Committees are subject to Access to Information Procedure Rules as set out in Article 13 of the Constitution.

All formal Committee agendas published on the Council's website. Work programmes are published on each O&S Committee's agenda.

An annual Scrutiny Report will be presented to Full Council outlining Scrutiny activity in accordance with the Overview and Scrutiny Committee terms of reference, as set out at Article 9 of the Constitution. The Chairs of Overview and Scrutiny Committees

may by exception request additional reports be taken to Council to highlight areas of specific concern or make recommendations about particular issues.

To be effective, a Scrutiny Committee must receive relevant information in a timely manner. This is supported by legislation which gives the Committee rights to access information that relates to Scrutiny work, even where information is exempt from publication. The legislation is attached at Appendix 2 and reference in Article 13 of the Constitution.

## **9. Training and Development**

All Councillors and Senior Officers will be required to attend training in relation to Overview and Scrutiny to ensure that the role of Overview and Scrutiny is understood and the role and value that Overview and Scrutiny plays in supporting good decision making and policy development.

If training for specific matters due to come before the Overview and Scrutiny Committees is required and sufficient notice is provided this will be arranged.



## **Housing and City Development Scrutiny Committee 10 June 2024**

### **The Nottingham Local Plan – Housing Delivery**

#### **Report of the Statutory Scrutiny Officer**

#### **1 Purpose**

- 1.1 To scrutinise the impacts and outcomes of the Council's strategy for the delivery of housing across the city as part of the adopted Local Plan.

#### **2 Action required**

- 2.1 The Committee is asked:

- 1) to make any comments or recommendations in response to the report from the Executive Member for Housing and Planning on the delivery of new housing in Nottingham in the context of the current Local Plan; and
- 2) to consider whether any further scrutiny of the issue is required (and, if so, to identify the focus and timescales).

#### **3 Background information**

- 3.1 The Government has established a national housing target for the delivery of 300,000 new homes in England each year by the mid-2020s. However, it has not set binding housing targets for Local Planning Authorities (LPAs) to meet. Instead, LPAs are required to calculate and achieve the specific housing need in their local areas. As a result, the Council's Local Plan set out the need for the building of 475 homes in Nottingham each year from April 2011 to March 2013, 880 homes each year from April 2013 to March 2018, 1,190 homes each year from April 2018 to March 2023, and 1,170 homes in 2023/24.
- 3.2 Historically, the level of house building in Nottingham has been strong, with the annual average requirements being exceeded, including in the past 3 years. Despite not meeting the targets in 2013/14 and 2014/15 due to the economic circumstances at the time, completions caught up and 14,354 net homes have been completed between 2011 and 2023, exceeding the 11,300 homes required originally in the Local Plan. As a result, the Council's housing requirements have been met in eight of the last ten years and, overall, completions are ahead of the need set out in the Local Plan.
- 3.3 However, while the Council's housing delivery is performing strongly at the moment, it anticipated that this performance will reduce in the future. Primarily, this will be due to the additional 35% housing uplift requirement being introduced by the Government and the significant increase in the number of houses that must be delivered as a result. Simultaneously, it is probable that

new housing sites will not come forward for development in the required quantity and rate to be able to deliver the uplift due to boundary, physical and viability constraints, and the upcoming need for student housing being lower. In addition, once the greenfield sites identified in the Local Plan as appropriate for development have been used, there is no obvious further supply.

- 3.4 Going forward, the Greater Nottingham Strategic Plan is being established to replace the currently adopted Local Plan, and its development was considered by the Committee previously at its meeting on 15 April 2024 – particularly in the context of how the future challenges in delivering housing at the uplifted levels will be approached.

#### **4 List of attached information**

- 4.1 Report: The Nottingham Local Plan – Housing Delivery

#### **5 Background papers, other than published works or those disclosing exempt or confidential information**

- 5.1 None

#### **6 Published documents referred to in compiling this report**

- 6.1 [Nottingham City Council's Adopted Local Plan](#)

- 6.2 [The Strategic Housing Land Availability Assessment](#)

- 6.3 Housing and City Development Scrutiny Committee meeting:  
• [15 April 2024](#)

#### **7 Wards affected**

- 7.1 All

#### **8 Contact information**

- 8.1 Adrian Mann, Scrutiny and Audit Support Officer  
[adrian.mann@nottinghamcity.gov.uk](mailto:adrian.mann@nottinghamcity.gov.uk)

# Housing and City Development Scrutiny Committee

## 10 June 2024

### The Nottingham Local Plan – Housing Delivery

#### 1. National Housing Delivery Requirements

- 1.1. The Government has set a national housing target of delivering **300,000** new homes in England per year by the mid-2020s. However, the Government does not set binding local housing targets for Local Planning Authorities (LPAs). Instead, LPAs are required to calculate and meet housing need in their local area. The Government sets out the steps LPAs must follow in the National Planning Policy Framework (NPPF). In brief, the NPPF states that LPAs must:
- assess local housing need when they are preparing their Local Plan using the ‘**Standard Method**’ provided by the Government;
  - set out policies in their Local Plan to meet their assessed local housing need (in doing so, LPAs can consider local land constraints); and
  - identify suitable sites in their Local Plan that can deliver at least five years’ worth of housing. This is the ‘five-year housing land supply’.

#### What is the Standard Method of Calculating Local Housing Need?

- 1.2. The Standard Method of calculating local housing need was introduced in 2018 and has been applied in Nottingham since 2019 when the Local Plan (the Core Strategy, adopted in 2014) became over five years old, and was consequently deemed out of date, according to NPPF requirements.
- 1.3. Figure 1 below shows that the Standard Method calculation consists of three main steps. Since 2021, however, an additional fourth step applies to certain urban LPAs (including Nottingham). As a result of needing to increase the supply of housing, and removing pressure from some parts of the country, the Government introduced an ‘**urban uplift**’ to the **20 largest cities in England**. This means that there is now a **35%** additional increase in the number of homes required in Nottingham, over and above the Standard Method calculation.

#### Figure 1: How local housing need is calculated using the Standard Method

<b>Step 1</b> <b>Baseline figure of the number of new homes needed in an area</b>	Calculate projected household growth for the next 10 years using the Government’s 2014 household projections for England.
<b>Step 2</b> <b>Affordability adjustment</b>	Adjust the baseline figure upwards in areas where house prices are more than four times higher than earnings.
<b>Step 3</b> <b>Cap</b>	Cap the increase at 40% of the baseline, or at 40% above the figure set out in the LPA’s Local Plan, if the Local Plan was adopted or reviewed in the last five years.

**Step 4  
Urban uplift**

For the LPAs whose areas contain the largest proportion of the population of one of England's 20 largest cities or urban centres, increase the figure by 35% after applying the cap.

- 1.4. In 'exceptional circumstances', LPAs can use an alternative approach to the Standard Method to assess local housing need. The Planning Inspectorate assesses alternative approaches during the Local Plan Examination process to ensure they are justified and make realistic assumptions about demographic growth.

### Nottingham's Local Housing Requirement

- 1.5. The Local Plan (the Greater Nottingham Aligned Core Strategy, <https://www.nottinghamcity.gov.uk/media/kyhhfdx4/the-nottingham-city-aligned-core-strategy-ac-s.pdf>) required 475 homes to be built each year from April 2011 to March 2013, 880 homes each year from April 2013 to March 2018, 1,190 homes each year from April 2018 to March 2023 and 1,170 homes in 2023-24.

**Table 1: Nottingham's Housing Delivery Requirement**

<b>Year</b>	<b>Local Plan (Core Strategy) requirement (homes per year)</b>	<b>Government's (Standard Method) Requirement (homes per year)</b>
<b>2011</b>	<b>475</b>	
<b>2012</b>	<b>475</b>	
<b>2013</b>	<b>880</b>	
<b>2014</b>	<b>880</b>	
<b>2015</b>	<b>880</b>	
<b>2016</b>	<b>880</b>	
<b>2017</b>	<b>880</b>	
<b>2018</b>	<b>1,190</b>	
<b>2019</b>	<b>1,190</b>	<b>1,167</b>
<b>2020</b>	<b>1,190</b>	<b>1,265</b>
<b>2021</b>	<b>1,190</b>	<b>1,638*</b>
<b>2022</b>	<b>1,190</b>	<b>1,773*</b>
<b>2023</b>	<b>1,170</b>	<b>1,826*</b>

\*inclusive of the 35% uplift

- 1.6. The Core Strategy became five years old from 9 September 2019, so local housing need has been calculated using the Government's Standard Method from that point onwards, which required 1,149 dwellings each year to be built, giving a housing requirement of 1,167 for 2019/20.
- 1.7. The requirement for 2020/21 was 1,265 dwellings (based on 1,149 dwellings each year until 16 December 2020 and 1,551 dwellings each year from 17 December 2020 to 31 March 2021) based on the Standard Method in use at the

time. The requirement for 2021/22 was 1,638 dwellings, 1,773 dwellings in 2022/23 and 1,826 dwellings in 2023/24.

