

Executive Board – 22 October 2024

Subject:	Housing Strategy: Homes Fit for the Future
Corporate Director(s)/Director(s):	Nicki Jenkins - Corporate Director - Growth and City Development Geoff Wharton - Interim Strategic Director of Housing
Executive Member(s):	Councillor Jay Hayes - Executive Member for Housing and Planning
Report author and contact details:	Mark Lowe - Head of Housing & Regeneration, Mark.Lowe@nottinghamcity.gov.uk Ruth Stallwood – Housing Strategy Specialist ruth.stallwood@nottinghamcity.gov.uk
Other colleagues who have provided input:	Dan Lucas - Housing Strategy and Partnerships Manager
Subject to call-in:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Key Decision:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criteria for Key Decision:	
(a)	<input type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £750,000 or more taking account of the overall impact of the decision
and/or	
(b)	Significant impact on communities living or working in two or more wards in the City <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of expenditure:	<input type="checkbox"/> Revenue <input type="checkbox"/> Capital neither
	If Capital, provide the date considered by Capital Board Date:
Total value of the decision:	n/a
Section 151 Officer expenditure approval	
	Has the spend been approved by the Section 151 Officer? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/a
	Spend Control Board approval reference number:
Commissioner Consideration	
	Has this report been shared with the Commissioners' Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Any comments the Commissioners wish to provide are listed below.
Wards affected:	All
Date of consultation with Executive Member(s):	10 October 2024
Relevant Council Plan Key Outcome:	
Clean, Green and Connected Communities	<input checked="" type="checkbox"/>
Keeping Nottingham Working	<input type="checkbox"/>
Carbon Neutral by 2028	<input checked="" type="checkbox"/>
Safer Nottingham	<input type="checkbox"/>
Child-Friendly Nottingham	<input type="checkbox"/>
Living Well in Our Communities	<input checked="" type="checkbox"/>
Keeping Nottingham Moving	<input type="checkbox"/>
Improve the City Centre	<input type="checkbox"/>
Better Housing	<input checked="" type="checkbox"/>
Serving People Well	<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):	
<p>Nottingham's Housing Strategy for 2024-2028 outlines the vision, priorities, and actions for improving the quality, supply, and affordability of housing in the city. Contributing to a clear 'One Council' approach in both our roles - as strategic housing lead for the city and as the city's largest landlord - and supporting joined up partnership working.</p> <p>Key housing issues covered in the strategy are</p> <ul style="list-style-type: none"> • High demand for affordable housing that exceeds the available supply. • The safety, quality and energy efficiency standards of homes. • Increase in Homelessness and rough sleeping. 	

- Responding to housing needs related to age, health, disability, and levels of vulnerability.

The strategy covers all tenures - social housing, the private-rented sector and owner-occupied homes. It considers how the council and its partners can make the most impact to improve the housing offer and tackle the above issues within a housing market where it has varying degrees of responsibilities and powers depending on tenure.

The population in Nottingham is projected to increase by over 56,000 people by 2041 which will put further pressure on the housing market. A degree of strategic direction and intervention will be needed to ensure that the right number and type of homes are built in the right places to meet current and future demand. Partnership working will be key to achieving the vision and responding to housing need in the city, and the strategy provides a framework for organisations to work together to address the city's housing issues.

Does this report contain any information that is exempt from publication?

No

Recommendation(s):

1 To approve and adopt the Housing Strategy.

2 To note the consultation findings relating to the recent period of public consultation on the draft Housing Strategy.

3 To delegate to the Corporate Director of Growth and City Development in consultation with the Executive Member for Housing and Planning the responsibility for agreeing the Implementation Plan and monitoring the outcomes within.

1. Reasons for recommendations

- 1.1 Although it is not a statutory requirement for a local authority to have a housing strategy, it is held as good practice to have one and given the council's financial constraints, it is evident that we cannot achieve the Council Plan's aim for 'Better Housing' in isolation. The council will increasingly take on the role of a strategic enabler rather than a direct delivery lead and much of the work that will happen to improve the housing offer for the city will be delivered by partners. It is important that the council provides a vision for housing in the city, identifies the priorities for the next few years and gives a lead for the many partners with whom we work.
- 1.2 The Housing Strategy sits alongside several statutory strategies that are a requirement of a Strategic Housing Authority such as the Homelessness Strategy and the Local Plan, and discretionary tools such as private rented sector licensing and the Supported Housing Improvement Programme (SHIP). Having a Housing Strategy in place enables the council to demonstrate how individual interventions fit within the overall strategic city-wide approach which supports the case for the delegation of further powers to the authority.
- 1.3 The previous housing strategy is now out of scope in terms of time period covered and the local and national context has changed significantly since 2018 when it was published, so a renewed strategy is necessary. The new

strategy lays out up-to-date data covering the local housing market, and relevant changes in national policy that effect local decision making.

