Version 11 (January 2013)

The Housing Nottingham Plan

The three year plan of the Nottingham Housing Strategic Partnership 2013-2015

Housing's contribution to the Nottingham Plan to 2020

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Foreword by the Chair of the Housing Strategic Partnership and Portfolio Holder for Housing Delivery, Nottingham City Council

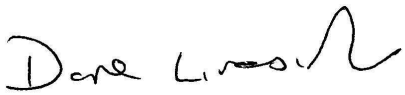
Housing is of huge importance to us all. Where we live, how warm and comfortable and safe we feel in our homes matters. That's why everyone has an interest in how the city plans to tackle the housing issues and challenges we face over the next three years.

The Housing Nottingham Plan sets out our strategic approach to the housing market over the next few years. It doesn't describe every action or intervention we will undertake – instead it shows how, at a strategic level, we will respond to changes in the city, changes brought about by national policy and changes to the way we do things in order to achieve the housing outcomes we want for our citizens.

We don't want this plan to just be about responding to new policies or changing housing market circumstances. We want it to demonstrate the ambition we have for Nottingham, and the role housing and housing related services have to play in achieving it. We know that the environment is challenging, but this should not stop us wanting the very best outcomes for our citizens.

Perhaps the most important dimension to this plan is that it is a **partnership** plan. Several organisations are charged with its delivery, and this reflects the way we have to work if we are to achieve our housing ambitions for Nottingham.





Mike Andrews
Chief Executive,
Nottingham Community
Housing Association and
Chair of Nottingham's
Housing Strategic Partnership

Cllr David Liversidge
Portfolio Holder
Housing Delivery
Nottingham City Council

1. Introduction

Welcome to the Housing Nottingham Plan. This is the three-year plan of Nottingham's Housing Strategic Partnership, one of the theme partnerships of One Nottingham. In this plan we set out our approach to the housing market in the next three years, identifying the interventions which will deliver positive housing outcomes for our citizens.

Although this plan is about housing interventions, its impact will be felt across a much broader range of aspects of Nottingham's wellbeing. By delivering housing and housing related activity, we can have a positive impact on the economy of the city, the health of citizens and the local environment. This is why the plan is so closely linked to the Nottingham Plan to 2020: it represents housing's contribution to that overall plan.

These are very testing times. Like everywhere else, Nottingham is experiencing the effects of the economic downturn. This is manifesting itself in rising unemployment, low levels of development, a stagnant housing market and increasing demand upon services from vulnerable groups.

The highest priority for Nottingham at this time is to withstand the effects of the downturn and to channel efforts into activity that creates employment and leads to economic growth. For housing partners this means making the best possible use of the opportunities for delivering new housing, improving existing housing, supporting those people left most vulnerable by the downturn and ensuring that services are delivered in an efficient and effective manner, leading to the improvement of neighbourhoods.

The challenge is significant, but there are experienced, skilled and innovative housing agencies in Nottingham to take it up and at no time before has there been a greater need for them to combine their efforts in effective partnership working to deliver for the city and its citizens. This will be achieved by a rejuvenated Housing Strategic Partnership, which, in achieving the objectives of this plan will make a major contribution to the overall ambitions for Nottingham.

A note on how to use this plan

Inevitably, the Housing Nottingham Plan contains a considerable amount of background evidence and data which has determined and supports the objectives of the plan. Different audiences will have different requirements of the document. Readers are therefore offered different options as to the way in which they use the document.
This plan can therefore be read as follows:

As a short theme by theme summary	**pages 16-21**
As a more detailed summary document	**pages 3- 21**
With full details on the key themes, plus action plan	**pages 3- 63**
Full document with appendices incorporating supporting evidence and data	**pages 3- 74**

2. A vision for housing in 2020, and how this plan will help towards it…

This plan sets out a three year programme of housing activity on the way to achieving a longer term vision for housing, which is essentially how housing will have contributed to the key objectives of the Nottingham Plan to 2020.

Where do we want to be in 2020?

In 2020, we want Nottingham to have a balanced housing market which offers a range of homes and tenures which meet citizens' varied needs and choices. We want to provide a housing offer which makes people want to work and live in the city, particularly aspiring working households; we also want housing to be of a good quality and standard so that it promotes better citizen health and wellbeing and supports our children to thrive and succeed. Finally, we want citizens with a range of needs to be able to access and live in good quality, appropriate housing so that they can achieve their ambitions to live as independently as possible and make a contribution.

In achieving these ambitions we will make a major contribution to the improvement of our neighbourhoods, supporting the Nottingham Plan to 2020 objective that "…*every neighbourhood will provide a great place to live*".

We will also have helped Nottingham on the road to economic recovery, with housing providing the stimulus for growth in a time of recession.

How far will we have got in 2015?

We have to be realistic about what can be achieved within three years, and also understand the very challenging economic conditions within which we will be working. Taking this into account, across the principal themes of this plan these are the key actions that will, by 2015 have taken us a significant way towards our longer term vision:

Housing Supply:

- We will have completed, or be well on the way to completing, housing developments delivering over 150 new affordable homes
- The Housing Revenue Account decommissioning and regeneration programme will have delivered 180 new council homes
- The build to rent market will be established in the city
- Private housebuilding will have increased and will be delivering a good supply of high quality housing both for rent and sale

***Housing standards*:**

- The Council's Decent Homes Programme will be completed
- The Green Deal and Energy Company Obligation will be well under way and we will be supporting residents to take advantage
- We will have doubled the number of properties with solid wall insulation
- We will have brought 45 long term empty properties back into use as affordably rented social housing and be bringing other empty homes back into occupation
- We will have a unified accreditation scheme, leading to improved conditions in the private rented sector and giving confidence to tenants
- We will be continuing to secure the improvement of homes in poor condition through our compliance and enforcement activity

Specialist housing

- We will have built more homes for our diverse communities of older people to ensure they are able to maintain independent living in their accommodation of choice for as long as possible
- We will be delivering housing-related support via models which refocus much reduced resources most effectively whilst maintaining high standard services to meet the diverse needs of Nottingham's citizens
- We will be better meeting the housing needs of people with mental health issues, learning disability and/ or physical disabilities so that they can feel part of and fully participate in their local communities
- We will be meeting the challenge of welfare reform and utilising the opportunities presented by the localism agenda to meet the needs of vulnerably housed people

Neighbourhoods: a cross-cutting theme

The combination of all these activities will bring significant improvement to our neighbourhoods. However, the transformation of neighbourhoods which the Nottingham Plan seeks to achieve will take longer than the life of this plan. In the three years of this plan our additional focus on neighbourhoods will be to work more collaboratively and therefore more effectively as housing providers, and to take greater responsibility for the empowerment of residents.

Being ready to deliver when the economy improves

This plan has some activities (particularly within the Housing Supply theme) which, although not leading immediately to the delivery of homes will pave the way for development to occur when market conditions are more favourable. We can ensure that sites are "oven ready" for example, or influence other

partnerships and investors that, as the recovery picks up, Nottingham is well and truly open for business.

3. Review of the Housing Strategy for Nottingham City 2008-2011

The previous housing plan, *The Housing Strategy for Nottingham City 2008-2011* had 6 priority objectives:

1. Working with developers and other partners to address the lack of balance in the housing market and create a mixture of tenure and affordability
2. Transforming Nottingham's neighbourhoods to create sustainable communities which are both mixed and balanced
3. Working with homeowners, tenants, residents and landlords to deliver better than the Decent Homes standard in every neighbourhood
4. Impact positively on delivering a cleaner, greener and healthier Nottingham
5. Improving housing provision for vulnerable people
6. Improving housing provision and delivery of housing related support services

It is very evident that these are long term objectives and that the housing strategy would not completely achieve them all within its three year lifespan, but instead, start Nottingham along the path to achieving them. In this respect there is significant continuity between the plans, particularly in terms of achieving decent homes, delivering a mix of new housing and a focus on housing/ housing related support for more vulnerable citizens.

There are considerable achievements to be celebrated as a result of the last housing strategy in all of the priority areas. Key highlights are:

- 515 affordable homes built, including 31 new council houses
- 1,978 new homes delivered in total (against target of 2354) in very challenging conditions
- Considerable progress in the large-scale regeneration of the Stonebridge Park area
- Decent homes achieved in the housing association sector and on-target delivery of decent homes in the council stock
- Proportion of vulnerable people living in decent private sector homes increased from 65% to 79%
- Fuel poverty reduction targets achieved ahead of schedule; delivery of the Nottingham Warm Zone by Nottingham Energy Partnership, installing 9,382 energy efficiency measures between 2009 and 2011
- Development and opening of the older person's village at Lark Hill, Clifton
- Further extra care scheme developed on the Stonebridge Park site; Albany House
- Over 4000 adaptations for disabled people in social and private sector housing

- Provision of 598 units of purpose built student housing
- Over 400 homes improved with risks to health removed through enforcement and compliance action since 2010
- Continued recognition of Nottingham City Council as an exemplar of homelessness prevention

4. Policy Drivers

National Policy shifts

The priorities of this plan are not radically changed from the last housing strategy, but the approach that we will take, the tools we will use and the resources to make them happen will be. This is partly because of the economic downturn and partly because the national policy agenda has shifted so dramatically since the change of government in May 2010.

The priorities for this plan have been shaped by these changes and in each priority section we identify the key drivers that shape our approach.

A table of the key national policy changes which are driving our approach can be found at appendix 1. We also show how these changes have altered the approach of the previous plan in the table on page13.

The headline impact of national policy changes will be:

- Partners will be trying to achieve more with less resources
- Decisions will be made locally
- Embracing new products such as affordable rent will be key to stimulating development
- If new development is limited it will be even more important to make the best use of existing housing stock
- The council and its partners will need to use their own assets to generate development
- Welfare reform and reduced support services could potentially leave some of our most vulnerable citizens exposed to hardship: housing and housing support providers will need to reshape their services in order that support can continue to be delivered
- Welfare reform will require all housing providers to think very carefully about the use of their stock and adapt policies accordingly
- The increased role of the Private Rented Sector and supporting the growing number of tenants and families living in this sector

The Local Policy Direction: The Nottingham Plan to 2020

Local policy is clearly shaped by national policy drivers; however, Nottingham's sustainable community strategy, the Nottingham Plan to 2020 and the underpinning twenty year vision for the city remain the fundamental drivers for all activity and delivery by partners in Nottingham. Housing is no different, and this plan is essentially the housing contribution to the Nottingham Plan.