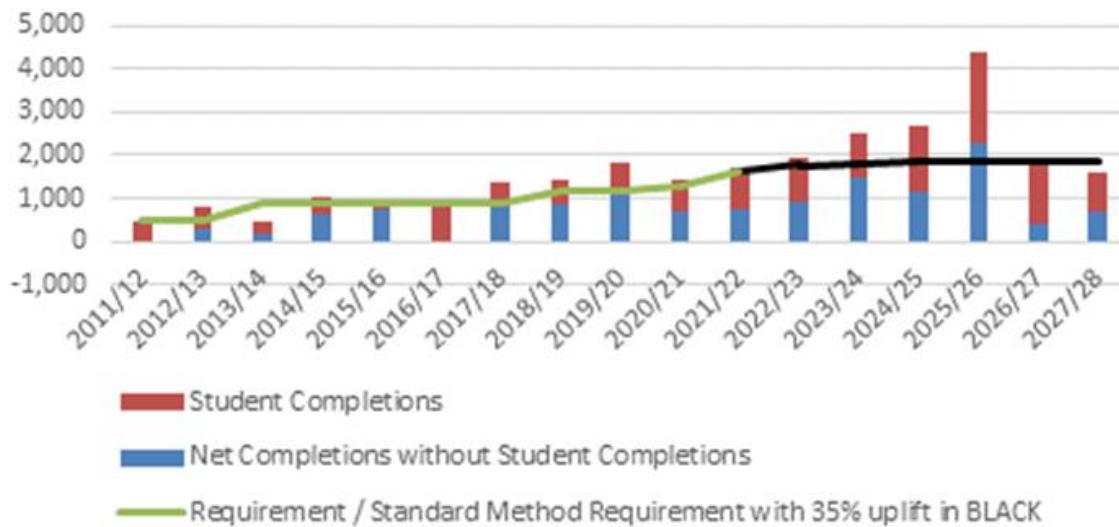
## **2. Nottingham's Housing Delivery**

- 2.1. Housing delivery is comprehensively monitored by the Planning Policy Team within the Council, using the expertise and tools of the Geographical Information Systems Team and data from the both the Planning Application and Building Control Monitoring System. Results are then cross-checked with Council Tax data. It is a significant undertaking, but it is a statutory requirement to make returns to the Government at the end of each monitoring year. It is vital that information is accurate as housing delivery performance is assessed by the Government and the outcome has important consequences.
- 2.2. Figure 3, below, illustrates that annual dwelling completions in Nottingham are historically strong, with annual average requirements being exceeded (including in the past three years) since the 35% uplift was introduced. In summary:
  - The housing delivery requirement for 2012/13 was met.
  - The requirement for March 2013/14 was not met.
  - The requirement for 2014/15 was missed by four dwellings.
  - The requirements for 2015/16, 2016/17, 2017/18, 2018/19, 2019/20, 2020/21, 2021/22 and 2022/23 were all met.
- 2.3. Despite not meeting the annual target in 2013/14 and 2014/15 due to the economic circumstances at the time, completions have now caught up and 14,354 net dwellings (i.e., an average of 1,196 per year) have been completed between 2011 and 2023. This figure exceeds the 11,300 dwellings originally stipulated in the Core Strategy. It can therefore be seen that the Council's housing delivery requirement has been met in eight of the last ten years (which can be taken as an economic cycle), and completions are ahead of requirements of the Core Strategy.

### **Further Information on Housing Delivery in Nottingham**

- 2.4. **Student housing** falls within the Government's definition of local housing need and LPAs must therefore plan for student accommodation where there is a need. Since 2011, there have been 8,481 non-student completions and 7,311 student units completed, which is 53.7% and 46.3% respectively out of 15,792 gross completions. Between 2011 and 2023, 6,589 dwellings were completed in the city centre, with 4,789 of these being student dwellings. It can therefore be seen that student housing has made up around half of all housing completions across the city in recent years (see Figure 2, below), with a significant concentration of these units being in the city centre. In monitoring terms, studio flats are counted as 1 unit, but for clusters of flats the calculation is based on the total number of cluster bedspaces divided by the national average student household size (2.5).

**Figure 2: Student and Non-Student Housing Delivery Rates against the Housing Requirement**



- 2.5. As far as housing suitable for families is concerned (defined as having three or more bedrooms), the proportion of **family housing** built in the city was 27.7% of all dwellings completed (outside the city centre and excluding purpose-built student dwellings). The proportion was 26.5% in 2021/22. The figure is 18.4% during 2011/23. The general trend has therefore been upwards since 2003.
- 2.6. In 2022/23, 107 new **affordable dwellings** (based on the Planning definition) were completed in the city. This is a change in the percentage of total completions to 11.4% of gross completions (excluding purpose-built student dwellings). The percentage was 9.8% in 2021/22 and 1,615 (19% of gross excluding student dwellings) new homes built during 2011/23 were classed as affordable.
- 2.7. According to the 2021 Census, there were 124,745 households in the city (compared to 126,131 in 2011), with an average of 2.59 people per household (an increase from 2.3 in 2011). Nationally, the figure is lower at 2.41 people per household, but this is relatively unchanged since 2011. The city has a large proportion of **single adult households** (47.3%, at 49.2% in 2011), being single people or single parent families, compared with 41.2% nationally.
- 2.8. In 2022/23, 99.7% of new-build and converted dwellings (including purpose-built student dwellings) were built on **Previously Developed Land (PDL)**. Between 2011 and 2023, 96.3% of dwellings were built on PDL. As at 1 April 2023, Planning Permission and prior approvals existed for sites to accommodate 10,565 dwellings, with an additional 290 dwellings on sites awaiting a Section 106 Agreement with developers. Of these, 4,628 were on sites which were already under construction.

### 3. Ensuring Sites for Housing Delivery

- 3.1. As well as monitoring housing delivery, LPAs are also required to demonstrate a **5-Year Land Supply** of housing sites. The **Strategic Housing Land Availability Assessment** (SHLAA, <https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-policy/the-local-plan-and-planning-policy/other-local-plan-related-documents/strategic-housing-land-availability-assessment-shlaa/>) is a technical study carried out by Planning officers that assesses potential housing sites in the city. It is prepared in collaboration with agents, developers, landowners and promoters of sites and establishes the availability and achievability of potential housing sites. The SHLAA is used to establish whether there is a deliverable supply of land for five years' worth of housing and beyond.
- 3.2. A **Housing Land Availability Report** is published each year by the Council. The latest report (<https://www.nottinghamcity.gov.uk/media/g2qemo5z/housing-land-availability-report-2023-final.pdf>) demonstrates that Nottingham has a five-year supply of housing plus the buffer allowance. In fact, the document sets out that the city currently has about 6.76 years' supply of deliverable sites. The housing requirement from 2011 to 2028 is 21,248. The total number of dwellings anticipated on all deliverable and developable sites is 27,320, which therefore exceeds the number needed to meet the minimum new homes up to 2028 by 5,807.

#### How is Housing Delivery Enforced?

- 3.3. The national Planning Inspectorate examines whether LPAs have adequately assessed their local housing need and allocated enough sites to meet that need in their Local Plans. To take effect, every Local Plan must be approved by the Planning Inspectorate. The Government also carries out an annual assessment of housing delivery via the **Housing Delivery Test**. If an LPA has delivered less than **75%** of its local housing need, a '**presumption in favour of sustainable development**' will apply. This means an LPA is generally expected to grant Planning Permission for new developments unless, for example, the site is on protected land.

