

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

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