There are specific targets associated with housing delivery within the Nottingham Plan (see table below), but this is only part of the story in terms of how the Housing Nottingham Plan contributes to the key priorities of the city. Taking each of the priority objectives of the Nottingham Plan, housing's contribution is prominent:

Nottingham Plan Strategic Priorities and cross-cutting aims	**Key contribution made by Housing**
Develop Nottingham's international standing for science and innovation, sports and culture	Delivering a housing offer which supports this ambition
Transform Nottingham's neighbourhoods	Development of new housing, supporting regeneration, improving the existing stock and tackling empty homes. Supporting the development of mixed and cohesive communities
Ensure that all children and young people thrive and achieve	Providing a safe, secure and warm home for children which supports their learning and achievement
Tackle poverty and deprivation by getting more local people into good jobs	Housing providers as major employers and providers of training
Reduce crime, the fear of crime, substance misuse and anti-social behaviour	Housing providers working with Crime and Drugs Partnership in neighbourhoods to make communities safer and more resilient. Designing out crime at the planning stage. The leadership and action taken at a household, neighbourhood and city level by Community Protection and the Police to tackle anti social behaviour and crime.
Improve health and wellbeing	Improving health by improving housing conditions
Cross-cutting aims:	
Green - Being environmentally Sustainable	Making housing more energy efficient and reducing pollutant emissions
Aspiring - Raising aspirations	Housing providers supporting residents to get into training and employment
Fair - Achieving fairness and equality of opportunity	Ensuring that access to housing is fair

This plan is also shaped by a number of other key local plans and strategies, as shown by the table below:

Key local policy drivers	
Plan / Strategy	**Key actions with significant housing contribution**
Nottingham Plan to 2020 targets	Deliver 11,500 net new homes from 2008 to 2020
	Increase family housing to at least 35% of all housing stock
	Eradicate fuel poverty by 2016
	Raise resident satisfaction with their neighbourhood to the highest of all Core Cities in England
	Increase the percentage of people who believe that people from different backgrounds get on well in their local area
Labour manifesto	Help keep energy bills down by doubling the number of homes with loft cavity and solid wall insulation
	Encourage house builders to provide bungalows and other housing places for sale or rent for elderly people in every community
	Continue to build Council houses and bring all social housing up to the Decent Homes standard
	Tackle 100 vacant and derelict sites across the city to ensure they are brought back into use as soon as possible
	Use all our planning powers to encourage developers to build large family houses, keep family homes for families and encourage the building of purpose built accommodation for students
	Work to cut burglary by a quarter in student accommodation
	Continue to cut crime and halve anti-social behaviour
	Work with Unipol and the Student Unions to tackle the issue of rogue landlords
	Deliver a welcome pack to all student households which includes information on local facilities and contact numbers for council services
Respect Action Plan to 2015	Through the Housing Plan develop alternative and complimentary housing related support schemes to ensure that those most in need in all tenures can access support
	Improving neighbourhood environments by joint working and regeneration involving all landlords including private rented sector
	Housing provider role in tackling ASB and working with Partners to secure the Safer agenda
	Address the number of Private Sector vacant homes by bringing 50 back into occupation per year
	To ensure effective management of private sector rented properties through the mandatory licensing of houses of multiple occupation and landlord accreditation
Energy strategy	The City will be able to achieve a 37.6% reduction in CO2 emissions from domestic energy efficiency by 2020
Statutory Development Plan Documents	Housing helping to deliver key planning policies, such as the delivery of new homes, design standards and control of houses in multiple occupation. Community Protection supporting the provision of safe housing development through the contribution of relevant information at the planning stage Ensure radon protection is installed in all new developments and a programme of monitoring and retrofitting of radon protection measures in homes is implemented in radon affected areas
Nottingham Economic Growth Plan, City Deal	Deliver a Housing Plan which focuses on the development of new housing as a stimulus for growth
Vulnerable Adults Plan	Vulnerable adults have support, advice and information to live with choice, control and dignity in a place of residence which meets individual needs.

Other local policy initiatives underpin the approach of this plan, but its principal driver is primarily the state of the local housing market, our responses to shifts within it, and the part that housing will play in Nottingham's economic growth.

5. Our understanding of the local housing market

Fundamentally, this plan sets out the approach we will take in order to achieve the best possible housing outcomes for Nottingham citizens. In order to do this we must have a thorough understanding of our local housing market, which enables us to make the correct interventions and use the resources we have to maximum effect.

Detailed analysis of the Nottingham housing market is shown in appendix 2. The headlines and key implications from this analysis are:

- According to the 2011-12 update of the strategic housing market assessment for the city, there is a net need for 327 new affordable homes per year
- The build for sale housing sector in the city is at a very low level
- There is a need for a range of alternatives to home ownership, i.e. more intermediate products
- More people are in need of housing -related services. The number of people presenting at Housing Aid has increased by 32% since 2009
- The number of complaints about housing conditions in the private rented sector is rising
- There is an increasing demand for rented housing
- A greater tenure mix is required in a number of areas
- The private rented sector is increasing in importance
- An improved housing offer is needed for those who might otherwise leave the city or choose not to live here

However, the market intelligence does not alone shape our approach. Our ambitions for the City must also be part of this. Within this we want to see:

- **Housing development generating economic growth in the city**
- **An increased supply of affordable homes**
- **More housing which meets the needs of aspiring households**
- **A diversity of new housing which brings a greater economic mix to neighbourhoods**
- **A higher quality standard of homes in the private rented sector**
- **A high quality social housing sector which is a tenure of choice**

A Note on the Nottingham Core Housing Market Area

We are conscious that the Nottingham housing market does not follow local authority boundaries, and that the conurbation more or less defines the core housing market area. We have worked with the neighbouring districts of Broxtowe, Gedling, Rushcliffe, Erewash and Ashfield to develop an overall approach to planning and development for the conurbation in the Local Development Framework Aligned Core Strategies document. We have also developed a strategic housing market assessment (SHMA) with our core housing market partners. Where working with the districts on housing initiatives makes sense we attempt to do so; there are a number of benefits to cross-boundary work, not least in terms of efficiency and consistency of outcomes for local citizens.

The lure of the "leafy suburbs" of the surrounding districts and a lack of a "higher end" housing offer in the city leads to a process in which many aspirational and professional households leave the city once they are able to afford housing in the suburbs. Part of our approach must therefore be to attempt to re-balance the Greater Nottingham housing market area by delivering a higher quality offer in the city. Given the tightness of the city's boundaries, this means making maximum use of our brownfield sites. The Green Street development in the Meadows has shown that there is a demand for a higher quality offer when it is delivered.

6. A plan to meet the needs of all our citizens: Equality and Diversity

Nottingham is a city of great diversity. There are people from a huge range of ethnic backgrounds living in the city, and altogether people from a ethnic background other than White British comprise 33.7% of the overall city population. There are also a number of minority groups who have very specific housing needs, and the specialist housing and support theme of this plan seeks to address many of these, particularly older people and those with a physical or learning disability. This plan has had a full Equalities Impact Assessment in order to ensure that it impacts positively on all groups, and amendments have been made to address specific issues raised.

We already have some learning from an earlier study that was carried out in the city. The BME Housing Inquiry (2009)[1] sought to reveal the housing needs of BME communities in Nottingham through a series of conversations with groups and individuals. The findings of the inquiry have fed into this plan, particularly recommendations about conditions in the private rented sector, family housing and community cohesion.

[1] *Ask what's possible,not what's wrong*…Final report of the BME Housing Inquiry, What Really Matters, June 2009

7. Citizen Involvement

During the summer and autumn of 2011, the Strategic Housing Service carried out a programme of engagement with citizens across the city. This was primarily done through a simple questionnaire, asking people to select from a list of housing issues which were the most important to them. Staff attended a number of public events such as fun days, markets, community consultations and citizens were asked to complete the questionnaire. This questionnaire was also accessible on line.

A number of meetings in communities were attended in which discussions about housing priorities in the local area were explored, and the questionnaire was also distributed at these events.

The purpose of the engagement was to bring a neighbourhood focus to the housing plan: reflecting what in citizens' minds is important in their local area, and demonstrating the relevance of the key themes of the plan in their area. This is shown in summary in appendix 4.

8. Summary: The shape of the Housing Nottingham Plan

The Housing Nottingham Plan has been shaped by the current housing market conditions, Nottingham's economy and demographics, local/ national policy drivers, some ongoing priorities from the last plan and citizen opinion. How the priorities have emerged can be seen in the table overleaf.

From the Housing Strategy 2008-11 to the Housing Nottingham Plan: how new priorities have emerged

Theme from Housing Strategy 2008 / 11	What was achieved via this priority?	What has changed?	New theme(in bold) and activity
Working with developers and other partners to address the lack of balance in the housing market and create a mixture of tenure and affordability	1,978 homes developed, of which 515 (28.8%) were affordable	Economic downturn: slow down in development, access to ownership much more restricted, reduced funding and changes to funding mechanisms	Increase **housing supply** through new development using available funding mechanisms, thus contributing to economic growth
Transforming Nottingham's neighbourhoods to create sustainable communities which are mixed, balanced and cohesive	Two strategic regeneration frameworks and neighbourhood plans developed; Significant progress in the regeneration of Stonebridge Park Provision of 568 units of purpose built student housing	Cuts leading to major reduction in investment plans, most notably the loss of Meadows PFI; But also new opportunities for transformation such as self funding Housing Revenue Account; Localism agenda and "Big Society" concept	Ensuring that housing makes a major contribution to the improvement and sustainability of **neighbourhoods** through greater collaboration and empowerment of communities
Working with homeowners, tenants, residents and landlords to deliver better than the Decent Homes standard in every neighbourhood	70% of Council stock made decent and on target to achieve decency across stock by 2015; 99% decency achieved in RP stock; Decent private sector homes occupied by vulnerable people increased from 65% to 79% Over 700 private sector properties improved through enforcement and compliance action since 2010 Circa 2200 properties accredited	Council homes: Initial uncertainty over continued funding for backlog, now confirmed by Homes and Communities Agency Private sector homes: no further private sector renewal funding available, shift to loans –based approach.	Improving **housing standards:** complete the Council decent homes programme subject to securing funding for 2013-14 and 2014-2015. Maintaining decency through effective asset management. To develop loan schemes based on equity release. Development of the single kite mark accreditation scheme. Continue to secure housing improvement through information, compliance and enforcement action including accreditation

	through existing accreditation schemes		and licensing of appropriate HMOs
Impact positively on delivering a cleaner, greener and healthier Nottingham	Targets to reduce fuel poverty achieved; delivery of Nottingham Warm Zone (loft/cavity wall insulation and heating); Community Energy Saving Programme (CESP) delivering solid wall insulation to Council homes in most deprived areas	Green Deal (pay as you save) and Energy Company Obligation (ECO) as the principal funding mechanisms for energy efficiency measures, with particular focus on solid wall insulation.	Improving **housing standards:** maximising opportunities through Green Deal and the new Energy Company Obligation (ECO) to treat solid wall homes; particular focus on private rented sector as the lowest performing tenure. Coordinated and proactive approach to Radon
Improving housing provision for vulnerable people	Lark Hill retirement village delivered, Albany House extra care scheme delivered	Increasing elderly population leading to further demand for more retirement 'homes for life' such as extra care housing. Increasing number of adults with learning difficulties leading to the requirement for more varied accommodation options. Higher than average numbers of adults with mental health illnesses. Reduction in direct access and second stage bedspaces available for homeless people.	Ensuring that the **specialist housing and support** provision in the city is accessible and appropriate to meet the needs of Nottingham's residents. Deliver a further extra care scheme. Ensure specialist provision is in a variety of forms. Develop services for vulnerable people that are both preventative and bring intervention at an early stage.
Improving housing provision and delivery of housing related support services	Achievement of targets for vulnerable people able to achieve and sustain independent living	The Localism agenda merges previously ring fenced funding (such as Supporting People) into the local authority formula grant. The element of the grant for housing related support services is reduced and will necessitate a new delivery approach. Introduction of Welfare Reform policy including changes to housing benefit entitlements in private and social housing and introduction of Universal Credit, could have impact on the ability of many vulnerable groups to obtain suitable housing or maintain existing tenancies.	Ensure **specialist housing and support** is targeted at those needing it the most. Provide services that are accessible for varying levels of need and that will allow low level support for people affected by the national government policy changes whilst continuing to protect those vulnerable people needing a higher level of support. Deliver a new homelessness prevention strategy

The themes of this Plan in summary

Given the above policy drivers, local economic and demographic background, housing market shifts and citizen opinion, we have arrived at the following three priorities for this plan:

1. The Supply of New Homes

…because we need to improve the new housing offer and use housing development to stimulate economic growth

2. Improving Standards in Existing Homes

…within existing homes – because much remains to be achieved to improve the existing housing offer, particularly in the Private Rented Sector which is becoming an increasingly important tenure.