### 4. Key Housing Delivery Issues Going Forward

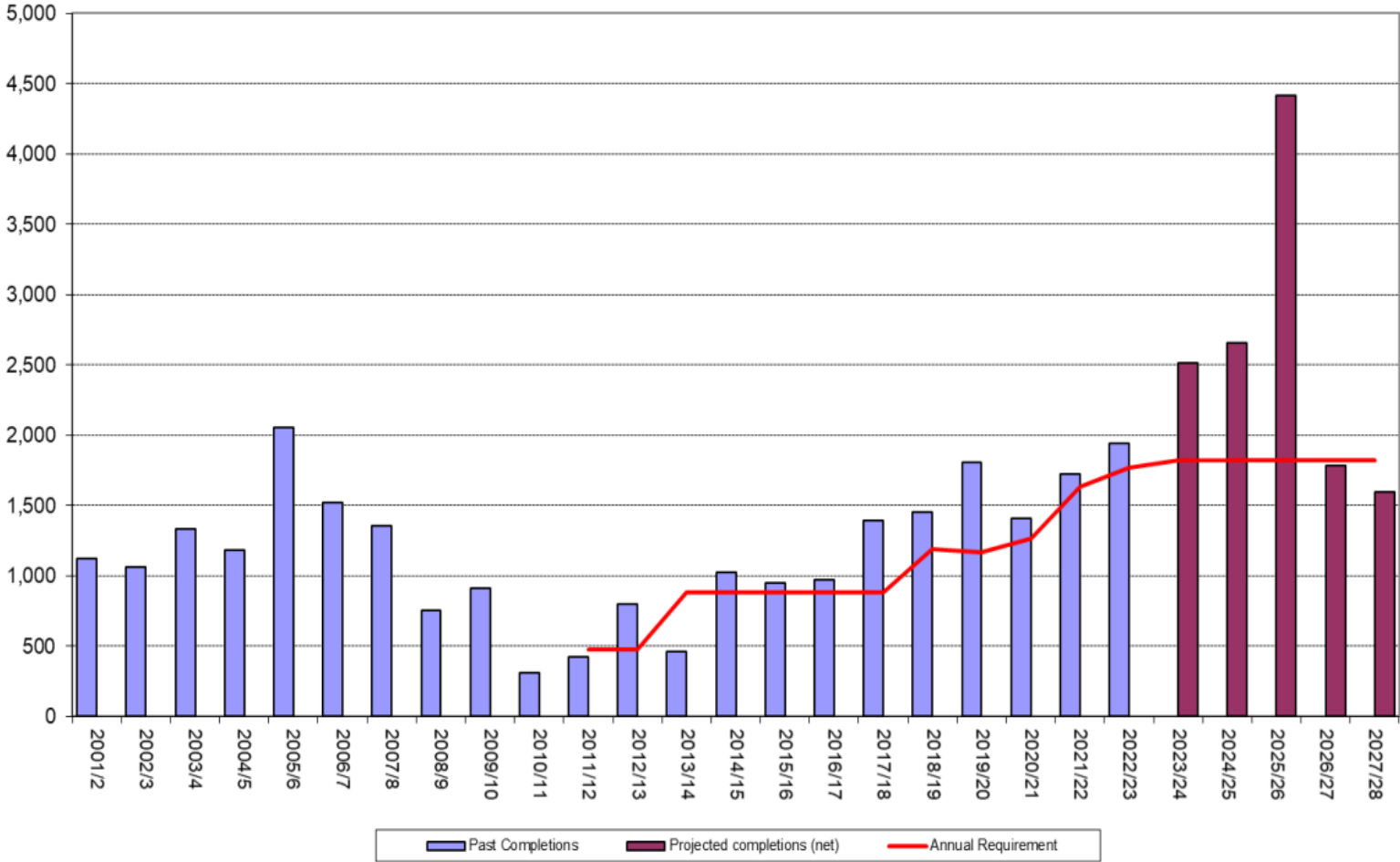
- 4.1. Whilst housing delivery is currently performing strongly, it is anticipated that this performance will be curtailed in the future. This is due to the Government's additional 35% uplift requirement being introduced and the significant increase in the number of dwellings that must be delivered as a result. Simultaneously, it is highly possible that housing sites will not come forward in the required quantity and rate to be able to deliver the uplift due to boundary, physical and viability constraints and the need for student housing being less. In addition, once the greenfield sites in the Local Plan have been developed, there is no obvious further supply.
- 4.2. In the future (pending the results of a recent Government consultation), it is possible that the Government's Housing Delivery Test threshold will be raised to

95% for uplift LPAs. This means that Nottingham's delivery must remain higher than previously in relation to the housing requirement, or the presumption in favour of new development will apply, whereby the Council will be required to grant Planning Permission for new residential developments.

- 4.3. Nottingham's housing requirement will be set out in the forthcoming Greater Nottingham Strategic Plan (which will replace the current Greater Nottingham Core Strategy). This Local Plan will take precedence over the Standard Method figures for five years from adoption. It is clear, however, that the city does not have the capacity to meet the entirety of its Standard Method calculation need once the 35% uplift has been added, and so Nottingham's future housing requirement is based on the anticipated housing land supply over the plan period. Including the 35% uplift, the city's Standard Method need from 2023 to 2041 is 33,210 dwellings, against an estimated supply of 26,685, which results in a difference of 6,525 dwellings. The approach of using a land supply-based requirement will ultimately need to be tested at a Local Plan examination, which is anticipated to take place in 2025.



**Figure 3: Nottingham's Housing Delivery Rates Compared to its Housing Requirement**



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## **Housing and City Development Scrutiny Committee 10 June 2024**

### **Social Housing Delivery Progress**

#### **Report of the Statutory Scrutiny Officer**

#### **1 Purpose**

1.1 To scrutinise the progress in the delivery of social housing in Nottingham.

#### **2 Action required**

2.1 The Committee is asked:

- 1) to make any comments or recommendations in response to the report from the Executive Member for Housing and Planning on the delivery of social housing in Nottingham; and
- 2) to consider whether any further scrutiny of the issue is required (and, if so, to identify the focus and timescales).

#### **3 Background information**

- 3.1 The term 'social housing' is defined in the Housing and Regeneration Act 2008 as meaning low-cost rental accommodation or low-cost home ownership accommodation. Types of social housing include properties let at either social or affordable rent, or low-cost home ownership options such as shared ownership, shared equity and rent-to-buy.
- 3.2 The Council is the largest owner of social housing in Nottingham and currently has 24,631 homes that are rented to people in housing need. The Council does not own or develop any low-cost home ownership homes directly. However, since 2012, changes to the Housing Revenue Account (HRA) have allowed the Council to borrow in order to invest in the delivery of Council housing, either through new build or through acquisitions. Since these HRA reforms, the Council has built 570 new homes for rent on completed schemes, and 351 more new homes are currently in progress on site. A further 150 social homes have been completed in the ownership of either Nottingham City Homes (NCH) or the Nottingham City Homes Registered Provider. The Council also has approval to build a further 24 homes on the Oakdene site.
- 3.3 In addition to new build, the Council has acquired 151 second-hand properties purchased from the market to add to its housing stock between 2019 and 2021 and, in February 2024, the Council agreed to a further purchase programme to secure 60 additional homes over a two-year period. The Council has also purchased 37 homes from private developers provided at a discount via Section

106 obligations, across four sites. Overall, over the last 20 years, 2,663 new social homes have been built in Nottingham.

- 3.4 As social housing is either rented at sub-market rents or sold at a lower than market cost, its development generally requires financial subsidy in order to be viable. Most social housing development is funded via the Homes England Affordable Homes Programme and the Council also has access to Right-to-Buy Replacement Funds, which are proceeds from the sale of Council properties that are ring-fenced for the provision of replacement Council housing within five years of receipt. These funds can now be used to meet up to 50% of the cost of building or acquiring new homes, with the rest of the funding expect to come from borrowing or HRA resource. A third source of funding are developers' contributions from Section 106 agreements, which are ring-fenced for the delivery of new affordable housing (either directly by the Council or through grants to other providers).
- 3.5 There are currently a number of barriers that are limiting the delivery of new social housing in the city. Nationally, there has been a sharp increase in the cost of a developing new homes, with build cost inflation being significantly higher than general inflation costs. At the same time, social housing providers have had a number of additional costs that they have been required to meet in relation to fire safety, new decency standards and energy efficiency standards. This has left providers with a greatly reduced budget for development.
- 3.6 As part of its debt reduction policy, the Council has agreed to a voluntary moratorium on further borrowing. This affects both the HRA and the wider General Fund, despite the HRA being a ring-fenced account. This has significantly reduced the Council's ability to commit to additional Council house development or acquisitions, going forward. The Council has tight administrative boundaries and land supply is very limited. This is affecting the ability for both the Council and other providers to develop new social housing in the city. The Council has already developed or sold most of its larger sites that are suitable for residential development and its Disposals Policy priorities open market sale to maximise capital receipt for the remaining assets, to support the Council's overall financial situation.

#### **4 List of attached information**

- 4.1 Report: Social Housing Delivery Progress

#### **5 Background papers, other than published works or those disclosing exempt or confidential information**

- 5.1 None

#### **6 Published documents referred to in compiling this report**

- 6.1 None

## **7 Wards affected**

7.1 All

## **8 Contact information**

8.1 Adrian Mann, Scrutiny and Audit Support Officer  
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# Housing and City Development Scrutiny Committee

## 10 June 2024

### Social Housing Delivery Progress

#### 1. Introduction

- 1.1 The term 'social housing' is defined in the Housing and Regeneration Act 2008 as meaning low-cost rental accommodation or low-cost home ownership accommodation. It is sometimes also referred to as 'affordable housing'. Types of social housing, therefore, include properties let at either social or affordable rent (usually owned by Local Authorities or Housing Associations), or low-cost home ownership products such as shared ownership, shared equity and rent-to-buy.
- 1.2 The Council is the largest owner of social housing in Nottingham and currently has 24,631 homes that are rented to people in housing need. The Council does not own or develop any low-cost home ownership homes directly. However, it benefits from the equity charge for a number of shared equity properties that have been provided on private development sites via Section 106 obligations on developers. Overall, in the last 20 years, 2,663 new social homes have been built in Nottingham.