- 1.4 As the largest landlord in the city, managing over 24,000 properties, the council's housing and policy decisions directly affect a significant number of residents. Nevertheless, it is important to recognise that the Housing Strategy is a cross-tenure approach, encompassing much more than the council's own homes and activities. This strategy provides an opportunity to take a holistic view of all housing tenures, addressing the needs and challenges across social housing, private rentals, and homeownership. By doing so, the strategy ensures a unified approach that strengthens the overall housing system and benefits residents across the city.

2. **Background (including outcomes of consultation)**

2.1 **Key information: Nottingham's housing market**

- The pattern of housing tenure in Nottingham has changed over the last twenty years. The private rented sector has increased over this period and has now become the largest rented tenure, having overtaken the social sector.
- The amount of social housing in Nottingham has reduced significantly. Since the early 1980s the Council has sold over 24,000 Council homes through the Right-to-Buy policy.
- 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, although still below many other areas in the country. However, lower-than-average earnings in Nottingham have a significant impact on the affordability of home ownership for many local people.
- Over one quarter of the city's houses are over a hundred years old and more than half are over fifty years old, so often do not meet adequate standards of energy efficiency.
- It is estimated that 18% of Nottingham's homes are non-decent, with the private rented sector having the highest proportion of non-decent homes.
- The city has a housing need of 1,451 additional dwellings per year which equates to 5,804 dwellings over the strategy period.
 - The city's Housing Needs Assessment (2023) identified a net need for 921 additional rented affordable homes per year in the period 2020-38, with the greatest need being for social rent.

2.2 **Key Information: Nottingham's people**

- Many residents are on low incomes and the city has high levels of deprivation compared to the national average.
- There are over 10,000 people on the Housing Register waiting for social housing, however the supply of available lettings each year is only around 1,100.
- The population in Nottingham is projected to increase by over 56,000 people by 2041.
- 36% of Nottingham households have at least one person with a disability.
- There is a relatively high proportion of young people (under 25-year-olds), and a relatively low proportion of adults aged 25-64.
- The level of demand for homelessness support in Nottingham is extremely high and continues to create a pressure on the council's finances.
- 18.1% of households in Nottingham experienced fuel poverty compared to 13.1% in England.

2.3 Nottingham's most pressing housing issues

- High demand for affordable housing that exceeds the available supply.
- The safety, quality and energy efficiency standards of homes.
- Increase in homelessness and rough sleeping.
- Responding to housing needs related to age, health, disability, and levels of vulnerability.

2.4 The proposal: Homes Fit for the Future

The Homes Fit for the Future Strategy has been developed to set out the council's clear ambitions to improve the quality, supply and affordability of housing in the city. The Strategy is set to run until 2028 and covers all tenures - social housing, the private rented sector and owner-occupied homes. It sets out a vision for housing in the city that "*Homes in Nottingham meet the aspirations and needs of our current and future residents. People live in safe, warm homes that they can afford, in vibrant local neighbourhoods where everyone can thrive*".

The Strategy puts forward four priority areas and fourteen key actions to achieve the vision. Priority areas are:

- enabling the building of new homes and regeneration, and improving housing standards while continuing the progress towards a carbon net zero future;
- making the best use of the available housing stock and supporting the development and acquisition of more affordable homes;
- preventing and reducing homelessness and rough sleeping, and
- supporting people to live independently, in partnership with health services, social care and other partner agencies.

The fourteen key actions sit below the four priorities

- Supporting regeneration and economic growth
- Encouraging age-friendly and health-promoting homes and neighbourhoods
- Building homes and neighbourhoods for a greener Nottingham
- Bringing empty homes back into use
- Achieving the right mix of student housing
- Improving neighbourhoods, homes, and services for our tenants
- Ensuring social housing landlords invest in their homes and in neighbourhoods in Nottingham
- Ensuring that homes in the private rented sector are high quality, sustainable, and secure
- Supporting owner occupiers with low incomes to maintain their homes
- Making best use of affordable housing
- Supporting the development of affordable homes
- Preventing homelessness and rough sleeping
- In partnership with health, social care and other partner agencies, supporting vulnerable people to live independently.
- Meeting the needs and aspirations of minority community groups

The strategy document, Homes Fit for the Future is attached as appendix one.