3. Addressing Specialist Housing Needs and Support

…because the needs of vulnerable people come to the fore at a time of economic downturn, and their needs are changing and can be met by better use of resources

Neighbourhoods: our overall contribution

Finally, the plan assesses where and how its outcomes will have most impact: in our neighbourhoods. Given the focus of our work, we must ensure that our ways of working and partnerships truly deliver for our neighbourhoods; this final section shows how we will do this

Theme Summaries

Housing Supply: Outcomes, tools, activity and partners

Three Year Outcomes

- Housing need being met through the delivery of 2500 net new homes between April 2013 – March 2016
- Significant numbers of local people accessing local jobs through the construction of new homes
- An improved housing offer to make the city attractive and increased retention of professional groups
- A well designed and varied housing offer meeting diverse needs and choices

The tools that will help us deliver this priority

- Council housing finance reforms
- Affordable Homes Programme
- Planning powers: s 106 agreements, Local Plan policies, Article 4 Direction in relation to HMOs and the Community Infrastructure Levy
- Government initiatives such as Get Britain Building and Homebuy
- Partners' ability to develop sites, facilitated by the Housing Strategic Partnership
- Effective use of public sector land and available sites

Activity

- Build council homes via the HRA, including housing for older or disabled people such as bungalows
- Get planning consents translated into development
- Use our assets to deliver additional homes and programme for build
- Work with partners who have affordable homes grant to develop in Nottingham
- Make maximum use of planning tools, e.g. s106 agreements to deliver a supply of affordable housing
- Enable the development of appropriate new student housing
- Encourage build to let investment to provide a high quality housing offer as an alternative to home ownership

Partners and Roles

City Council:

- Effective use of its land, effective use of its powers and duties and planning policies, e.g. Section 106
- A pro-active and efficient planning process
- Considering and maximising the broader economic benefits of development
- Mapping and understanding neighbourhoods at risk of becoming unbalanced due to significant changes (e.g. Welfare reform and internal migration)

Developers, investors, housing providers:

- Providing land
- Linking Nottingham's citizens to opportunities to purchase or rent new properties
- Support in purchase and regeneration of empty homes

Fire Services

- Provide expertise regarding the fire prevention requirements of new builds

Housing Standards: Outcomes, tools, activity and partners

Three year Outcomes

- Social tenants experiencing good quality homes and high service standards
- A private rented sector meeting the needs of all customer groups
- Vulnerable homeowners able to improve their homes
- Further reduction in fuel poverty
- Reduction in domestic carbon emissions
- Empty homes brought back into use
- Coordinated approach to environmental issues, specifically Radon

The tools that will help us deliver this priority

- Decent homes backlog programme and asset management plans
- Green Deal (Pay as you Save) and Energy Company Obligations (ECO)
- Landlord accreditation
- Empty homes initiatives
- Equity loan schemes
- Local Plan Policies and Design Guide
- Partnership approach to crime and ASB by the Council, Police and housing providers
- Criminal and civil legislative duties, tools and powers

Activity

- To complete the decent homes programme by 2015 and maintain decency in all social housing
- Maintain high standards of housing management in social housing, including making the best use of stock to address overcrowding and under occupation
- Create a "Nottingham Standard" for private rented homes and expand coverage of accreditation
- Explore the potential introduction of additional licensing of HMOs
- Compliance and enforcement action to tackle poor housing standards and tackle rogue landlords
- Robust action to tackle anti-social behaviour and crime associated with housing
- Delivery of the Community Cohesion action programme
- To complete and evaluate the equity loans pilot and explore new funding mechanisms to ensure the continued availability of loans to enable homeowners to carry out repairs to their property and raise standards
- Deliver the manifesto commitment to double loft, solid wall and cavity insulation
- Source funding to bring empty residential properties back into use or convert empty commercial properties for residential use
- Coordinated response and action in relation to emerging issues such as radon

Partners and Roles

City Council:
Enabling partnerships; use of its powers and duties, particularly enforcement of Housing Act standards. Planning policies.

Nottingham City Homes:
Delivering decent homes, managing the City Council's stock to a high standard, installing energy efficiency measures in the NCC stock

Registered Providers:
Maintaining decency within their stock and improving the energy efficiency of their homes

Private Landlords:
Working with the Council to raise standards in the sector

Nottingham Energy Partnership:
Delivering energy schemes in private sector housing

Age UK:
Delivering the Home Improvement Agency

Unipol and Dash:
Accreditation, advice, enforcement

Private tenants and community / citizens:
Improved understanding of rights and responsibilities in rented homes

Nottingham Police and Crime and Drugs Partnership:
Prevention and enforcement

Specialist Housing: Outcomes, activity and tools

Outcomes

- Reduced inequalities and barriers for vulnerable people in accessing sustainable housing options
- Reduced numbers of vulnerable adults living in inappropriate accommodation
- A quality housing offer and sustainable retirement options for older people whilst enabling an increased number of families access to suitable housing
- Minimise (and then eradicate) number of rough sleepers spending a second night out
- Enhanced links with the Private Rented Sector and further use of the sector for homelessness prevention
- Citizens with varied levels of need better informed about housing options
- Homelessness prevention

The tools to help us deliver the various elements of this priority

- Downsizing incentives and quality housing advice for older people and under occupiers
- A successful third-sector and effective partnerships with providers
- The City's Homelessness Prevention Agenda and renewed Homelessness Strategy
- Integration of services – housing, health and social care – multi agency approach
- Intelligence from the Joint Strategic Needs Assessments and the approach demonstrated in the Vulnerable Adults Plan
- Creative and innovative use of the Council's housing assets to meet need
- More effective use of community assets – both physical and human
- Planning tools – local plan policies

Activity

- Develop and implement a homelessness strategy for 2013 – 2018
- Further develop homeless prevention and early intervention initiatives
- Improve pathways and provision of a range of suitable, flexible and quality specialist and supported accommodation for vulnerable people
- Continue to provide housing adaptations for disabled people and make best use of existing adapted stock
- Consider the further expansion of assistive technology to include other vulnerable adults, in addition to older people
- Encourage and support community groups in the development and delivery of different models of housing support services to vulnerable groups
- Encourage house builders to provide bungalows and other housing places such as extra care units for sale or rent for elderly and disabled people in every community to lifetime homes standards
- Consider how to make best use of existing assets by remodelling and redesigning and decommissioned sheltered housing units
- Make effective use of the private rented sector as a source of good quality housing for vulnerable people

Partners and Roles

City Council:
Commissioning appropriate care and support services, identifying and assessing housing needs both for specialist groups and the general population; identifying development opportunities and working with developers / providers to facilitate a range of further specialist housing, care and support options; homelessness prevention; adaptations; housing strategy aligning with planning policies

Nottingham City Homes:
Making best use of existing assets and remodelling and re-designating sheltered housing to meet the needs of the population; responding to changes of welfare reform and supporting vulnerable tenants through the changes

Registered Providers:
Working with NCC and other partners to make the best use of existing stock; identifying suitable properties for individuals with specialist needs; partners in the development of community hubs

Private Landlords:
Working with the Council to enable vulnerable or homeless households have access to decent housing; working with the Council to raise standards in the sector

Voluntary sector:
- Utilising opportunities to bid for funding to support specialist groups
- Working with the statutory agencies to assist in identifying and assessing client groups and specialist needs
- Sharing information with statutory agencies
- Contributing to the development and implementation of the homelessness strategy
- Delivering services

Health:
Health/health commissioning working with housing and social care to enable appropriate services and support for vulnerable adults in suitable accommodation

Cross-cutting theme: how this plan will help to improve our neighbourhoods		
Housing Nottingham Plan theme	**Activity**	**Outcome for neighbourhoods**
Housing Supply	More new affordable homes	Improved housing offer making neighbourhoods more desirable
	Use of sites	Removing problem sites by using them for housing development and improving the physical attractiveness of neighbourhoods
	Design	Good quality design enhancing the lay out and attractiveness of neighbourhoods
	Build to rent	Introducing a new tenure, bringing aspirational people into communities
	Student Accommodation and other Shared Housing Provision	Helping to achieve more balanced communities
Housing Standards	Decent homes	Safe, warm and modern homes; particular impact through designing out crime and providing homes which promote better health and enable children to thrive and achieve
	Private rented sector standards and houses in multiple occupation	Reducing the negative environmental consequences of poor landlords and getting landlords and PRS residents to play a more active part in the improvement of neighbourhoods
	Energy efficiency	Helping people on low incomes to keep their homes warm at less cost and thus boosting disposable income
	Empty homes	Removing blight and antisocial behaviour
Meeting Specialist housing need	Access to homes and support for people with disabilities	People with disabilities being independent and able to make a contribution in communities
	Options for older people	Neighbourhoods supporting an ageing, increasingly frail older population to remain in local communities
	Homelessness prevention	Reducing the instability caused to families and communities caused by homelessness
	Preventative, early intervention work	Tenancy sustainment and stability

Themes

Theme One:
The Supply of New Homes

The core function of a strategic housing role is to continually review housing need in the area and respond to that need by enabling the development of new housing. However, this function takes on an additional dimension in times of economic downturn, when new development can be a catalyst for growth, bringing employment and a consequent economic boost. During such a time we need to maximise the opportunities for new housing development in order to deliver the homes that are needed and at the same time generate employment and boost local business:

"Getting house building moving again is crucial for economic growth – housing has a direct impact on economic output, averaging 3 per cent of GDP in the last decade. For every new home built, up to two new jobs are created for a year. Without building new homes our economic recovery will take longer than it needs to".[2]

There are other reasons for building new homes. We can influence the location, type and size in order to improve the overall housing offer in Nottingham for a range of groups – for example aspiring professionals, or older retired people. We can bring about the regeneration of areas in decline through delivery of new homes, replace outdated and unpopular housing and at the same time enhance neighbourhoods through attractive design. Building new homes also presents an opportunity to improve the sustainability and energy efficiency of the housing stock.

Why this is so important

- There is an evidenced need for additional housing
- Nottingham's housing offer needs to be improved to make it a more attractive location for employers and to retain aspiring residents
- Housing development will aid economic growth
- Housing development will help to achieve regeneration objectives
- There are significant financial benefits to delivering more homes: New Homes Bonus allow communities to experience other benefits from additional housing

Background: what is shaping our approach?

National Policy drivers

[2] Laying the Foundations: A Housing Strategy for England, published by CLG, Nov 2011

The Affordable Homes Framework

The Government's principal funding model for the delivery of new homes is the Affordable Homes Framework. In the Comprehensive Spending Review in October 2010, a new product, "affordable rent", was announced. New homes developed using grants were to be let at rents of up to 80% of market rent. This way, grant required would be reduced in a "something for something" model as developers recouped the cost of borrowing against the higher rents.

CLG affordable rent definition:

> *"Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable".*[3]

Reform of the council housing subsidy system

From April 2012 local housing authorities have had complete control over the management of their finances. The previous system involved rent revenue being pooled nationally and subsidy paid to authorities on the basis of annual submissions of local conditions and need. Now, local housing authority finance will be a distinct business entity with authorities able to borrow against the "headroom" in their revenue (that is the difference between rental income and capital receipts against the cost of maintaining and managing the stock plus the servicing of debt) in order to build new homes.

English Housing Strategy

In November 2011, the Government launched its housing strategy for England, *Laying the Foundations.* The strategy is very much focused on getting housing development off the ground and stimulating a stagnant housing market. There are three key initiatives that the Government hopes will achieve this aim:

(a) New Buy and Mortgage Indemnity Scheme

The new build indemnity scheme led by the Home Builders Federation and the Council of Mortgage Lenders will provide up to 95 per cent loan to value mortgages for new build properties in England, backed by a housebuilder indemnity fund. House builders will deposit 3.5 per cent of the sale price in the indemnity fund for each home sold through the scheme, and the Government will provide additional security for the loan in the form of a guarantee. In the event of repossession, the lender will be able to recover any losses on mortgages to the maximum covered by the scheme. It will enable home buyers to secure mortgages with at least a 5 per cent deposit and support lenders to offer mortgages for new build.

(b) Get Britain Building

The Get Britain Building investment fund will provide loans to building firms in need of development finance, including smaller and medium-sized builders. It is aimed at helping to unlock progress on stalled sites that have planning permission and are otherwise "shovel ready".

(c) Invigorating the Right to Buy

[3] Definition of general housing terms - Housing - Department for Communities and Local Government

The other element of the strategy aimed at stimulating home ownership is re-invigorating the Right to Buy through increased discounts and the assurance of replacement properties for those sold.

Homes and Communities Agency Corporate Plan
The Homes and Communities agency (HCA) published its Corporate Plan in July 2012. This is a key document in terms of the delivery of new homes as it gives more of the detailed resourcing plans for the implementation of the Government's Housing Strategy. Our plans seek to maximise the funding we can achieve for Nottingham by aligning delivery with the priorities and delivery mechanisms in the plan.