#### 2. Council House Development and Acquisition

- 2.1 Since 2012, changes to the Housing Revenue Account (HRA) have allowed the Council to borrow in order to invest in the delivery of Council housing, either through new build or through acquisitions. Since these HRA reforms, the Council has built 570 new Council-owned homes for rent on completed schemes, and 351 more new homes are currently in progress on site. In addition, a further 150 social homes (not including the 21-unit Midland House scheme, as this is utilised as temporary accommodation for homeless households and does not technically count as social housing) have been completed in the ownership of either Nottingham City Homes (NCH) or the Nottingham City Homes Registered Provider. A map showing the location of completed NCC and NCH developments is included in Figure 1.
- 2.2 The Council has approval to build a further 24 Council homes on the Oakdene site. A contractor has been procured to deliver this site and work is underway to agree contracts. In addition to new build, the Council has acquired 151 second-hand properties purchased from the market to add to the Council's housing stock between 2019 and 2021. In February 2024, the Council agreed to a further purchase programme to secure 60 additional Council homes over a two-year period. The Council has also purchased 37 homes from private developers provided at a discount via Section 106 obligations, across four sites. These have all been added to the Council's stock of social homes to rent.

### **3. Third-Party Delivery of Social Housing by Registered Providers of Social Housing (RPs)**

3.1 Since the last General Election in 2019, RPs have built 236 new affordable homes in Nottingham. Additionally, there are currently 261 social homes being developed by RPs on sites in Nottingham. There are a further 69 RP social homes with planning permission, but which are yet to start development. There are a number of other sites expected to be brought forward by RPs to deliver affordable housing, but which do not yet have planning permission. Out of all the third-party RPs operating in Nottingham, Nottingham Community Housing Association has delivered the largest number of new social homes over recent years.

### **4. On-Site Delivery of Social Housing via Section 106 Agreements**

4.1 Since 2019, 46 social homes have been delivered by private developers through on-site Section 106 contributions. On major residential developments, private developers are required to provide a contribution to the delivery of affordable housing. The Council's policy is that 10% of homes should be provided as affordable housing on sites of 10-14 properties and 20% on sites of 15+ homes or more than 0.5 hectares in size. Alternatively, the developer can negotiate providing the contribution as a financial payment towards the provision of affordable housing off site. Financial contributions are more likely on apartment-based developments. Since May 2021, the Council has also required a financial contribution for affordable housing from providers of student housing.

4.2 The Council's policy position on affordable housing delivered via Section 106 agreements is required by law to consider the financial viability for the project. Subject to an external review of scheme finances, if the development does not generate a sufficient return, then the Section 106 contributions do not have to be provided. As Nottingham houses prices are generally below national averages and given recent cost inflation around housing delivery, viability is often raised as an issue by developers working in Nottingham. If a development is not viably able to deliver its Section 106 contribution in full, then the application needs to be determined by the Council's Planning Committee rather than by officers via delegate powers.

### **5. Funding the Delivery of Social Housing**

5.1 As social housing is either rented at sub-market rents or sold at a lower than market cost, its development generally requires financial subsidy in order to be viable. Most social housing developed by RPs is funded via the Homes England Affordable Homes Programme. The Council also has access to Right-to-Buy Replacement Funds, which are proceeds from the sale of Council properties that are ring-fenced for the provision of replacement Council housing within five years of receipt. These funds can now be used to meet up to 50% of the cost of building or acquiring new homes, with the rest of the funding expected to come from borrowing or HRA resource.



5.2 The third source of funding are the developers' contributions from Section 106 agreements, as described above. These funds are ring-fenced for the delivery of new affordable housing (either directly by the Council or through grants to RPs).

## **6. Barriers to the Future Development of Social Housing in Nottingham**

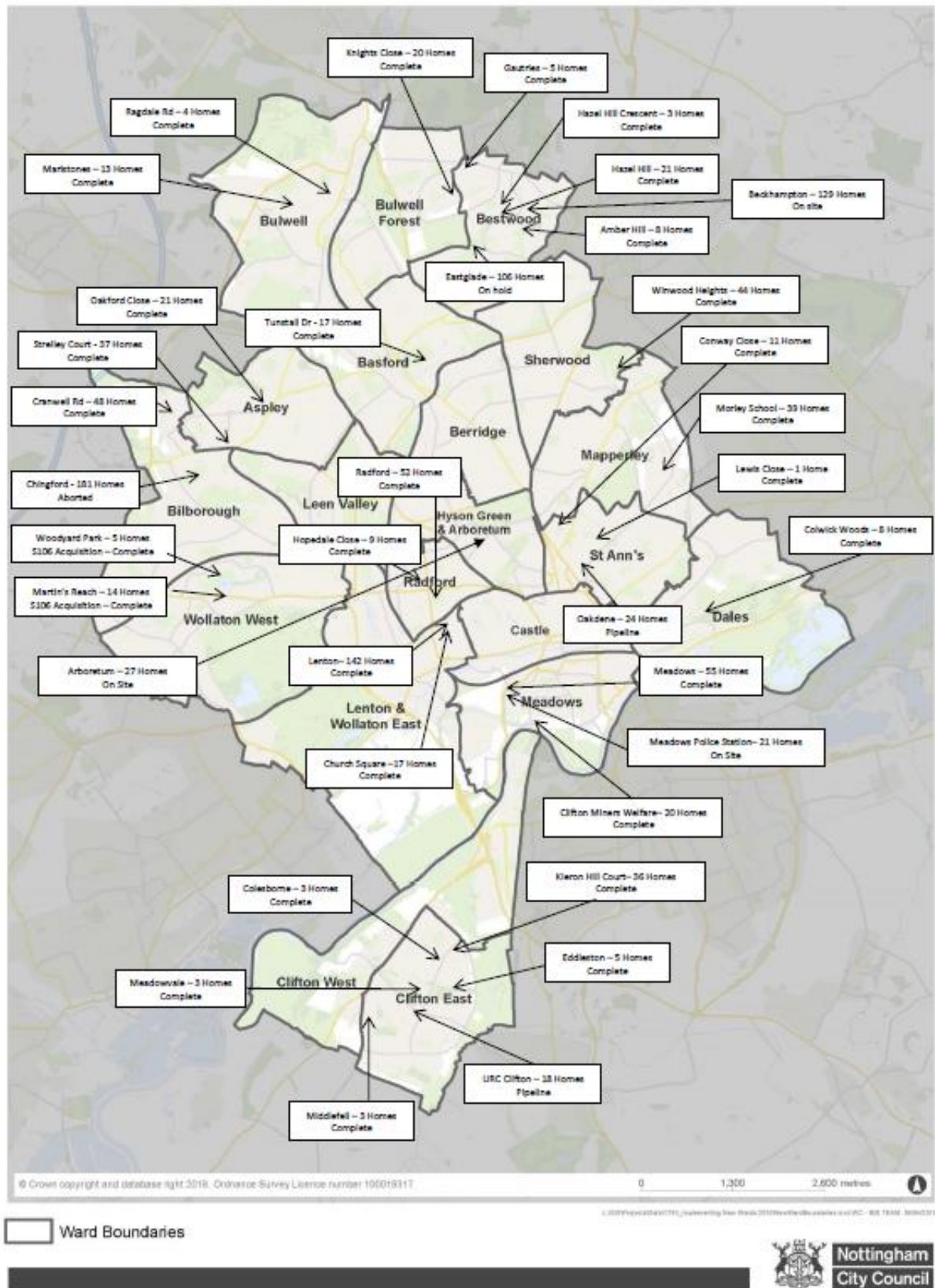
6.1 There are currently a number of barriers that are limiting the delivery of new social housing in the city. Nationally, there has been a sharp increase in the cost of a developing new homes, with build cost inflation being significantly higher than general inflation costs. At the same time, social housing providers have had a number of additional costs that they have been required to meet in relation to fire safety, new decency standards and energy efficiency standards. This has left providers with a greatly reduced budget for development.

6.2 As part of its debt reduction policy, the Council has agreed to a voluntary moratorium on further borrowing. This affects the HRA as well as the wider General Fund, despite the HRA being a ring-fenced account. This has significantly reduced the Council's ability to commit to additional Council house development or acquisitions, going forward. Although there are a large number of homes currently being built, these were committed to prior to the moratorium on borrowing. The Oakdene scheme and the recent commitment to further acquisitions have both relied on a revenue contribution to capital to fund the non-subsidy element of the cost, utilising resources within the HRA. However, these resources are limited.

6.3 The Council has very tight administrative boundaries and land supply is very limited. This is affecting the ability for both RPs and the Council to develop new social housing. The Council has already developed or sold most of its larger sites that are suitable for residential development and its Disposals Policy priorities open market sale to maximise capital receipt for the remaining assets, to support the Council's overall financial situation.