2.5 Public consultation and outcome

2.5.1 Consultation Methodology

While developing the draft for public consultation the council undertook a series of engagement events with key partners to understand Nottingham's housing market and the diverse needs, demands and aspirations of its citizens. This included an ethnicity and housing event to uncover and understand the needs and barriers associated with housing experienced by minority ethnic groups. The Strategy has also been widely consulted on internally with key teams including Planning, Adult Social Care, Children's Integrated Services, Public Health, Carbon Reduction Projects and Policy, and Safer Housing. Key partnerships such as the Council's Health and Wellbeing Board and local NHS Place-Based Partnership have also been engaged with.

The six-week public consultation took place during a period of limited financial resources, necessitating the avoidance of any non-essential spend. An online survey was hosted on the Council's Engage Nottingham Hub webpage and provided both the public and stakeholders with the opportunity to feed back their views on the Strategy. There were also hard copies available on request in libraries. Consideration was given as to how to ensure people living in social housing, including the council's own tenants, the private rented sector and owner-occupied homes, as well as the relevant organisations, could be reached.

The survey was promoted through all the relevant council online platforms and news channels and the tenant involvement network. Partners were engaged with directly and through Council-led networks, including relevant committees and the specialist housing partnerships and networks. Partners were also asked to promote the public consultation through their networks to further amplify the engagement and to help reach a wider audience. Partners could also request a presentation on the Strategy tailored to their organisation. There was a hybrid launch event in Loxley House and the event included a presentation of the Strategy, followed by a question-and-answer session.

2.5.2 Participation and Responses

Consultation launch event.

Attendees talked about the most pressing housing issues for their organisations and asked questions to ascertain how the Strategy captured and proposed to tackle them. Feedback received was positive and responses were fed into the wider consultation review.

Summary of survey results

The survey had responses from citizens and a good array of organisations including Regeneration and Development companies, Registered Providers and Specialist Providers, Private Sector Landlords, Education, third sector and not-for-profit organisations. The Survey questions and a summary of responses is as follows:

- Do you agree that the following are the most pressing housing issues in the city?
 - All four housing issues identified were recognised as the top concerns, with over 80% of respondents agreeing or strongly agreeing that these were the most important issues.

- To what extent do you agree with this vision statement?
 - 69% of respondents Agreed or Strongly Agreed with the vision statement.

- How important do you think each of the four priorities will be in achieving our vision?
 - The first priority had the lowest number of Agree or Strongly Agree responses at 71%. All the other three priorities had over 90% of responses recorded as Agree or Strongly Agree.

- Of our 14 key actions which five do you think will have the most impact on achieving the vision?
 - bringing empty homes back into use
 - preventing homelessness and rough sleeping
 - supporting the development of affordable homes
 - improving neighbourhoods, homes, and services for our tenants
 - ensuring that homes in the private rented sector are high quality, sustainable, and secure AND supporting regeneration and economic growth

The full Public Consultation Report is attached as appendix two.

2.5.3 Conclusion and amendments made

Overall, the feedback from the consultation is that the vision statement, strategic priorities and key actions are the right ones to proceed with for the final document. Amendments made since the consultation are:

- Changed the title of the key action 'Achieving the right balance of student housing' to 'Achieving the right mix of student housing'.
- Amendments to the private rented sector section to include more about the council's statutory duties.
- Some additions and amendments made to the commitments that sit below each key action (in the Strategy document these are captured in the sections titled 'Over the term of this strategy, we will:' for each key action).

Many comments made were essentially operational in nature and will be fed into the Implementation Plan rather than the strategy document.

The Strategy document has also had several amends to reflect the latest Government position on housing policy to ensure it is up to date on publication.

2.6 Delivery and Governance

The delivery of the strategy will be monitored and reviewed through an Implementation Plan which will be approved by the Corporate Director of Growth and City Development in consultation with the Executive Member for Housing and Planning. An annual report will be submitted to the Corporate Director and the Executive Member and also to the Housing and City Development Scrutiny Committee who will have a role to play in scrutinising the delivery of the strategy.

3. Other options considered in making recommendations

- 3.1 To not adopt a Housing Strategy: rejected as the document provides a clear direction for housing in the city and provides an opportunity for progress to be tracked.

4. Consideration of Risk

- 4.1 The risk of not approving the Housing Strategy would result in the strategy not being formally launched and therefore the absence of the local authority providing a clearly stated direction for the improvement of, and the future supply of homes for Nottingham citizens. The strategy enables the council to have an influence beyond our statutory duties and powers on the provision of housing and housing related services to help meet the diverse housing needs of the city's residents.