The HCA Corporate Plan has specific summaries of operating area priorities, within which is a Midlands area summary. This focuses on the economic growth imperative in planned delivery, and the Housing Nottingham Plan reflects this.

The current situation in Nottingham

Nottingham's strategic housing market assessment (February 2012) reveals a picture of emerging households struggling to get on the property ladder, and at the same time a slow down in supply and stagnation in the market.

Affordability and access issues

The decline in mortgage availability and more stringent lending criteria is proving to be a barrier for many households wishing to purchase a property.
Although the household income of many might be sufficient to meet the mortgage repayments and would satisfy basic house price to income ratio, the requirement of a 20% deposit would require significant savings or access to immediate finance which most would not have.

Property supply and sites under development:

Since 2008, Nottingham has seen a net gain of 1,408 properties (excluding. student accommodation), with only 11 properties being gained between April and September 2011. Over the same six month period, only 20% of those properties delivered outside of the city centre had 3 or more bedrooms.

Sites where construction stopped a few years ago because of the recession have now mainly been completed, but few sites of any size have started construction since. As at 30th September 2012, there were 839 dwellings uncompleted on sites which had been started, 355 of which were purpose-built student flats in the city centre. This figure, which includes the redevelopment at Stonebridge, is continuing to go down as the number of properties being completed, although much lower than a few years ago, exceeds the number being started.

It is noteworthy that a majority of recent delivery has been of properties designed for a specific market or customer – older persons or students – suggesting more market led initiatives.

A lack of supply in turn, particularly of market housing, can further impact on the affordability of the market and the ability of housing stock across all sectors to accommodate.

The Needs of Gypsies and Travellers

The City Council has revised its gypsies and travellers needs assessment in 2012. It has revealed no additional need from the comprehensive assessment carried out in 2007 though this needs assessment will continue to be reviewed.

What we want to see in Nottingham in the next three years

1. Affordability

The affordable homes framework

The Homes and Communities Agency awarded Affordable Housing Programme contracts to providers in July 2011. Some of these awards provide development funding for schemes to be developed in the wider Nottinghamshire and Derbyshire combined area and the Council is actively seeking to encourage partners with funding to invest in the City. Nottingham City Council, as the holders of a number of key assets which have the potential for development, and Registered Providers with affordable homes contracts will need to work in partnership to deliver homes via this programme. The Council has procured partners to develop a number of sites in the city such as Gainsford Close, Duffield Court and Rosecroft Drive to attract affordable homes framework awards and other institutional funding into Nottingham and secure delivery of new affordable housing.

Working with developers models for Intermediate housing delivery

Nottingham City Council is committed to working flexibly and innovatively with private developers to allow them to deliver affordable housing products through planning obligations that support the viability of developments while meeting the needs of local people. This has included agreements to deliver intermediate affordable housing models that allow citizens to buy a new house at a subsidised level. The Council has worked with developers on a number of sites to develop a shared equity model where a portion of new homes are sold at a reduced level (e.g. 70 per cent of their full market value). In this way a number of citizens have been assisted to achieve home ownership that would not otherwise have been able to do so.

Delivering new council homes via our HRA

The self-financing HRA arrangements present a major opportunity for the Council in partnership with Nottingham City Homes to build new council homes, using new borrowing capacity and utilising sites on which we have decommissioned outdated homes which are economically unviable to maintain.

A review of demand and future maintenance costs has identified a number of sites for decommissioning and demolition. The cleared sites created through this process will be developed either for new council homes utilising the additional borrowing capacity available through the HRA settlement or through disposal to a development partner where appropriate. When deciding the best route for the redevelopment of these sites the Council will be seeking to ensure that we achieve an appropriate mix

and balance of housing for the local area that meets housing needs, promotes the wider regeneration of the area and achieves value for the city by maximising opportunities for inward investment. Replacement Council housing schemes will often involve a wider mix of dwelling types than the stock to be replaced but will include new high quality and sustainable Council homes and older person's accommodation where appropriate. Understanding the impact of the decommissioning and redevelopment of homes on community infrastructure, cohesion and school capacity are also crucial considerations in identifying the correct mix of house types to be developed.

As part of this programme a review of other disused sites and poor quality, low demand garage sites will also be undertaken to identify additional development opportunities.

Changes to legislation being discussed by the Government may open the door to the Council directly developing a wider range of housing tenures in the future such as low cost home ownership schemes for sale or even open market housing, provided that any profits are reinvested in the core business of providing affordable housing to Nottingham citizens.

2. Using our assets - land, decommissioned sites,

Nottingham City Council seeks to make the best use of its own assets in terms of available Council land. As discussed above, this may involve the direct development of new council housing in partnership with Nottingham City Homes but the Council will also seek to use some of its land assets to promote development with external partners. This will involve releasing Council land for sale for the purpose of residential development. Although the Council will look to ensure value for money in its land disposals it is also important that disposals lead to timely new development activity, providing new homes, employment and training opportunities for Nottingham citizens within an agreed period from the point of sale. This will be achieved through a range of mechanisms including the use of development agreements which commit a buyer to start of works within a predefined period in order for sale of land to be completed.

In some situations the Council will consider disposal of land assets at less than best consideration to partners to secure investment in high quality housing and regeneration schemes involving affordable housing or specialist provision. The Council has worked with Registered Providers in this way utilising a number of sites to subsidise new affordable developments and secure inward investment. An overall objective is for the city to see an increase in private sector building activity and presence.

3. Delivering Development Activity Across Nottingham (DDAAN)

In a time of limited funding and resources Nottingham City Council seeks to channel pro-active development support and housing enabling work into practical, deliverable schemes where development activity can be secured by 2015. To this end the Council has undertaken a review of sites within Nottingham to identify the achievable priority sites which can be delivered with and without active officer support within this period. The DDAAN programme involves an ongoing process of evaluating private,

public and mixed housing delivery opportunities and focusing resources on those schemes which can be developed into viable schemes with the Council's support.

4. Regeneration

Transforming Nottingham's Neighbourhoods is identified as Strategic Priority 2 in the Nottingham Plan to 2020 which aims to achieve:

> *"Greater balance…. in the city's housing market with an increased choice of quality housing meeting the needs of a diverse population and enabling the city to retain more of its aspiring residents".*

It is important that the partners focus limited resources into projects that achieve practical delivery of new housing and where possible provide a catalytic effect for the wider regeneration and inward investment into an area. In Nottingham, the Stonebridge Park regeneration scheme has provided a good example of where housing replacement programmes have attracted regeneration benefits beyond the initial scope of the scheme. The scheme has created 10 apprenticeships for local young people while delivering 95 new homes. In addition, the programme has stimulated the development of a new extra-care facility, Albany House on an adjacent site. Private investor interest in the Carlton Road/Albany works near the southern end of the Stonebridge estate is likely to see this site brought forward for a mixed residential and retail development in the near future.

The Council is committed to the continued improvement and regeneration of Nottingham's estates through Housing led regeneration schemes. The opportunities presented by the HRA decommissioning and redevelopment programme in Radford, Lenton, St Ann's, the Meadows and the Cranwell Road estate in Strelley will provide new opportunities for attracting wider investment into these areas of Nottingham.

5. Student Accommodation

Elsewhere in this plan, the city's desire to ensure that communities are balanced is emphasised. This is particularly the case in respect of the student population, which in some parts of the city is so high, and the proliferation of houses in multiple occupation so great that communities are, or are in danger of becoming wholly unbalanced. In order to promote and maintain balance, Nottingham wants to encourage more purpose-built student accommodation. Supply for such accommodation is not currently meeting demand, and whilst there will always be students whose preference is to live in traditional housing, we must ensure that further units of family housing are not lost to student HMOs because of a failure to meet the demand for purpose built accommodation.

It is essential that new student development provides a highly attractive, affordable offer to students in order to make the purpose built market a more desirable alternative to shared housing in communities: this should extend beyond the usual occupants of purpose built housing (first year students) to undergraduates in their second and third years also.

We will therefore try to bring about the delivery of more purpose built accommodation in the next three years, considering format, quality, affordability and location to ensure the accommodation is attractive and desirable to students and to achieve wider sustainable community objectives. There is also a need to consider the longer term impact on areas in which student housing reduces as a result of this strategy, and possible interventions to bring about a return to family housing.

6. Mix and Balance

In determining the best development route for sites it is important to ensure that there is an appropriate mix and balance of housing in Nottingham in terms of both tenure and type of housing. While some of Nottingham's neighbourhoods have very little affordable housing others are characterised by high concentrations of social/affordable rented properties, largely due to their historic origins as social housing estates. Partners seek to promote a diversity of tenure where possible to provide a sustainable mix of tenures to meet the housing need of Nottingham citizens and enable cohesive communities. Considerations of the Partnership's aspirations for tenure diversity need to be considered alongside realistic viability considerations for site development and the opportunities for capturing inward investment.

7. Family Housing

There is a continuing need to develop larger family housing in Nottingham as part of the wider mix and balance in order to provide a wider quality of and choice for citizens. The requirement for the continued supply of larger family housing was also recommended in the 2009 BME Housing Inquiry.

In 2001, only 29% of dwellings in Nottingham had 6 or more rooms compared with 50% nationally.[4] The lack of larger units means that the quality and choice of housing is not always available in Nottingham as citizens progress up the housing ladder causing them to look outside the Council's administrative area to find a property of choice. The city therefore, seeks to secure more family housing and in particular more larger family homes. For the purpose of this document the definitions contained within the new design guide will be used:

Family housing is likely to be of no more than three storeys, have private enclosed gardens, and have three or more bedrooms, two at least of which are capable of double occupancy.

Larger family housing will have four or more bedrooms in addition to the characteristics described for family housing above.

8. Housing for one person households

[4] Based on Census 2001 data. Census data 2011 will be available between November 2012 and July 2013.

60% of the current housing waiting list consists of working age single people, suggesting there is significant demand for one bedroom flats and other single persons' accommodation. Demographic trends indicate an increase in one person households, also.

This sector of the housing market is currently being impacted by a number of significant influences, not least Welfare Reform. Demographic trends, demand patterns, affordability, the flexibility of the existing stock and personal choice will also determine the approach the city takes. This plan therefore does not set out a rigid proposal for single persons housing, and will have as an action the carrying out of a major analysis of single housing needs, leading to the development of proposals for action to address this issue.

9. Build to Let and Encouraging Investment in the Private Rented Sector

The current stagnation within the build for sale market, and also growing role of the private rented sector in delivering high quality rented homes as an alternative to purchase for younger professionals presents opportunities for build-to-let investment. Nottingham intends to work with private sector investors to bring about this sort of development, which will have a two-fold impact: the employment and regeneration benefits of new development, plus a stronger housing offer which enables the city to retain more graduates and other aspiring professionals. This type of development suggests a move towards a more European model, in which home ownership is postponed until much later in life and the private rented sector delivers a high quality housing option until that stage is reached.

10. Design standards and sustainability

It is important for the attractiveness of our neighbourhoods that new housing upholds good design standards. The council is developing a design guide for the development of new neighbourhoods and the improvement of those existing, which will set out the design standards for housing as well as promoting the placemaking agenda. It will ensure houses front on to streets and streets are appropriately designed to give pedestrians and cyclists priority. Neighbourhoods will be permeable, safe and linked to each other, employment opportunities, space and local amenities. The guide will reflect national guidance and local needs and meet a manifesto commitment in helping to create high quality safe neighbourhoods where people want to live.

As well as with developing safe sustainable communities we will build high quality sustainable houses, meeting level 4 of the Code for sustainable homes.

The security of individual properties is important for the wellbeing of its occupiers. The decent homes programme has demonstrated how the security of homes can be increased through the use of high quality, ("secured by design") windows and doors. Consideration of such issues at design stage can make a significant contribution to crime prevention and reduction.

Theme Two:
Improving standards in existing homes

The previous chapter described Nottingham's current need for new homes and how we will use the opportunities that arise, funding mechanisms and partnerships to deliver them. This theme is concerned with the housing stock we already have in Nottingham: how we improve properties which are in poor condition, make homes decent and maintain that standard, improve their energy efficiency, manage social housing effectively, and work with private landlords to deliver a quality private rented sector (PRS). It also identifies the tools we will use in order to do this. Our overall objective in this theme is to improve Nottingham's housing offer as delivered by the existing stock. There are other significant benefits that will accrue to Nottingham if we improve existing housing conditions, not least better health for our citizens.