Figure 1: Map of housing developments completed by the Council and NCH

Nottingham City | New Wards (2019)



## **Housing and City Development Scrutiny Committee 10 June 2024**

### **Work Programme 2024-25 and Activity Summary 2023-24**

#### **Report of the Statutory Scrutiny Officer**

#### **1 Purpose**

- 1.1 To agree the Committee's proposed work programme for the 2024/25 municipal year, based on the issues identified by Committee members previously and any further suggestions arising from this meeting.

#### **2 Action required**

- 2.1 The Committee is asked:

- 1) to note its activity and recommendations to the Council's Executive during the 2023/24 municipal year, and the responses received to date;
- 2) to agree its proposed work programme for the 2024/25 municipal year and make any required amendments; and
- 3) to consider any further priority topics or issues for inclusion on the work programme.

#### **3 Background information**

- 3.1 The Committee's formal Terms of Reference are set out under Article 9 of the Council's Constitution, with Committee being established to:
- hold local decision-makers (including the Council's Executive and the relevant Boards of the Council's group of companies) to account for their decisions, actions, performance and management of risk;
  - review the existing policies and strategies of the Council and other local decision-makers where they impact on Nottingham citizens;
  - contribute to the development of new policies and strategies of the Council and other local decision-makers where they impact on Nottingham citizens;
  - explore any matters affecting Nottingham and/or its citizens;
  - make reports and recommendations to the relevant local agencies with respect to the delivery of their functions (including the Council and its Executive);
  - review decisions made but not yet implemented by the Council's Executive, in accordance with the Call-In Procedure; and
  - contribute towards providing assurance and oversight of the Council's statutory responsibilities regarding housing in the context of regulatory compliance and tenant satisfaction.

3.2 The Committee sets and manages its own work programme for its Scrutiny activity. Business on the work programme must have a clear link to the Committee's roles and responsibilities, and it should be ensured that each item has set objectives and desired outcomes to achieve added value. Once business has been identified, the scheduling of items should be timely, sufficiently flexible so that issues that arise as the year progresses can be considered appropriately, and reflect the resources available to support the Committee's work. It is recommended that there are a maximum of two substantive items scheduled for each Committee meeting, so that enough time can be given to consider them thoroughly.

3.3 The Committee is asked to review the proposed work programme for the 2024/25 municipal year and make any amendments to its business that are needed. The Committee's activity and recommendations to the Council's Executive during the 2023/24 municipal year are included, along with the responses received to date, for reference. Potential issues raised by Committee members are regularly scoped for scheduling in consultation with the Chair, the relevant senior officers and partners, and the Executive Members with the appropriate remit.

#### **4 List of attached information**

4.1 Housing and City Development Scrutiny Committee Work Programme 2024/25

#### **5 Background papers, other than published works or those disclosing exempt or confidential information**

5.1 None

#### **6 Published documents referred to in compiling this report**

6.1 [Nottingham City Council - Constitution](#) (Article 9 and Article 11)

#### **7 Wards affected**

7.1 All

#### **8 Contact information**

8.1 Adrian Mann, Scrutiny and Audit Support Officer  
[adrian.mann@nottinghamcity.gov.uk](mailto:adrian.mann@nottinghamcity.gov.uk)

## Housing and City Development Scrutiny Committee Work Programme 2024/25

Meeting	Items
10 June 2024	<ul style="list-style-type: none"> <li data-bbox="517 405 1854 480"> <p>• <b>Appointment of the Vice Chair</b> To appoint the Committee’s Vice Chair for the 2024/25 municipal year</p> </li> <li data-bbox="517 520 1854 627"> <p>• <b>Committee Terms of Reference</b> To note the Committee’s Terms of Reference, the terms of its operation and the Overview and Scrutiny Protocol</p> </li> <li data-bbox="517 667 1854 774"> <p>• <b>The Nottingham Local Plan – Housing Delivery</b> To review the impacts and outcomes of the Council’s strategy for the delivery of housing across the city as part of the adopted Local Plan</p> </li> <li data-bbox="517 813 1854 888"> <p>• <b>Social Housing Delivery Progress</b> To review the progress in the delivery of the Council’s social housing targets</p> </li> <li data-bbox="517 928 1854 1075"> <p>• <b>Work Programme 2024-25 and Activity Summary 2023-24</b> To agree the Committee’s work programme for the 2024/25 municipal year, and to note its activity and recommendations to the Council’s Executive during the 2023/24 municipal year (and the responses received)</p> </li> <li data-bbox="517 1117 1854 1192"> <p>• <b>Future Meeting Dates</b> To agree the Committee’s meeting dates for the 2024/25 municipal year</p> </li> </ul>
15 July 2024	<ul style="list-style-type: none"> <li data-bbox="517 1267 1854 1342"> <p>• <b>Social Housing Repairs and Maintenance Performance</b> To review the Council’s performance in the repair and maintenance of social housing</p> </li> </ul>

Meeting	Items
	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>16 September 2024</b>	<ul style="list-style-type: none"> <li>• <b>East Midlands Combined County Authority – Establishment and Progress</b> To consider the initial outcomes for Nottingham of the Combined County Authority following its formal establishment in May 2024</li> <li>• <b>Transforming Cities Project – Sustainable Transport</b> To review the impacts of the Transforming Cities Fund schemes for enhancing sustainable transport in and around Nottingham</li> </ul>
<b>18 November 2024</b>	<ul style="list-style-type: none"> <li>•</li> <li>•</li> </ul>
<b>20 January 2025</b>	<ul style="list-style-type: none"> <li>• <b>Asset Rationalisation – Delivery Progress</b> To review the delivery progress of the Council's Asset Rationalisation Programme</li> <li>•</li> </ul>
<b>17 March 2025</b>	<ul style="list-style-type: none"> <li>•</li> </ul>

Meeting	Items
	•

**Potential items for scheduling to a meeting or a task-and-finish review group:**

- **Council Budget 2024/25 – Delivery Impacts:** to assess the ongoing delivery and impacts of the 2024/25 budget in the context of the services delivered within Growth and City Development.
- **Council Budget 2025/26 – Planning and Development:** to consider the development and potential impacts of the 2025/26 budget on the services delivered within Growth and City Development.
- **Economic Plan for Growth – Implementation Progress:** to review the initial outcomes of the Council’s Economic Plan for Growth following its introduction during May 2024.
- **Broadmarsh Redevelopment:** to consider the planning, timeline and progress to date for the redevelopment of the Broadmarsh area.
- **Housing Strategy Implementation:** to review the initial outcomes of the Council’s Housing Strategy following its introduction during [Summer] 2024.
- **Student Living Strategy:** to review the progress and outcomes of the Student Living Strategy following its introduction in September 2023.
- **Homelessness and Rough Sleeping:** to review the implementation and outcomes of the transformation work within Housing Solutions, and the progress made towards achieving the ending of the need to use one-off night-time accommodation.
- **Selective Licensing Scheme:** to review the progress and outcomes of the Council’s second Selective Licensing scheme following its introduction in December 2023.
- **Housing Retrofit Scheme:** to review the delivery of the Council’s programme of housing retrofitting to reduce fuel poverty and address climate impact.
- **Housing Allocations Policy:** to review the impacts, outcomes and future approach of the Council’s policy for the allocation of social housing.
- **Council Tenant Satisfaction and Engagement:** to consider how the Council engages with its tenants at all levels in delivering an effective service.

- **Lifelong Housing and Supported Living:** to consider the development and implementation of housing that supports effective independent living.



## Housing and City Development Scrutiny Committee Action and Recommendation Tracker 2023/24

Meeting	A/R	Action / Recommendation	Progress / Notes	Status
<a href="#">18 September 2023</a> Item 6/6	R	To recommend that the Portfolio Holder for Skills, Growth, Economic Development and Property gives consideration to how all councillors can be involved in the development of the Economic Development Plan.	09/02/224: public consultation started	Complete
<a href="#">16 October 2023</a> Item 4/13	A	To request further information on: <ul style="list-style-type: none"> <li>a) the number of individuals and families presenting to Housing Solutions as being at risk of homelessness due to being served a Section 21 eviction notice in relation to their private rented accommodation;</li> <li>b) the current levels of empty social housing and how quickly these void properties are re-tenanted;</li> <li>c) the level of referrals made to Adult Social Care where additional service requirements need to be met to help people previously sleeping rough to stay in accommodation (such as Supported Living arrangements); and</li> <li>d) the recent levels and trends of enforcement action undertaken by the Police and Community Protection in relation to rough sleepers.</li> </ul>	05/12/23: response provided and forwarded to members	Complete

