

# Housing and City Development Scrutiny Committee

## 18 December 2023

### Housing Strategy Development

#### Report of the Statutory Scrutiny Officer

#### **1 Purpose**

- 1.1 To consider the development of the Council's draft Housing Strategy, including the key housing challenges and the proposed actions to tackle them, and the carrying out of a public consultation to inform the final version of the Strategy.

#### **2 Action required**

- 2.1 The Committee is asked to:

- 1) consider whether it wishes to make any comments or recommendations in relation to the development of the Council's draft Housing Strategy or the conduct of the public consultation; and
- 2) identify any next steps in the further scrutiny of this issue.

#### **3 Background information**

- 3.1 This issue falls within the remit of the Portfolio Holder for Housing.
- 3.2 The Council's current Housing Strategy, 'Quality Homes for All', was agreed in 2018. Its overall vision was that all of Nottingham's citizens should be able to access a good quality home irrespective of whether it is owned or rented. Work has been carried out to review and develop a new Housing Strategy for Nottingham, which will represent a partnership document delivered by a range of organisations.
- 3.3 Nottingham's population is projected to increase by over 15,000 people over the next 10 years. Nottingham's most recent Local Plan set an annual target for the delivery of an additional 1,170 homes over the next five years until 2028, in line with the Government's method for calculating housing need. However, the Government has also instructed England's 20 largest cities and towns (which includes Nottingham) to increase their housing targets by 35% on top of the base housing need calculation, which brings Nottingham's annual target to 1,580.
- 3.4 A Housing Needs Assessment carried out in 2020 considered the requirement for different types of affordable housing in the city and identified a net need for over 1,100 additional rented affordable homes per year from 2020 to 2038. The number of lettings available each year is around 1,500, with over 10,000 people currently on the Housing Register waiting for social housing.

- 3.5 The pattern of housing tenure in Nottingham has changed over the last twenty years, with the private rented sector increasing to become the largest rented tenure. Home ownership, although still the largest tenure, has declined. There is a relatively high proportion of social and private rented housing in the city in comparison to the rest of the country, and home ownership is below the national average.
- 3.6 Private rents in Nottingham are rising faster than wages and, over the last few years, have been rising faster than the UK average. House prices in the city are rising, though below the rate of many other areas in the country. Nevertheless, lower than average earnings in Nottingham have a significant impact on the affordability of home ownership for many local people.
- 3.7 As a result, the new Housing Strategy seeks to set out how the Council and its partners can best tackle the housing challenges faced in the city, the vision for housing in Nottingham, the priorities for delivering homes and related services, and how the Council will work to:
- develop a framework to underpin the work that is being undertaken in the housing sector;
  - lay out the relevant national, regional and local context and challenges;
  - aid local decision-making founded on robust evidence;
  - target activity and the investment of limited resources;
  - support actions that best meet citizen needs and expectations; and
  - encourage partnership working to address Nottingham's housing issues.
- 3.8 To inform the development of the new Strategy, the Council has undertaken a series of engagement events with key partners to understand Nottingham's housing market and the diverse needs, demands and aspirations of its citizens. A formal consultation on the draft Strategy will take place to ensure that the public and organisations who will be impacted by its commitments have the opportunity to provide their views and feedback before the document is completed.
- 3.9 A report on the development of the draft Housing Strategy and the intended approach to public consultation is attached.

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

- 4.1 Report: Housing Strategy Development

#### **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 ['Quality Homes for All' Housing Strategy](#)

## **7 Wards affected**

7.1 All

## **8 Contact information**

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