Why this is so important

- It is vital that the best possible use is made of existing housing stock – it is more cost effective and sustainable than building new homes
- There is a need to reduce the fuel bills of citizens on lower incomes and to cut carbon emissions: retrofit energy efficiency measures to existing homes are a major way of doing both
- The existing stock across all tenures needs to be kept in a good state of repair in order to prevent it becoming a larger, longer- term problem, to which the only solution is major regeneration
- The private rented sector is growing in importance in the housing market; with this comes a need to raise standards in the sector to meet tenant expectations
- The private rented sector will expand as a source of accommodation through which homelessness duties will be fulfilled; this and its role as a quality housing solution brings a need to work with the sector to improve standards
- Some of the poorest housing conditions are experienced by the most vulnerable people in the city: by tackling poor housing a major contribution to other aspects of citizen wellbeing is made
- Improving housing conditions helps to improve health and reduces the call on resources from health services
- Empty homes are a wasted resource and can be a source of significant nuisance to people living close by them
- Well maintained homes in clean and safe neighbourhoods support citizen well being and community cohesion; key elements for succeeding in the neighbourhood transformation agenda

Background: what is shaping our approach?

National policy drivers

In 2009 the Audit Commission published a major policy document about housing entitled *Building Better Lives*. In the release accompanying the document, the Commission said:

> *Building Better Lives finds that councils feel pressured into focusing on building brand new housing - 94 per cent of councils have prioritised new and/or affordable housing targets through their local area agreements, but fewer than a third prioritised targets relating to their existing housing stock. This is despite the financial savings, environmental improvements and social benefits of doing so. If councils thought of housing more broadly, they could do more to combat poverty, ill-health, educational under-achievement and help strengthen their local communities. The recession makes a strategic view of housing all the more important.*

This statement and the ethos it promotes explains why we see taking a strategic approach to **all** housing as so important in Nottingham. We want to deliver new homes where they are needed and in order to boost economic growth, but we also want our existing stock and its improvement to contribute to Nottingham's wider ambitions.

Since the Coalition Government came to power there has been a radical shift in housing policy across all tenures. In terms of the existing housing stock the key drivers are:

Localism Act

The Localism Act contains major reforms to social housing, including the introduction of fixed term "flexible" tenancies as opposed to the traditional lifelong social tenancy. It also gives local authorities the power to discharge a full homelessness duty into the private rented sector. This has major implications for standards within the PRS, as the accommodation being offered must be of an acceptable quality.

English Housing Strategy

Within "Laying the Foundations", although the highest level priorities are about getting new homes built and stimulating the economy, there is also significant attention given to the existing stock. This is in terms of two key aspects:

1. bringing long term empty homes back into use
2. delivering improvements to the private rented sector as its importance increases

Welfare Reform

The Government's changes to the welfare benefits system have significant implications for housing in both the social and private rented sectors. They will affect the type and size of housing people in receipt of benefits will be able to access, leading to social housing providers needing to reconsider occupancy levels within their stock, and private rented landlords potentially needing to adjust their portfolios.

Energy Act

The Energy Act brings into operation the Government's flagship energy scheme, the Green Deal, or "Pay as you Save". This will enable householders to borrow money to pay for energy efficiency measures in their home and pay it back through the savings accrued on their energy bills. The main efficiency measure which will feature in the Green Deal is solid wall insulation. There will also be a continuing

requirement for energy companies to fulfil their responsibilities towards energy efficiency through the new Energy Company Obligation (ECO).

The situation in Nottingham

Nottingham presents a mixed picture in terms of housing standards:

- The decent homes standard is still to be achieved in the City Council's stock – 30% still remains to be made decent
- The decent homes standard has been largely achieved in the housing association sector
- Levels of decency in private sector homes have improved, but housing in both the private rented and owner occupied sector can slip out of decency and below standards defined within the 2004 Housing Act
- Nottingham experiences moderate levels of overcrowding in its social housing. As at 27th April 2012 there were 363 transfer applications where existing NCH tenants were classed as being overcrowded (having fewer bedrooms than they need), with 28 being severely overcrowded (requiring a further 2 or more bedrooms)
- There is good performance in terms of the energy efficiency of the social and owner occupied stock, but the private rented sector is more mixed, with some parts of Nottingham having PRS properties with very low SAP[5] levels. Only 7.2% of owner occupiers and 6.8% of Council tenants in receipt of benefits were found to be living in low energy rated homes. However, fuel poverty in private rented homes in 2011 was 160% higher than the all tenure average.
- UNIPOL has had a very positive impact on conditions in the student sector of the PRS (2,085 accredited properties). There have also been successes outside the student sector: The East Midlands Landlord Accreditation Scheme (EMLAS) has 56 landlords in Nottingham covering 262 properties. However, the overall coverage of accreditation in the city is only approximately 10 -12%.
- There is a moderately high level of long-term empty homes in the City

[5] Standard Assessment Procedure (SAP) rates the energy efficiency of a property by looking at its construction type, fuel supply, energy efficiency measures installed etc

What we want to see in Nottingham in the next three years

1. Social Housing

Decent Homes

Over the past 7-8 years in social housing, physical standards have been driven by the Decent Homes programme. In the housing association sector in Nottingham the decent homes standard has been achieved in 99% of homes, so the key objective here will be to maintain that level. The decent homes standard in the Council-owned stock in Nottingham has been delivered via an "elemental" rather than 'whole house" approach, with specific elements within the Secure, Warm and Modern components of the programme undertaken in geographical areas of the city at different times. At the end of 2012, this leaves approximately 30% of homes still awaiting work to make them decent. Nottingham City Homes has adopted a streamlined approach. Because a home will not be counted as decent until the last element is fitted, the decency figure will not reduce dramatically until towards the end of the programme in 2015.

In late 2010 the Government announced that authorities with a decent homes backlog (such as Nottingham) would be required to re-bid for funding to complete their programmes. Nottingham was relatively successful in this and secured funding from the Homes and Communities Agency which, along with City Council funding to support the programme will ensure that all of Nottingham's stock has been made decent by 2015. It is a priority for Nottingham City Homes to complete the decent homes programme.

Once decency is achieved (as with the housing association sector) the aim will be to maintain these standards. In partnership, the Council and Nottingham City Homes will develop an Asset Management strategy within a 30 year HRA Business Plan to address the continuing maintenance needs of the stock.

Housing Management

The improvement of the physical condition within the stock is not the only aspect of the approach to standards within our existing stock. It extends to social housing being managed in an effective way and the standard of service delivered to tenants.

The present Government has taken a keen interest in the reform of social housing, with an underlying belief that nationally the stock is not utilised efficiently. This is evidenced by high levels of both overcrowding and under-occupation, together with growing waiting lists of households unable to obtain a social tenancy. The policy response has been to provide social landlords with the tools to create more churn within their stock, such as flexible (i.e. fixed-term rather than lifelong) tenancies, and also to attempt to achieve a better match of property size to household needs via the housing benefit system.

In Nottingham, the response has been to continue to see social housing as a long term, aspirational tenure and the belief that communities are more secure and stable if residents see their home as long term and are not required to vacate it when their needs change, either economically or in terms of their household size.

The need to make best use of the stock is however recognised in the city and particularly the imperative to tackle overcrowding given its proven detrimental effect on the wellbeing of children and educational under-achievement. We will continue to take a pro-active approach to freeing up larger homes through incentive and encouragement to under-occupiers, and primarily by delivering a high quality alternative housing offer to older tenants. In addition, we will continue to improve the best use of stock and protect investment by ensuring that adapted properties are let to disabled people.

Overall standards in housing management continue to be governed by the regulatory framework established by the previous government under the auspices of the Tenant Services Authority (TSA). The TSA is abolished under the Localism Act and replaced with a regulatory committee within the Homes and Communities Agency, and there are some significant changes to the framework being introduced by the present government. Essentially, however, social housing providers continue to be required to meet key standards in the delivery of their services, and in Nottingham all providers are committed to achieving the highest standards possible within the framework, with key performance indicators aligned to it. A key part of the regulatory framework is the concept of "co-regulation", with tenants at the heart of the performance management of social housing providers. The main tool for co-regulation will be tenant scrutiny panels looking at provider performance across all activities.

2. The Private Rented Sector

The traditionally held view of the private rented sector (PRS) as a tenure of last resort and as such a poor quality option is disappearing. Lack of affordability in the owner occupied sector and the inability of many low to middle income households to access mortgage finance is changing the role of the PRS. The PRS is now the most accessible and affordable option for many. Therefore, a thriving, high quality, accessible, affordable PRS which can provide an attractive housing offer to people who wish to come to Nottingham to live and work is needed. The sector can also play a part in ensuring that Nottingham retains graduates and professional people who might otherwise have looked to find accommodation outside the city.

The PRS is a hugely important source of accommodation for students studying at either of Nottingham's top-rated universities. Because of the issues this raises such as the proliferation of Houses in Multiple Occupation in certain parts of the city, and the perceived imbalance of communities, the student market tends to dominate the debate about the PRS. In reality, the student market constitutes only about 35% of the PRS; furthermore the issues are often quite distinct from those within the non-student part of the sector.

A major driver in our approach to the PRS is the power introduced by the Localism Act 2011 for housing authorities to discharge a homelessness duty via the offer of a private rented tenancy. In order to make full use of this power, and to ensure applicant satisfaction with accommodation, it will be necessary to further develop relationships with landlords to deliver a supply of quality homes for this purpose.

As we have seen, housing conditions in the social sector have improved dramatically through the decent homes programme, and social housing is now an exemplar of

high quality in rented housing. However, social housing constitutes only 29% of the city's stock; of the remaining 71%, (of which 45% is owner occupied and 26% private rented), conditions are very variable. There are some excellent landlords providing very good quality homes in the private rented sector, but there are also some very poor conditions, and this was a prominent issue in the BME Housing Inquiry. Additionally, the sector houses some of the most vulnerable people in Nottingham, and although rents are rising and housing benefit changes are increasing the overall cost, private renting remains the affordable option for many. It is a priority for the city to support the PRS, therefore.

Our approach to improving the PRS will be a mixture of pro-active engagement with the sector and, where necessary, enforcement. It is a commitment of the City Council to tackle the issue of "rogue" landlords, and it is recognised that it will be largely by using enforcement powers contained within the Housing Act 2004 that the worst landlords will be dealt with. However, we believe that by encouragement, incentive and engagement we can lift the overall standard offered by the sector to levels already being achieved by good landlords in the city.

Accreditation

Our key tool in lifting standards will be landlord accreditation. An accreditation scheme was recommended in the 2009 BME Housing Inquiry. There are already two successful schemes operating in Nottingham, UNIPOL for student housing, and East Midlands Landlord Accreditation Scheme (EMLAS), delivered by Decent and Safe Homes (DASH). However, there is a need to make access to accreditation easier and to make the benefits to landlords clearer. We therefore, intend to bring the existing schemes under an overall umbrella of a "Nottingham Standard", which will leave the current schemes unchanged in the way they operate but both able to carry a Nottingham Standard certification mark. Properties that have been licensed under HMO legislation will also be able to carry the kite mark, subject to a few additional requirements. A register of landlords meeting the standard will be maintained giving a reference point and confidence to citizens seeking accommodation in the sector. At the same time we will seek to augment the level of service currently offered by DASH in the city in order to expand coverage of accreditation.

We recognise that private landlords must be involved in our efforts to improve the sector, not just "done to". The PRS represents a significant part of the local economy, with a turnover of several million pounds per annum. This is a significant investment by landlords, and just as the Council seeks to engage with a number of businesses in Nottingham in order to support economic growth, so should it with the PRS.