Meeting	A/R	Action / Recommendation	Progress / Notes	Status
	A	<p>To request written updates on:</p> <ul style="list-style-type: none"> <li>a) the implementation of the proposed transformation work within Housing Solutions for April 2024;</li> <li>b) the outcomes of this transformation work; and</li> <li>c) the progress made towards achieving the ending of the need to use one-off night-time accommodation by 2026-27.</li> </ul>	Added to 2024/25 work programme	To be scheduled
	R	<p>To recommend that all possible steps are taken to engage with both the Home Office and the Probation Service to seek to receive viable advance notice of upcoming evictions and releases, so that support can be provided in an effective and timely way, and the Portfolio Holder for Housing gives consideration to how the Council and its partners could engage with these Government departments at a national level in relation to the impact of their current eviction/release processes on the ability of Local Authorities to discharge their statutory duties for the prevention and relief of homelessness in an effective way.</p>	26/02/24: response provided and forwarded to members	Complete
	R	<p>To recommend that partnership work is progressed with other local Councils both on where temporary accommodation can be provided effectively and in supporting refugees/asylum seekers to present for housing support within the right local authority area, and consideration is given to what partnership working opportunities in relation to addressing</p>	26/02/24: response provided and forwarded to members	Complete

Meeting	A/R	Action / Recommendation	Progress / Notes	Status
		homelessness and rough sleeping might arise as a result of the establishment of the proposed East Midlands Combined County Authority.		
	R	To recommend that appropriate steps are taken to ensure an effective communications campaign at the community level so that people at risk of homelessness are aware of the Housing Solutions support offer, and winter sit-up services for rough sleepers are as known about and as welcoming as possible.	26/02/24: response provided and forwarded to members	Complete
	R	To recommend that all appropriate steps are taken with partners to ensure the safety of rough sleepers, prioritise support effectively, provide appropriate refuges and combat exploitation.	26/02/24: response provided and forwarded to members	Complete
<a href="#">18 December 2023</a> Item 6/20	A	To request that further information is provided on the recruitment required to ensure that the Asset Rationalisation programme as planned is sufficiently resourced to be deliverable.	22/02/24: response brought to Committee meeting	Complete
	A	To request that all councillors are added to the distribution list of alerts for property assets being advertised for disposal.	22/02/24: response brought to Committee meeting	Complete
	R	To recommend that the formal framework for considering the balance of community benefit, wider service impact and best value when assessing the potential disposal of a property asset is completed	19/01/24: response provided and forwarded to members	Complete

Meeting	A/R	Action / Recommendation	Progress / Notes	Status
		as soon as possible, to inform and support effective decision-making.		
	R	To recommend that clear management plans and effective risk assessments are in place for all void property assets, to reduce the costs incurred during the disposal process as much as possible.	19/01/24: response provided and forwarded to members	Complete
	R	To recommend that a clear, strategic vision for the development opportunities of surplus property assets is set out so that developers can be engaged with proactively to achieve the best possible returns, taking advantage of support from the Council's Regeneration team where appropriate.	19/01/24: response provided and forwarded to members	Complete
<a href="#">18 December 2023</a> Item 7/21	A	To request that an overview is provided on the progress and outcomes of the housing retrofit activity carried out in Nottingham to date.	Added to 2024/25 work programme	To be scheduled
	R	To recommend that the Council's Housing Strategy sets out a clear definition of what represents affordable housing for Nottingham communities, and that this is embedded within the wider strategic planning for the delivery of genuinely affordable homes.	21/02/24: response provided and forwarded to members	Complete
	R	To recommend that a clear strategic plan is established for the delivery of Nottingham's future new housing and housing retrofit needs, to ensure that the Council is in a strong position to take	21/02/24: response provided and forwarded to members	Complete

Meeting	A/R	Action / Recommendation	Progress / Notes	Status
		advantage of funding made available through the East Midlands Combined County Authority as the opportunity arises.		
	R	To recommend that the Selective Licensing Scheme is sustained and developed as part of ensuring a good standard of housing within in the private rented sector.	21/02/24: response provided and forwarded to members	Complete
	R	To recommend that further consideration is given to how the Council can work as effectively as possible with partners across the wider region to ensure the delivery of Nottingham's challenging long-term housing targets.	21/02/24: response provided and forwarded to members	Complete
<a href="#">22 January 2024</a> Item 4/26	A	To request that further information is provided on the volume of properties in the Council's currently agreed pipeline for disposal, and what the high-risk disposals are.	05/03/24: response provided and forwarded to members	Complete
	R	To recommend that consideration is given to how the current staffing structure supporting the Asset Rationalisation Programme could be developed further to: a) ensure strong recruitment and retention for the sustainable delivery of the Programme; b) develop interim and graduate posts into full-time roles wherever possible and appropriate; and c) attract students from local universities into appropriate graduate roles.	05/03/24: response provided and forwarded to members	Complete

Meeting	A/R	Action / Recommendation	Progress / Notes	Status
	R	To recommend that the drafting process for the Strategic Asset Plan gives due consideration to how the Council could sustainably maintain and develop community assets going forward, where viable.	05/03/24: response provided and forwarded to members	Complete
	R	To recommend that consideration is given to how communities and ward councillors can be engaged with fully and effectively during the disposal process for a local community asset, to ensure that there is opportunity for a community solution to be found for the local asset to be continued.	05/03/24: response provided and forwarded to members	Complete
<a href="#">22 January 2024</a> Item 5/27	R	To recommend that full account is taken of the associated Equality Impact Assessments (as updated where appropriate following the results to the public consultation) in the development of the final proposals for service delivery savings within the Growth and City Development Directorate.	Awaiting response	In progress
	R	To recommend that full consideration is given to how the free use of accessible toilet facilities can be provided for the most vulnerable people in the city, such as rough sleepers and people with limited mobility.	Awaiting response	In progress
	R	To recommend that full consideration is given to how information on public transport times can be made easily accessible to everyone travelling in the city, particularly when there is service disruption.	Awaiting response	In progress

Meeting	A/R	Action / Recommendation	Progress / Notes	Status
	R	To recommend that everything possible is done to mitigate against increasing future demand for statutory services in relation to homelessness and rough sleeping, within the current context of growing service demand both locally and nationally.	Awaiting response	In progress
	R	To recommend that everything possible is done to maintain capacity within the Directorate to apply successfully for relevant grant funding for the support of service delivery.	Awaiting response	In progress
<a href="#">19 February 2024</a> Item 4/32	A	To request that an overview of the general structure of the East Midlands Combined County Authority (CCA) is provided to the Committee, including how the Council will be represented in decision-making at the CCA level.	Added to 2024/25 work programme	To be scheduled
	R	To recommend that the Council continues to work to identify the future workforce skills needs in the city and develop a vision for how investment in skills at all ages could ultimately be supported through the CCA.	Awaiting response	In progress
	R	To recommend that all possible communications and engagement is carried out, working in collaboration with the relevant partners and stakeholders, to inform Nottingham people why the establishment of the CCA is important and encourage them to vote in the upcoming first Mayoral election in May.	Awaiting response	In progress

Meeting	A/R	Action / Recommendation	Progress / Notes	Status
<a href="#">19 February 2024</a> Item 5/33	R	To recommend that the statistics in relation to the themes and resolution of Council tenant complaints is fed into the proposed Tenant and Leaseholder Involvement Structure at the appropriate point, to help identify and address wider issues in a collaborative way to improve the experience of all tenants.	04/03/24: response provided and forwarded to members	Complete
	R	To recommend that particular consideration is given to how younger and working tenants can be supported in participating effectively in the proposed Involvement Structure, and how the types, styles and timings of participation options can be made engaging and accessible to them.	04/03/24: response provided and forwarded to members	Complete
	R	To recommend that it is ensured that tenants can engage with Housing Patch Managers easily and accessibly, and that the Patch Managers are trained and supported in delivering the proposed Involvement Structure effectively at the local level.	04/03/24: response provided and forwarded to members	Complete
<a href="#">15 April 2024</a> Item 4/39	A	To request that information is provided on the general detail of the mix of housing types and tenures that need to be delivered within the city as part of the Greater Nottingham Strategic Plan (GNSP), when available.	Awaiting response	In progress
	R	To recommend that contingency planning is carried out (with engagement with District and Borough Council partners) on how the Government's housing	Awaiting response	In progress



Meeting	A/R	Action / Recommendation	Progress / Notes	Status
		target for Nottingham might be met if the shortfall proposed currently within the GNSP is not approved by the independent Planning Inspector.		
	R	To recommend that effective business cases for the strategic developments identified within the GNSP are in place so that the needed, upfront funding to commence these projects can be sought from the East Midlands Combined County Authority as soon as possible.	Awaiting response	In progress
<a href="#">15 April 2024</a> Item 5/40	A	To request that the Committee is informed when the Council is notified of its first inspection by the Regulator of Social Housing (RSH).	No response required until an inspection is announced	Pending
	A	To request that information is provided on the outcomes of the 100% stock condition survey of the Council's social housing, once it is completed, and the current and future investment requirements that the results suggest.	Awaiting response	In progress
	R	To recommend that work is carried out as rapidly as possible to ensure that the Council's first inspection assessment rating from the RSH is not adversely affected by 'technical' failures arising as a result of the recent transition of responsibility for social housing from Nottingham City Homes to the Council.	22/04/24: response provided and forwarded to members	Complete
	R	To recommend that investment is made in the development of an enhanced IT system to enable	22/04/24: response provided and forwarded to members	Complete

Meeting	A/R	Action / Recommendation	Progress / Notes	Status
		the integrated management of issues raised by Council tenants and the efficient planning of work at their homes.		