5. Best Value Considerations, including consideration of Make or Buy where appropriate

This strategy does not require additional resource investment at this time. Instead, it gives visibility to the ongoing work across the council and with partners which will help optimize current resources. Additionally, it provides a clear vision for future direction. Should any actions require further resources for implementation, approval will be sought through the appropriate governance channels.

6. Commissioner comments

- 6.1 Commissioners are content with the report

7. Finance colleague comments (including implications and value for money/VAT)

- 7.1 The report request approval of the Council's updated Housing Strategy Document 2024-2028. This document sets out the Council's vision and housing priorities over the period which will impact both the Housing Revenue Account (HRA) and the General Fund (GF) respectively. The report also requests delegated authority for the Corporate Director of Growth & City Development to develop and Implementation Plan to deliver these priorities.
- 7.2 The specific resource implications required to deliver the Housing Strategy have not yet been identified. However, as the Implementation Plan is developed and costs and savings identified, the GF Medium Term Financial Strategy (MTFS) will be updated as part of the resource planning process.
- 7.3 The costs and savings associated with implementing the Housing Strategy will also be used to update the HRA 30-year Business Plan and the HRA MTFS. Implementation of the Strategy will impact on both capital and revenue budgets and will have specific resource implications.
- 7.4 The development and update of the Council's Housing Strategy is a GF function and all costs associated with the update and the consultation are charged to the GF. It is confirmed that the costs of producing the Strategy and the consultation process are contained within existing budgets.

8. Legal colleague comments

- 8.1 This paper seeks approval and adoption of the proposed Housing Strategy, to note the outcome of the consultation on the draft Housing Strategy and to delegate to the Corporate Director of Growth and City Development in consultation with the Executive Member for Housing and Planning the responsibility for agreeing the Implementation Plan and monitoring the outcomes within.
- 8.2 The Strategy outlines the Council's vision, priorities and actions for improving the quality, supply and affordability of housing in the City. The Council, in implementing the Strategy, must still ensure that it meets all relevant legal duties and exercises its statutory powers in a legally compliant way.
- 8.3 Noting that the consultation took place during a period of limited financial resources, necessitating the avoidance of any non-essential spend, the Council should assure itself that this was an effective consultation, and that the consultation has appropriately informed the final Strategy – the Head of Housing And Regeneration has confirmed this to be his opinion.
- 8.4 The report references "The strategy enables the council to have an influence beyond our statutory duties and powers on the provision of housing and housing related services to help meet the diverse housing needs of the city's residents.". The Council must be careful that in seeking to influence "beyond our statutory duties and powers" it does not act ultra vires or create some other risk to the Council.

9. Other relevant comments

n/a

10. Crime and Disorder Implications (If Applicable)

- 10.1 The strategy states the importance of partnership working with housing providers to deliver the objectives of the Nottingham Community Safety Partnership strategy. Particularly where multi-agency neighbourhood working can address community cohesion and issues with the standards of green and open spaces. There are several actions listed to support this.

11. Social value considerations (If Applicable)

- 11.1 Housing has broad societal benefits and actions committed in this strategy seek to improve the local economy, the environment, health and wellbeing, social mobility and community cohesion.

12. Regard to the NHS Constitution (If Applicable)

- 12.1 The Housing Strategy includes consideration of the links between housing and health and has included engagement and consultation with the Health and Wellbeing Board and Nottingham Place Based Partnership.

13. Equality Impact Assessment (EIA)

13.1 Has the equality impact of the proposals in this report been assessed?

No

Yes

Attached as Appendix three, and due regard will be given to any implications identified in it.

14. Data Protection Impact Assessment (DPIA)

14.1 Has the data protection impact of the proposals in this report been assessed?

No

A DPIA is not required because the Housing Strategy does not include any personal data.

Yes

15. Carbon Impact Assessment (CIA)

15.1 Has the carbon impact of the proposals in this report been assessed?

No

Yes

Attached as Appendix four, and due regard will be given to any implications identified in it.

16. List of background papers relied upon in writing this report (not including published documents or confidential or exempt information)

16.1 A wide range of housing papers and data have been used when writing this strategy where applicable they are reference and footnoted in the strategy.

17. Published documents referred to in this report

17.1 A wide range of published reports were referred to when writing this strategy where applicable they are reference and footnoted in the strategy.

17.2 The report above directly refers to the Council Plan and the Nottingham Community Safety Partnership strategy