Houses in multiple occupation

Houses in multiple occupation (HMOs) make up approximately 25% of the PRS in Nottingham, and the vast majority are occupied by students. It is clear that in certain parts of Nottingham there are over-concentrations of student HMOs, leading to a clash of lifestyles and conflicting or disparate needs between longer standing residents and the relatively transient student population. This is one of the most striking examples of an unbalanced community. In order to manage the future growth and distribution of shared housing across the city, the Council has made a city-wide

Article 4 Direction, making it a requirement to seek planning permission to change the use of a family dwelling to a HMO.

There can be no doubt that a shortage of attractive options to shared student housing has contributed to the over proliferation of student HMOs in parts of the city, particularly those close to the University of Nottingham (although student preference is also a factor). In the Supply theme of this plan we look at how we will seek to increase the supply of attractive, good quality, purpose built student housing in order to provide an alternative and so prevent further family housing being lost.

The Council has carried out the mandatory licensing of HMOs with three or more storeys and five or more unrelated people. It is exploring the benefits of additional licensing, which would mean that in a designated area where the evidence shows that HMOs are a significant cause of negative neighbourhood impacts *any* HMO would require a licence. In order to be granted a licence a property must meet a number of safety standards, and the landlord must be judged a fit and proper person to manage such a property. In this way, licensing helps to improve standards in HMOs and force owners unwilling to comply to leave the market.

HMOs in some parts of the city have become home to significant numbers of migrants, particularly from Eastern Europe. Residents in these properties are often on very low incomes and unaware of the minimum conditions which should be found in HMO accommodation. This is most notable in Sneinton. Here, via funding from the Government's Migrant Impact Fund, partners have worked with this community and the landlords of these properties to improve conditions and raise awareness of residents' rights and responsibilities.

It is important to stress however that HMOs are a vital component in Nottingham's housing market. They deliver a flexible, affordable housing solution for younger working people and also the major option for people who are in receipt of benefits and are renting at Local Housing Allowance rates. This has become an even bigger potential market with the raising of the threshold for the single room rate of LHA from 25 to 35 years of age. There will be a growing demand for HMO accommodation, therefore, and it is essential that the council works in partnership with landlords to support and encourage the delivery of good quality, non student HMO accommodation.

Tenant empowerment and tenancy relations

We also want to ensure that tenants within the PRS are protected, empowered to assert their rights and know what to do if conditions within their home are poor. There is a need to review what advice and tenancy relations services are available to PRS tenants in Nottingham. Evidence suggests that there is a lack of cohesion between advice services in Nottingham potentially leading to ineffective provision of services, inaccurate advice, inaction, and service user frustration. Tenants can remain trapped in inappropriate situations; poor accommodation providers are not being addressed or held accountable. Tenants need to know their rights or even where to go to find them. A more coordinated approach to the delivery of advice services could provide the necessary knowledge and force to push poor private rented housing out of the market.

Tenancy relations work both ways, as well. Tenants need to be fully aware of their responsibilities and landlords are entitled to expect good standards of conduct and care for their properties from tenants.

We will use the Nottingham Standard (see above) as a way of setting out the standards which tenants should expect to receive in the PRS, and the means of redress should these not be met.

3. Owner Occupied Homes

The owner occupied sector in Nottingham, whilst smaller than the national average, is the biggest tenure in the city at 45%. Whilst the maintenance and improvement of such homes rests clearly with the owner, not all have the resources necessary to go about repairing or improving their homes, due to a number of factors such as low income, old age, disability or illness. As we have seen in the review of achievements from the previous housing plan, clear progress has been made in Nottingham in assisting such vulnerable homeowners to make their homes decent. However, there remain a significant number of homeowners who have serious issues of disrepair (Category One hazards[6]) in their home but cannot afford to carry out work unassisted.

Over the past five years limited funding for private sector renewal has been available through the Communities and Local Government's regional housing pot. This has been the main way in which Nottingham has achieved decent homes for vulnerable owners, with a range of partners including Age UK acting as the city's Home Improvement Agency (HIA) and Nottingham Energy Partnership (NEP) delivering on the ground. This funding has now ceased and there is effectively no direct funding for improvements to private sector housing. This is a cause of major concern as lack of investment now will store up problems for the future with implications that go beyond housing, namely the health of older homeowners. The challenge is therefore to find the mechanisms through which private sector improvement can be funded in the future.

The response to that challenge has already begun. In 2008 a fund was established from the regional housing pot to pilot the use of low cost equity loans in the region as a way of funding private sector home improvement. The Council partners moved to a "loans first" policy (as opposed to grants), and has now assisted 42 homeowners with category one hazards to carry out work to their homes. This has been by offering "soft" loans with a charge on the property, only repayable when the home is sold. In the longer term the scheme will provide a recyclable fund for future loans.

The pilot will be completed and evaluated at the end of 2012/13. Partners are already exploring ways in which it will be possible to sustain a loan scheme at lower cost to owners than the high street. In its housing strategy, *Laying the Foundations*, the Government states:

> *We are working with industry to stimulate attractive financial products in order to help older homeowners release equity safely to maintain or adapt their homes; and to produce sector-led guidance on giving financial advice for HIAs and local authorities working with older homeowners.*

[6] Under the Housing Health and Safety Rating System introduced by the Housing Act 2004.

It is clear from this that the Government sees equity release as the key tool in supporting home improvement for older people. The experience gained through the city's pilot and its evaluation will put Nottingham in a strong position to take full advantage of new initiatives in this area.

4. Energy Efficiency and Affordable Warmth

Making our homes more energy efficient, thereby reducing fuel bills and reducing fuel poverty is a key element in improving the standard of the existing housing stock in Nottingham. There is also the driver of cutting carbon emissions and thereby slowing down the impact of climate change. In July 2012 the Government issued fresh guidelines on how local authorities will be expected to use their ability to improve the energy efficiency of all residential accommodation in their area, and report on this on a regular basis.

Fuel Poverty

Much has been achieved in improving the energy efficiency of homes since the previous housing plan in 2008. Using National Indicator 187[7] as the measure, fuel poverty has been reduced by 43% between 2009 and 2011. Progress has also been made with increasing the proportion of higher energy rated homes (over 65 SAP).

The approach has been different according to tenure: in social homes the Decent Homes programme has been the main delivery vehicle; in the private sector the Nottingham Warm Zone programme, delivered by Nottingham Energy Partnership has made huge progress in delivering energy efficiency measures such as loft and cavity wall insulation via the Carbon Emissions Reduction Target (CERT) obligations on utility companies. Nottingham has also taken full advantage of the Community Energy Saving Partnership (CESP) initiative to deliver solid wall insulation in council homes and some private properties via a partnership between Nottingham City Homes and NEP. In terms of both reducing bills and increasing renewable energy usage, Nottingham City Homes has achieved the installation of photovoltaic panels to 1700 council homes, giving free electricity to tenants and income to the council via the Government's Feed –in Tariff.

All of this activity has helped us to achieve major reductions in fuel poverty, as seen earlier in this document. As seen above however, our data tells us that there is still much to be done, particularly in the private rented sector. Our priority over the term of this plan therefore, will be to work with PRS landlords and tenants to achieve greater levels of energy efficiency in the stock and help to reduce fuel bills for tenants. The other key objective will be to maximise the impact of the Government's pay as you save scheme ("the Green Deal") primarily to deliver solid wall insulation in Nottingham's 75,000 residential properties with solid walls. It is a commitment of the City Council to double the number of homes with solid wall insulation over the term of the administration.

Reducing carbon emissions

[7] National Indicator 187, which was part of Nottingham's Local Area Agreement, measures SAP levels of properties occupied by low income households (in receipt of Council Tax Benefit) as a measure of fuel poverty

As well as seeking to achieve affordable warmth and reducing fuel poverty, the city has very clear ambitions to reduce carbon emissions as part of its strategy to lessen the impact of climate change. The City's Energy Strategy has a target to reduce domestic CO2 emissions by 36.7% by 2020 through energy efficiency measures. The city will need to take full advantage of the programmes that will be available to improve energy efficiency and increase the use of renewable energy technologies in the next few years.

5. Empty Homes

Nottingham has a significant number of long-term empty homes, but their distribution across the city's wards is uneven, with those with more older housing being particularly affected, e.g. Arboretum, Bridge, Mapperley and Radford & Park.

This is a key area in which the existing housing stock can be used more effectively to increase supply thereby reducing the need to build new homes. Bringing long term empty homes back into use also has benefits for communities as they are often the source of nuisance and antisocial behaviour.

The Government has shown a commitment to the issue of empty homes in two ways: through the payment of New Homes Bonus (see page 59) for properties brought back into occupation, and the provision of funding through the Homes and Communities Agency as part of its affordable homes framework. Part of the latter strategy is to encourage community involvement in returning empty homes back to use.

Enforcement also exists as a tool for tackling empty homes: Nottingham has used compulsory purchase as a way of dealing with the worst cases; it has yet to implement the option of Empty Dwelling Management Orders (EDMOs) and will look to find a mechanism and management partner to deliver these.
We will continue to use a mixture of encouragement, support, advice and enforcement to tackle empty homes, as well as seeking to maximise the financial initiatives available.

An outcome –focused approach: Improving Housing, Improving Health and Helping Children to Thrive and Achieve

It has been noted already that the delivery of good housing and related services supports a number of the city's wider objectives. It is in the delivery of this priority of the Housing Nottingham Plan that the contribution to improving our citizen's health and supporting our children's wellbeing comes to the fore.

The strong link between housing conditions and the health of the population has been established for well over a century: by raising housing standards and eliminating the most negative aspects of it such as damp, cold and overcrowding, a number of the causes of ill health are also eliminated or reduced. Enormous progress has been made in all tenures to achieve this both nationally and locally, with the decent homes programme in social housing being at the forefront of this. Locally, the impact of the programme on health has been evaluated and the clear

benefits demonstrated[8]. Such learning lends weight to initiatives across other tenures as mechanisms to improve health, prevent illness and make savings to the cost of treating illness further down the line. The role extends to the reduction of health inequalities – as the Marmot Report [9]says:

> *"The housing sector has a strong and visible role in tackling health inequalities"*

This plan highlights the vital role that housing plays as a determinant of health: In the words of one recent report it is:

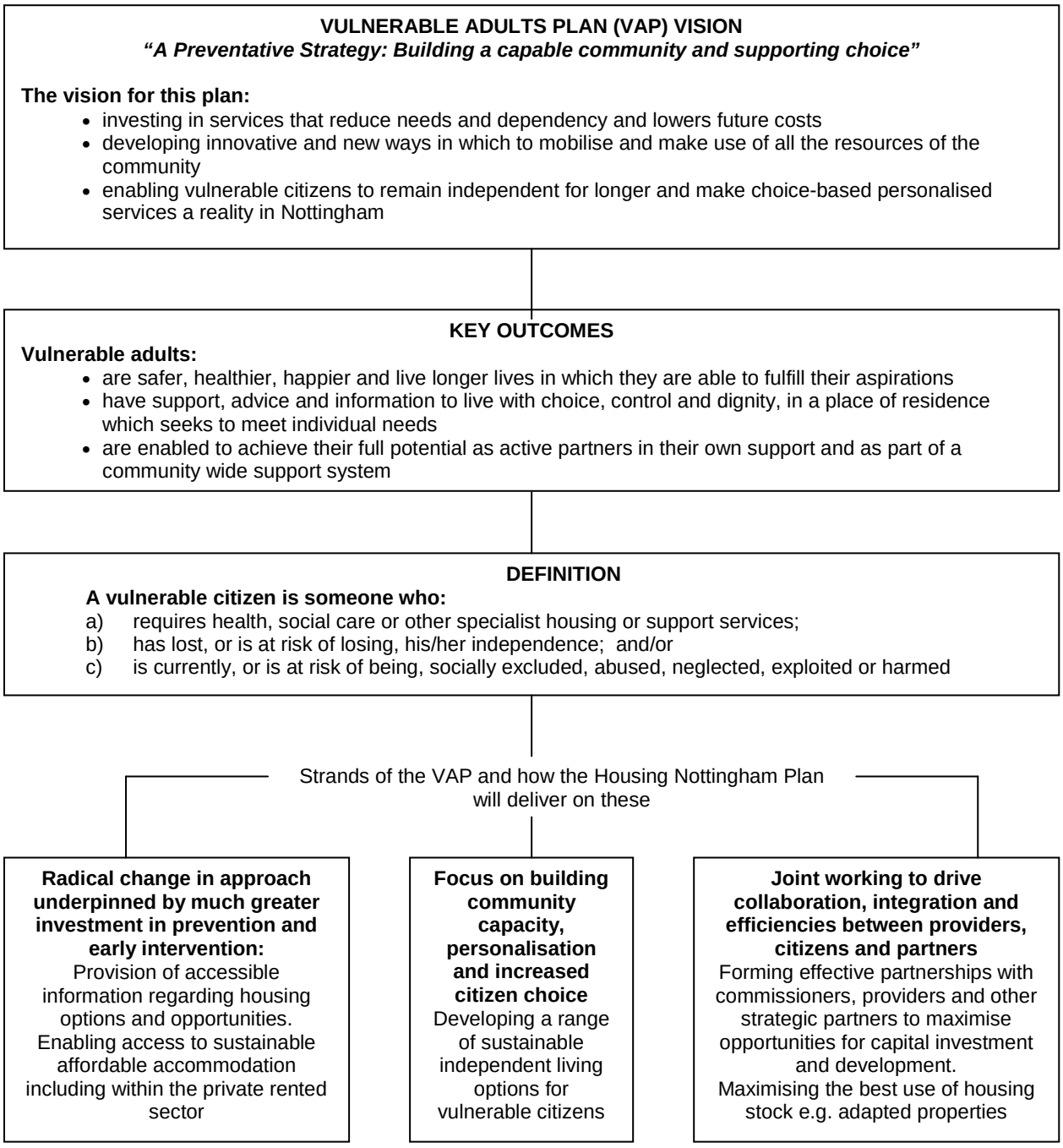
> *"… a key partner in delivering quality and cost effective solutions that address poverty and multiple deprivation – the root cause of persistent health inequalities"*[10]