## Housing and City Development Scrutiny Committee Responses to Recommendations 2023/24

### Housing and City Development Scrutiny Committee: 16 October 2023 Response to Recommendations: Homelessness and Rough Sleeping Portfolio: Housing

Recommendation	Response
<p>1) That all possible steps are taken to engage with both the Home Office and the Probation Service to seek to receive viable advance notice of upcoming evictions and releases, so that support can be provided in an effective and timely way, and the Portfolio Holder for Housing gives consideration to how the Council and its partners could engage with these Government departments at a national level in relation to the impact of their current eviction/release processes on the ability of Local Authorities to discharge their statutory duties for the prevention and relief of homelessness in an effective way.</p>	<p>A duty to refer is placed on prison and probation services, although it is different for different organisations. The Council has a Prison Navigator post that liaises with prisons. There is also an arm of the Nottingham Private Rented Assistance Scheme that works exclusively with end offenders. There is a weekly multi-agency Release Board meeting regarding the release of prisoners that will require accommodation. The Community Safety team raises the impact of the current eviction and release processes on the Council's statutory homelessness services at the meetings of the Reducing Reoffending Board, and this is also raised regularly with the Department for Levelling Up, Housing and Communities advisors and with Probation Services.</p> <p>The Council gets prior notification of National Asylum Support Service (NASS) accommodation requirements from the Government. The Council has staff who work on these cases, including a new Refugee Specialist.</p>
<p>2) That partnership work is progressed with other local Councils both on where temporary accommodation can be provided effectively and in supporting refugees/asylum seekers to present for housing support within the right local authority area, and consideration is given to what partnership working opportunities in relation to</p>	<p>The Council response around NASS notifications is as above. The Council runs the Refugee Resettlement Programme on behalf of the south Nottinghamshire Local Authorities to provide long-term accommodation for refugees. This is fully funded through a ring-fenced Home Office grant. Although the Council receives notice of national accommodation plans and seeks to mitigate the impact of this (led by Community Safety teams), the Government does not usually alter its plans in response to Local Authority</p>

<p>addressing homelessness and rough sleeping might arise as a result of the establishment of the proposed East Midlands Combined County Authority.</p>	<p>concerns. The Council will examine whether this partnership should be extended as the East Midlands Combined County Authority comes into existence. There is an existing East Midlands Councils working group on strategic migration.</p> <p>A new hostel opened on 31 January 2024 in Nottingham to accommodate the low needs homeless population, including refugees and those recently granted asylum, plus 20 extra shelter beds for the same group. The Council communicates with partners to encourage people to make claims in the area where they get their decision to remain. Engagement is underway with Derby and Leicester City Councils to discuss opportunities to share learning and work together on homelessness and rough sleeping.</p>
<p>3) That appropriate steps are taken to ensure an effective communications campaign at the community level so that people at risk of homelessness are aware of the Housing Solutions support offer, and winter sit-up services for rough sleepers are as known about and as welcoming as possible.</p>	<p>Housing Solutions attend all multi-agency meetings to inform about available services. The Council also give grants to the Refugee Forum to publicise services provided and who is entitled to them. When cold weather is expected, the Council notifies partners, including the Police and other agencies to let them know about the services on offer so that they can notify anyone who approaches them in need. The Street Outreach team go to every single known location for rough sleepers and let people know that they can have a bed if they want one.</p>
<p>4) That all appropriate steps are taken with partners to ensure the safety of rough sleepers, prioritise support effectively, provide appropriate refuges and combat exploitation.</p>	<p>The Council continues to commission refuges for domestic violence survivors, plus accommodation and support services for rough sleepers (including refugees). The Council strategically plans a system of services that interconnect to meet all support needs, for example, accommodation services are visited by nurses and drug and alcohol support.</p>

## Housing and City Development Scrutiny Committee: 18 December 2023

### Response to Recommendations: Asset Rationalisation – Policy and Process

#### Portfolio: Skills, Growth, Economic Development and Property

Recommendation	Response
1) That the formal framework for considering the balance of community benefit, wider service impact and best value when assessing the potential disposal of a property asset is completed as soon as possible, to inform and support effective decision-making.	The Community Assets Policy has led to the creation of the Social Value Model (SVM), which is nearing completion. When implemented, the SVM will provide a framework to assess any bid for an asset. The model will look at the viability and likely community outputs of the bid. The SVM will quantify social and community outputs and maximise financial benefits for the providers of the greater social value outputs. The model will create a more level playing field between pure community use and quasi-commercial occupiers. Where there are multiple applications for an asset, this would lead to a selection of the preferred partner and formal notification of the unsuccessful bidders.
2) That clear management plans and effective risk assessments are in place for all void property assets, to reduce the costs incurred during the disposal process as much as possible.	Void properties are to be passed to the Void Management team within Building Services. Risk assessment is part of the initial review of a void property and forms the basis of the void management. There are issues with capacity in this team, which the department is seeking to address.
3) That a clear, strategic vision for the development opportunities of surplus property assets is set out so that developers can be engaged with proactively to achieve the best possible returns, taking advantage of support from the Council's Regeneration team where appropriate.	On key development and regeneration sites, the Strategic Assets and Property team will liaise with Regeneration and Planning colleagues. This is already in place via weekly meetings between the teams. Strategic development sites are discussed as required.

## Housing and City Development Scrutiny Committee: 18 December 2023

### Response to Recommendations: Housing Strategy Development

#### Portfolio: Housing

Recommendation	Response
<p>1) That the Council’s Housing Strategy sets out a clear definition of what represents affordable housing for Nottingham communities, and that this is embedded within the wider strategic planning for the delivery of genuinely affordable homes.</p>	<p>The Housing Strategy considers the need for affordable housing in ‘Commitment One: Increasing the supply of affordable homes for local people’. Although still in draft, this section defines affordable housing as homes for sale or rent at below open market cost that are for people whose needs are not met by the private market. Further on, the Strategy summarise the need for affordable housing in Nottingham:</p> <p>“The Housing Need Assessment (HNA) found that the evidence points to a clear and acute need for rented affordable housing for lower-income households in Nottingham; a per year need of 921 additional dwellings. This need is predominately led by the demand for social rent as even affordable rent levels were found to be unaffordable to many in housing need.</p> <p>With regards to affordable home ownership (AHO), the HNA found that there is likely to be an adequate supply of homes for sale on the open market that are priced within what would be considered an affordable price band. However, there may be a role for some AHO products to ensure a balance of tenures and to support site viability. It was also recognised that there are some households that struggle to access mortgages and raise capital, so products such as shared ownership could help households overcome this particular barrier to owner occupation.”</p> <p>The HNA looks in detail at a number of current and projected needs, including the need for affordable housing to support evidenced-based development of planning policies. For rented housing, the latest HNA has deemed that to be considered affordable the proportion of income to be</p>

	<p>spent on housing should be 30% or less. At time of calculation (September 2023), the estimated household income to access the private rented market was £34,000. For owner occupation, the HNA assumes a household has a 10% deposit and can secure a mortgage for four times its income. Estimated household income to access home ownership is £33,100. Its notable that the income required to buy in Nottingham is actually slightly lower than the figure to rent.</p> <p>These affordability thresholds are embedded in any calculation to consider the local need for affordable housing. The finding of the HNA will inform the Local Plan and any complementary planning or housing policies developed.</p>
<p>2) That a clear strategic plan is established for the delivery of Nottingham's future new housing and housing retrofit needs, to ensure that the Council is in a strong position to take advantage of funding made available through the East Midlands Combined County Authority as the opportunity arises.</p>	<p>The Housing Strategy sets the overall strategy for the city's ambitions for housing delivery and, alongside the Carbon Neutral 2028 Plan, the overall ambition for the decarbonisation of the city's homes. The action plans that are aligned to these strategic documents give further detail as to how the ambitions will be achieved. Leveraging the opportunities that devolution presents is a key part of this.</p> <p>In the lead-up to the establishment of the East Midlands Combined County Authority (CCA), the Local Authorities within the area have started to work together to prepare for its launch. Subgroups have been set up to develop a pipeline of projects to regenerate brownfield sites to accelerate housing delivery and decarbonise local homes (including retrofit projects). Colleagues from Growth and City Development are part of these subgroups and have submitted proposals for schemes to benefit Nottingham.</p> <p>It is anticipated that Homes England will initially retain its role in funding and supporting the delivery of affordable homes across the region, though the CCA may take fuller control of affordable housing funding budgets at a</p>