Likewise, it has been shown that the provision of safe, warm, stable housing which is not overcrowded helps children to thrive and attain academically. Nottingham has had a particular focus on tackling overcrowding through its successful CLG-funded Overcrowding Pathfinder programme. This has focussed on releasing underoccupied housing by offering assistance to downsizers, and by helping overcrowded tenants to make better use of space within their homes through in situ solutions. We intend to continue this approach, supported by continued CLG grant for this purpose.

[8] Decent Homes Impact Survey, Nottingham City Homes/Nottingham Trent University – Nov 2011
[9] M Marmot (2010) Fair Society, Healthy Lives
[10] A Foot in the Door: A Guide to Engaging Housing and Health (Northern Housing Consortium, 2011)

Theme Three:
Addressing Specialist Housing Needs and Support

The previous two chapters have explored Nottingham's ambitions regarding the supply of new housing and the improvement of existing housing across the housing market. However, Nottingham is home to a diverse range of people with widely differing and changeable needs associated with age, health, disability and levels of vulnerability and the City has a responsibility to offer housing provision which is flexible and reflective of this. This theme seeks to identify, understand and respond to the changing needs of individuals who require specialist housing and support. In delivering this part of the plan we will be helping to achieve one of the three primary outcomes of the Vulnerable Adults Plan (VAP) for Nottingham City 2012-2015: "*That vulnerable adults… have support, advice and information to live with choice, control and dignity in a place of residence which seeks to meet individual needs."* The following chart shows the relationship between the VAP and the Housing Nottingham Plan:



Why this is so important

- Nottingham is a City with high levels of deprivation
- Local demographics are changing with numbers of vulnerable people increasing
- Reductions in the Supporting People element of the Local Authority Formula Grant have led to a reduction in the supported accommodation provision in the City and the loss of a number of services which support vulnerable people to live independently
- Changes to government policy, particularly elements of the Welfare Reform Act, and Localism Act impact on vulnerable people disproportionately
- The effects of the recession also impact disproportionately on the vulnerable and the homeless and push more people towards reliance on local services to offer them advice, assistance and support in meeting their housing needs
- The Health and Social Care Act 2012 confers new responsibilities on local authorities to commission health improvement services to improve the health of their citizens. Specific outcomes from the Social Care and Public Health Outcomes Frameworks include the monitoring of the percentage of adults with mental health problems and learning disability in settled accommodation and the number of households who become homeless.

The situation in Nottingham

- Compared to the national average, Nottingham has higher levels of adults with learning disabilities (LD) including those living in care as oppose to living independently
- Of the people aged over 65 in Nottingham, there are slightly more people aged over 80 in Nottingham than the national average. Analysis also suggests that there is a higher than average proportion of these who are reliant on state support
- Nottingham has a high number of citizens (including young people aged 18 and under) with a mental illness. However, in contrast Nottingham has the second lowest rate of secondary mental health service users in settled accommodation in the East Midlands
- More people are in need of housing related services. The number of people presenting at Housing Aid has increased by 32% since 2009. The most prevalent service required is consistently housing advice and assistance with just over half of people who approach to housing aid requiring this service
- A recent Disabled People's Housing Needs Study[11] estimated an increasing number of people with physical disabilities in the city who need homes and facilities to meet their needs. By 2015 it is estimated that 1055 to1197 households in the city with a disabled member will be in unsuitable accommodation with unmet needs and will require measures to be able to remain in their home or move to a suitable property.
- Homelessness in Nottingham is increasing, including growing presentations for assistance from young people and people with mental health issues, learning disabilities and physical disabilities

What we want to see in Nottingham in the next three years

[11] Disabled Housing Needs Study – An Assessment of the Housing Needs of People with Physical Disabilities. Nottinghamshire and Derbyshire Strategic Housing Local Authorities, Overarching Report, September 2012

Preventative services and early intervention

Prevention and early intervention are fundamental principles to follow when considering how to improve specialist housing and support. Simply, a proactive approach which identifies and targets appropriate provision to meet the needs of Nottingham's vulnerable citizens can assist them in maintaining their independence and personal housing choices and prevent the need for financial and emotionally costly interventions at times of crisis. An early intervention or 'spend to save' approach is equally important to ensure assistance for those people who are just falling below the threshold of a 'priority group'. Recognising that an early focus on low level support provision options now will not only be a form of potential housing need / homelessness prevention further down the line but it will also assist in managing the increases in demand for the remaining services for priority groups. In addition, solving one difficulty at an early stage could lead to the prevention of knock on effects if the problem was left unresolved which would put further strain on a whole range of service areas in the future.

Homelessness

Prevention and early intervention are central to Nottingham's homelessness strategy. NCC's current homelessness strategy remains in effect until 2013 and alongside homelessness prevention focuses on reducing homelessness and minimising occasions of repeat homelessness.

A current and successful example of homelessness prevention and early intervention is the Nottingham City Sanctuary Scheme which is a service providing assistance to survivors of domestic abuse. The Sanctuary Scheme is a collaborative partnership bringing together statutory and voluntary agencies to enhance the home security at a survivors address and at the same time providing a safety planning and support service. The scheme has not only proven invaluable in enabling survivors of domestic abuse to remain in their own homes, surrounded by their support networks and maintaining lifestyles as oppose to moving to an alternative address, it has also proven hugely cost effective to the range of statutory and voluntary agencies who would be likely to become involved at a later stage in assisting the survivor and their household. This scheme is a clear example of methods of prevention and early intervention achieving multiple benefits, not only for the citizen but also to save agencies from further costs and complications in the longer term.

The renewed strategy will sit in changing and challenging times against a backdrop of recession, substantially reduced resources, more limited service provision due to decommissioning of hostels and other supported housing and radical changes in national policy. As an early intervention strategy for all of Nottingham's citizens the renewed homelessness strategy will aim to anticipate the impact of welfare reform and what the introduction of the Localism agenda means locally. This will be achieved through a thorough understanding of the local demographics, housing market and citizen needs gained largely from extensive partner, stakeholder and service user consultation.

The renewed homelessness strategy will adopt models of early intervention and prevention to address the needs of the wider community affected by the changing and challenging climate they are living in. The strategy acknowledges the good practice and ongoing success of interventions such as the complex families agenda and considers applying similar principles to address the housing management function for hard to house single people with complex and multiple needs. Flexible accommodation, support and care options will be needed.

There is a recognition that some people may require additional support, advice and assistance (maybe for the first time in their lives) to help them meet their housing needs and prevent them from facing homelessness.

Some citizens may not have specific support needs, but simply require guidance in identifying their options because they seek housing in a time where the ability to access mortgages, the private rented sector and social housing is more complex. Their emerging needs could place further demand on services such as debt advice, counselling for substance misuse or mental health difficulties, mediation to help with relationship and familial breakdown situations, services offering support around accessing benefits and education, training and employment options. In addition, there may be increased demand for housing advice services to offer low level assistance for people in retaining their accommodation, maintaining tenancies, understanding accommodation options or seeking and accessing accommodation.

Learning Disability

Prevention and early intervention are also important approaches to follow when considering how best to respond to the needs of adults living in Nottingham with learning disabilities (LD).

Many adults with LD continue to live at their family home until their parents either become too infirm to care for them or the parents die. If this situation occurs suddenly or no provision has been made for these circumstances, emergency rehousing for the adult with LD is required. Often in Nottingham, residential care emerges as the only viable option here, particularly if the person's LD is severe and profound. Too often in these circumstances the emergency placement can be outside of the City and away from the person's supportive community of family and friends. Alternatively, if the person's LD are not high enough to meet the threshold for residential care they could end up in unsuitable, generic temporary accommodation projects or be rushed to move out of supported specialist accommodation into independent living even if their capacity for independent living skills has reached a plateau.

Networks

Living Support Networks play a role in prevention and early intervention through enabling support for a network of vulnerable people living in a defined area. Network members have varying needs, and are supported by a volunteer, also living in the area. The volunteer is in turn supported by a wider organisation such as the charity, KeyRing. Networks support members flexibly, as well as facilitating members to support one another and link with the wider community. External support (over and above the living support network), can often be reduced or withdrawn over time, as the network both supports the members and acts as an early detection 'safety net' when needed. Nottingham is currently piloting two living support networks.

Assistive Technology

The themes of early intervention and prevention have been intrinsic within recent developments in supporting older people in their homes. For example, the Telecare system (assistive technology) has helped 2000 people in Nottingham sustain independent living by giving early warning signs of crises. Expansion of further early intervention initiatives such as the Telecare systems will be explored as an option to enable Nottingham citizens to remain in their own homes. The PAD scheme, a partnership between the Council and NHS continues to provide preventative adaptations to reduce falls and help older people remain independent at home.

Building and supporting community capacity

"Building community capacity or enabling citizens and communities to have a key role in meeting their own needs and aspirations, is integral to the delivery of the 'Localism' and 'Big Society' agendas and providing the building blocks through which to transform Nottingham neighbourhoods" Nottingham Vulnerable Adults Plan

Building community capacity is essential in times of reduced resources and growing need. Citizens working collectively to provide low level support services will allow the limited funding provision to be targeted at the higher needs. A successful example of this in practice is the Nottingham Circle initiative. The project is a members only social enterprise group for people aged 50 years and over which functions by community members providing each other with services to assist in helping to meet one another's low level needs. Examples of the support available are gardening, housework and DIY and assistance with using and learning new technologies. The benefits of such as scheme are far reaching, not least in creating and maintaining community cohesion but also in allowing stretched statutory and voluntary services to be directed towards the most in need whilst people with low level support needs are assisted and empowered to remain in their homes and neighbourhoods for longer.

Living Support Networks, mentioned earlier, also build community capacity by enabling members to support one another and take an active role in their communities.

Housing and services that reflect personalisation and citizen choice

Government papers produced over recent years have continually emphasized the need for improving the offer of real housing choices to adults with learning disabilities, physical disabilities and older people to enable them to live full and active lives, make choices that mirror their lifestyles and circumstances and to retain their levels of independence. There is a need to work with housing providers and other landlords to develop pathways and a range of sustainable housing options for Nottingham's vulnerable adults.

Much of Nottingham's social sheltered housing stock was built in the 1960's and 70's has now become unsuitable and unsustainable as accommodation for many older citizens. Particularly impractical are first floor flats without lift access. In addition, demand for the units is consistently in decline with many older people indicating a preference for the extra care 'retirement village' model of accommodation when they want or need to move out of their existing home.