	<p>later point. The Housing Strategy team will continue to work with Homes England to maximise this funding stream for Nottingham.</p>
<p>3) That the Selective Licensing Scheme is sustained and developed as part of ensuring a good standard of housing within in the private rented sector.</p>	<p>The following action is in the draft Housing Strategy: “To proactively drive up standards through Additional and Selective Licensing Schemes where the evidence shows they are needed.” This is in line with the powers given to Local Authorities to introduce selective licensing of privately rented homes under the Housing Act 2004.</p>
<p>4) That further consideration is given to how the Council can work as effectively as possible with partners across the wider region to ensure the delivery of Nottingham’s challenging long-term housing targets.</p>	<p>Throughout the development of the emerging Housing Strategy the importance of partnership working has had considerable focus. It is recognised that housing has a wide impact on the city. Homes not only effect the people that live in them, but also the environmental and economic fortunes of Nottingham and beyond. Due to this, many of the levers to achieve the Council’s aims sit outside of its direct remit and improving the city’s homes will require strong partnership working on identified shared goals across the private, public and voluntary and community sectors. The Council will need to collaborate on issues and solutions not just across the city, but regionally and nationally too.</p> <p>Like many Local Authorities around the country, the Council faces significant financial challenges. It will need to deliver and commission services differently and maximise external funding to deliver its vision. Many of the housing and related issues that Nottingham is facing are experienced across the country and cannot be solved in isolation. National Government will play a significant part in supporting Local Authorities to achieve their housing ambitions, including the development of national housing policy and providing vital funding.</p> <p>The incoming East Midlands Combined County Authority will bring about a new framework for regional collaboration and this Strategy helps make sure the city is well placed to benefit from the devolution of housing-</p>



	<p>related powers and funding from central Government that have been set out in the Devolution Deal. The Council and its partners have a strong track record of attracting investment both private and public and will continue to bid for available funding to help address the city's housing issues. The development of the Strategy has involved collaboration with partners and a strong partnership with key stakeholders across the city is envisioned to drive progress forward.</p>
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**Housing and City Development Scrutiny Committee: 22 January 2024**  
**Response to Recommendations: Asset Rationalisation – Delivery and Future Strategy**  
**Portfolio: Skills, Growth, Economic Development and Property**

Recommendation	Response
<p>1) That consideration is given to how the current staffing structure supporting the Asset Rationalisation Programme could be developed further to:</p> <ul style="list-style-type: none"> <li>a) ensure strong recruitment and retention for the sustainable delivery of the Programme;</li> <li>b) develop interim and graduate posts into full-time roles wherever possible and appropriate; and</li> <li>c) attract students from local universities into appropriate graduate roles.</li> </ul>	<p>The Strategic Assets and Property team are working with Human Resources colleagues to develop new advertising methods and outlets to increase applications into the team. Recent success has been achieved by converting one interim post to a permanent post and by promoting an existing employee into a more senior role. Across the other teams, two interim staff have been converted to permanent with a third being promoted.</p> <p>At present, the recruitment market remains challenging and the likelihood of achieving permanent recruitment across all posts remains low. The Disposals and Development Team Leader role will be advertised shortly on a permanent basis and the results will be presented back to the Committee, as appropriate. The Council is working with local universities on graduate and year-out roles within the team and a candidate has recently been offered a permanent position in the Corporate Portfolio and Investment team.</p>
<p>2) That the drafting process for the Strategic Asset Plan gives due consideration to how the Council could sustainably maintain and develop community assets going forward, where viable.</p>	<p>The Strategic Asset Plan (SAP) will fully consider the requirements of the Council's Improvement Plan and Strategic Plans. The SAP will also ensure community assets meet with the Council's best value requirements. The SAP will be a continually evolving document that will respond to the Council's changing requirements.</p>
<p>3) That consideration is given to how communities and ward councillors can be engaged with fully and effectively during the disposal process for a local community asset, to ensure that there is</p>	<p>The Council formally adopted its Community Assets Policy in February 2023. The Policy recognises the positive impact that can be achieved through the transfer of assets to the community in certain circumstances. The default position of the Policy is that property will always be let at</p>

opportunity for a community solution to be found for the local asset to be continued.

market rents, but with those rents being discounted in an agreed amount to reflect the value of social outputs generated for as long as they continue to be delivered. In parallel to the adoption of the Policy, a social value calculator has been developed that forms the basis for assessing any potential rental discount.

Due to the current financial challenges facing the Council (including the significant budget reductions that are being proposed for the next financial year and the Government appointment of Commissioners to the Council), circumstances have changed materially in the short term since the adoption of the Policy so the approach to community asset transfer, and the terms of any transfers, have to be reflective of the current challenges facing the Council.

The Policy excludes consideration of those assets identified for capital or revenue income purposes and it is inevitable that, going forward, there will be a need to dispose of assets to generate capital to fund vital Council services. However, in the event that a property is no longer needed to deliver Council services directly, but is identified as a potential property for community service delivery, then these properties will be advertised through an expression of interest process to potential community tenants, in line with the Policy.

Going forward, the Council will not be able to retain any repairing liabilities and any leases granted will need to be on a full repairing basis by the tenant. Similarly, the Council will be unable to make any other financial contributions to the running of the buildings. It will be vitally important that community organisations wishing to take on assets can demonstrate their financial robustness, both for the present and the future, to take on the running and maintenance costs of the asset transferred. The Council recognises the value of community-based assets remaining in community

control and will work with groups to make this happen where it can, but this has to be within the current financial context.

The Strategic Assets and Property team is mindful of its capacity challenges so, whilst it will continue to explore potential asset transfer with communities where considered appropriate, there does need to be a realistic approach to managing expectations (and the volume of asset transfer requests) accordingly. Given that only limited resources are available to the Council, the initial focus will need to be in dealing with the required asset rationalisation and regularisation of existing occupations.

## Housing and City Development Scrutiny Committee: 19 February 2024

### Response to Recommendations: Council Tenant Engagement

#### Portfolio: Housing

Recommendation	Response
<p>1) That the statistics in relation to the themes and resolution of Council tenant complaints is fed into the proposed Tenant and Leaseholder Involvement Structure at the appropriate point, to help identify and address wider issues in a collaborative way to improve the experience of all tenants.</p>	<p>The Housing Assurance Board (HAB) will be provided with detailed insight for analysis from Housing Services complaints, customer feedback, tenant satisfaction surveys, service requests, customer journey mapping and mystery shopper exercises. This insight will be scrutinised by the HAB to assist with its decision-making and influence on the prioritisation of areas/services to be selected for further detailed review by resident Service Improvement Groups (SIG) utilising a task-and-finish-style approach. The outcomes of these detailed reviews will be presented back to the HAB by the nominated lead and members of the SIG.</p>
<p>2) That particular consideration is given to how younger and working tenants can be supported in participating effectively in the proposed Involvement Structure, and how the types, styles and timings of participation options can be made engaging and accessible to them.</p>	<p>Through the delivery of the Involvement Structure, flexible, accessible and inclusive opportunities will be provided to ensure that residents of all ages, abilities and backgrounds are able to have their say, be actively listened to and be able to influence decision-making at a time and in a way that meets their needs and availability. The Council will consult and engage with residents either directly, through third-party community groups or local partners to ensure it is aware of and able to break down barriers to accessing opportunities to influence service improvement and decision-making.</p>
<p>3) That it is ensured that tenants can engage with Housing Patch Managers easily and accessibly, and that the Patch Managers are trained and supported in delivering the proposed Involvement Structure effectively at the local level.</p>	<p>The Tenant Involvement team works collaboratively with Housing Patch Managers across city. Work is already under way to review, train and improve Housing Patch Managers and other Housing Services colleagues to further develop the skills and knowledge required to ensure that they are meaningfully and effectively involved in resident involvement, engagement and consultation – ensuring accessibility and transparency with residents at all times at a local level.</p>

## Housing and City Development Scrutiny Committee: 15 April 2024

### Response to Recommendations: Consumer Standards for Social Housing

#### Portfolio: Housing

Recommendation	Response
1) That work is carried out as rapidly as possible to ensure that the Council's first inspection assessment rating from the Regulator of Social Housing is not adversely affected by 'technical' failures arising as a result of the recent transition of responsibility for social housing from Nottingham City Homes to the Council.	There is a Specific, Measurable, Achievable, Relevant and Time-bound plan in place for every objective in the Housing Quality Network self-assessment toolkit. The Performance team review these on a daily basis and report on issues and evidence with the relevant director on a weekly basis. The position is report to the Portfolio Holder on a monthly basis to ensure that regular and sustainable progress is being made.
2) That investment is made in the development of an enhanced IT system to enable the integrated management of issues raised by Council tenants and the efficient planning of work at their homes.	The current IT service provider is carrying out a health check of the system and its functionality in May 2024. Following the results of this, an appropriate service improvement report and resource request will be made.