Nottingham's aspiration for older people is for a home for life. Partners in Nottingham believe that the retirement housing offer needs to be flexible, sustainable and available in all tenures in order to suitably accommodate and equally as important to appeal to older people with a variety of needs and available resources. The offer available should instil confidence in people that if they choose a retirement home at 60, as their needs change and develop over time, they can continue to be accommodated in their own home. This will also require the commissioning of flexible care and support provision, expansion of the use of assistive technology and the encouragement of community based schemes and opportunities to enhance social inclusion and address isolation.

With much of the existing social sheltered housing stock no longer seeming fit for purpose for older people, consideration should be given as to how the schemes could be transformed. Options to explore would be to adapt the allocation of the accommodation to adults with low

level learning disabilities or mental health issues who would benefit from the additional security and community support. Should this be a successful approach, the utilisation of existing stock and the exploration of new purpose built development opportunities should be further expanded across both social and private housing sectors to improve the range of suitable housing options in all areas of Nottingham.

Co-productive partnerships and collaborative working

Collaborative working is widely considered as the most effective method to identify needs, alleviate barriers and coordinate information sharing, resources and support to achieve quality results for service users, particularly vulnerable people with potentially multiple and complex support needs. This housing plan recognises that its ambitions for its citizens can only be achieved through joint commissioning, enhanced partnership working and coordination of service delivery. With reduced funding across sectors and cross-cutting issues affecting vulnerable people, it is crucial that agencies and departments work together to achieve outcomes. When considering how to deliver a specialist housing and support provision that is suitable, accessible and sustainable for the citizens, no service area can claim to have the resources, skills, experience and knowledge to provide this in isolation. Specialist housing will for example, accord with planning policy in the local plan.

Nottingham recognises the importance of collaborative working in response to achieving national policy priorities. The national Housing Strategy and inter-ministerial report: Vision to end rough sleeping: No Second Night Out nationwide sets out a priority of homelessness prevention through tackling rough sleeping and ensuring that no one is street homeless for a second night. Nationally levels of Rough Sleepers are increasing and are predicted to rise further as the staggered impact of the recession and Welfare Reform measures further take effect. However, locally partners in Nottingham have for some time been proactive in their coordinated approach to identifying, assessing, accommodating or reconnecting anyone found rough sleeping in the City and this has successfully minimised the numbers spending a second night street homeless. The joining up of services between local voluntary and statutory partners has been intrinsic to managing continued low levels of Rough Sleeping in the City and without this approach Nottingham may have seen rising levels similarly to elsewhere in the country. Therefore, it is important to remember this when looking at commissioning decisions. Cuts in funding leading to the decommissioning of bedspaces or services in the city would present a challenge to partners in maintaining the successful record of intervention when it comes to reducing Rough Sleeping.

A coordinated response to how welfare reform and localism are going to impact is required to minimise negative effects on vulnerable people and the undermining of previous achievements. For example, Nottingham has worked hard in recent years to develop effective relationships with landlords within the private rented sector. As the sector grows in importance and demand, the further development of these partnerships is essential to ensure that vulnerable people are able to access the sector and are suitably accommodated and supported.

Nottingham is working towards providing personal budgets to all citizens receiving social care funding. To aid housing development the impact of the use of personal budgets will be taken into account when considering the funding of service provision, in particular the provision of on site care and support. This too will require a fully joined-up approach amongst the agencies concerned.

Neighbourhoods – our overall contribution

Better housing, better neighbourhoods

Virtually everything we do as housing agencies impacts on our neighbourhoods. If we achieve the objectives of this plan we will make a considerable contribution to the improvement of our neighbourhoods, as identified in the Nottingham Plan

Better partnership working to improve neighbourhoods

"Housing" is about far more than bricks and mortar: housing providers across all tenures can be major players in the success of neighbourhoods, helping to create safe, clean, attractive and thriving communities. The engagement with citizens carried out over the summer and autumn of 2011 indicated how much local people are concerned with the quality of their local environment as much as the quality of the home they live in. The challenge for housing partners is to better co-ordinate their activity in the neighbourhoods in which they work and link more effectively to the other agencies working in partnership in those neighbourhoods.

A recent report by the Joseph Rowntree Foundation has demonstrated how neighbourhoods should be the key focus for localism, and how partnership working is key to its success:

> *"Partnership structures (can) bring together agencies such as the Police, council, housing associations and others to tackle problems that no single agency could hope to solve alone. Together they (can) tackle littering, fly-tipping, crime, antisocial behaviour, using a flexible approach, and targeting hotspots based on sharing information"*[12]

We need to help to shape neighbourhoods to be places that people identify with, are committed to, have a sense of ownership about, and want to pro-actively choose as places to live in and be proud of. There are some key ways in which we can make this happen.

Collaborative Approach

Housing providers already do, as part of their core activities, things that contribute to improving neighbourhoods. They typically maintain communal areas, invest and repair the homes they own and help their tenants maximise income to pay rent amongst other tasks. The way in which these tasks are delivered can contribute positively to Nottingham's objectives.

[12] *Working in Neighbourhoods, active citizenship and localism: lessons for policy-makers and practitioners*: JRF, 2012

Nottingham's approach is to use the strong commitment to partnership demonstrated through the Housing Strategic Partnership to bring parties together and make the HSP's objectives meaningful at the neighbourhood level.

Key areas where co-ordination will help to contribute to better neighbourhoods relate to neighbourhood regeneration; managing the local environment, open space and public realm, tackling crime and anti-social behaviour, a joined up approach to lettings, allocations and tenancy policies, connecting up resident involvement, engagement and empowerment.

The approach has to encompass privately owned properties to ensure that their contribution is made so that efforts are reinforced to the whole neighbourhood's benefit. This will mean using a mixture of encouragement, incentive and (as the last resort), enforcement.

There are existing partnership mechanisms to bring together housing providers in the city and beyond, most notably the Nottinghamshire Social Housing Forum (NSHF). These must be used as away of delivering shared neighbourhood objectives, and it is intended that NSHF will provide a focus for these.

Shared Delivery Approach

There may also be savings and efficiencies to be made through taking a more co-ordinated approach to housing management and maintenance in neighbourhoods. Instead of transferring the ownership of properties, the delivery of certain services could be carried out by one provider on behalf of others in an area.

The "bottom line" in partners' efforts will be improved service delivery to tenants irrespective of who their landlord is. It is undesirable that tenants living in social housing, perhaps next door to each other but each with a different landlord should experience differing levels of service. A joined up approach to service delivery at the neighbourhood level would seem to offer wider benefits. During the lifetime of this strategy there will be a dialogue with providers to establish if this approach could benefit residents in Nottingham.

In the following part of this section, examples of how this model can contribute to improved neighbourhoods are illustrated. They have been divided into topics that are regularly seen as core landlord services, and topics that are increasingly those which housing providers are called upon to address, but need to be delivered in partnership with other agencies.

Activity beyond traditional landlord services

Training and employment prospects

As significant employers and investors in management and maintenance of their housing stock social landlords can use their influence within their investment programmes to ensure that local people benefit in terms of employment and skills development. Improving skills, generating employment

and giving local people a chance to access that employment are important ways in which social landlords can help to tackle worklessness.

Environmental Sustainability

The City has a target to reduce domestic carbon emissions by 37.6% by 2020, one of the targets mentioned in its Energy Strategy 2010-2020. Providers can make significant contributions to carbon reduction through the choices they make about physical investment – for example, through energy efficiency, measures and heating and power systems. This should be implemented through routine maintenance and renewal, but also taking advantage of government initiatives to help fund such investment (such as the Green Deal).

Householders themselves can play a large part in living more sustainably. This will include such things as how energy is used within the home, how waste is recycled, and how appliances are chosen. Landlords can play a role in influencing the way householders use energy in order to help them save money, at the same time reducing carbon emissions. Landlords can also work with the city to help deliver Nottingham's Waste Strategy which seeks to maximise recycling and minimise waste.

Open Space Management and the wider public realm

Social housing providers manage considerable areas of open space in Nottingham, particularly on purpose built housing estates where communal land is a feature of the design and layout of the neighbourhood (this includes hardstandings, car parks, play areas, waste storage areas, drying areas etc as well as planted and landscaped spaces).

These areas provide valuable recreational and amenity land, but also have the potential to contribute positively to Nottingham's approach to green space and biodiversity. These are set out in more detail in the City's Breathing Spaces Strategy. These spaces can also make a positive contribution to a sense of neighbourhood, but if neglected, can undermine the quality of an area. Quality maintenance and upkeep of such spaces is an important contribution to both local neighbourhoods and the city as a whole. This requires a consistent and co-ordinated approach wherever possible. This could be another area where joint collaboration delivers better outcomes.

Empowerment of Neighbourhoods through Localism and the Big Society

The Government has placed a significant emphasis on empowering local people to be more involved in the running of their local community. Housing providers can work with local people to develop homes and services that meet community needs. As the powers set out in the Localism Act come into force, Nottingham will work with relevant parties to seek opportunities to make assets available to help develop community based initiatives that meet this model, where they are delivered through genuine community based organisations with roots in local areas.

Community cohesion / resilience

The disturbances which took place in England in the summer of 2011 revealed that some neighbourhoods are particularly vulnerable to violent disorder. It would be wrong to suggest that those involved either nationally or in Nottingham were exclusively from social housing areas; and indeed Nottingham did not experience violent unrest to the extent that other cities did. However, the economic and social circumstances experienced by poorer communities were undoubtedly an underlying factor.

After the Riots[13] the final report by the Riots, Communities and Victims Panel chaired by Darra Singh, Chief Executive of Jobcentre Plus, concludes that *'the key to avoiding future riots is to have communities that work*', and warns that unless immediate action is taken, riots will re-occur.

Housing providers therefore have a role to play in building greater resilience to this kind of disturbance, by focusing on the work they do to strengthen community cohesion, linking into community development and youth work being carried out in the City. The Chartered Institute of Housing has produced a report[14] on how social housing providers have developed initiatives aimed at engaging those most likely to become involved in ASB and violent disorder. These included:

- A mentoring scheme on a London estate aimed at some of the most challenging 14-16 year olds on the estate
- A housing association in Birmingham running a campaign against gang culture among 18-25 year olds
- A housing association in Essex setting up a youth academy to provide training, education and employment
- A scheme to support teenage fathers sustain tenancies and train as peer mentors for other young fathers

There have already been specific initiatives in Nottingham, too. Nottingham City Homes has initiated the following projects in response to the disturbances:

- Developed a youth engagement, employment and training programme in partnership with Nottingham Forest Kickz programme and other partners
- Developed employment opportunities aimed at marginalised young people and those at risk of offending within the high impact areas.

Improving Health

Earlier in the strategy the impact of housing conditions on improving health has been recognised. Investment in the physical fabric of homes will continue to deliver a variety of health related benefits for residents.

However, many key public health issues for Nottingham relate to 'lifestyle' choices which can be more acute in deprived communities. These include higher rates of smoking, poorer diet and reduced access to healthy foods,

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[13] *After the Riots,* The Riots Communities and Victims Panel, 2012

[14] *The Riot Report: How housing providers are building stronger communities* (CIH, 2012)

exercise and other opportunities for healthy living. Many of these are not traditionally areas where housing agencies have sought to influence behaviour. However, as the long term significance of these public health issues have emerged, there is a need for all public service agencies to play their part in helping address them.

Housing providers can play a larger role in influencing people's behaviour in relation to these aspects of public health, and this strategy seeks to encourage them to exploit opportunities to do so.

New housing improving the quality of neighbourhoods

New Homes Bonus

The Government has put in place the New Homes Bonus to encourage the delivery of new homes whilst ensuring community benefits to local authority areas. For each additional home on the Council Tax roll, the Government will pay the equivalent of six years' Council Tax to local authorities. By delivering more housing we are bringing additional investment to our neighbourhoods.

Design

The design and layout of new housing can make an enormous difference to the quality of a neighbourhood. As was seen in the Housing Supply theme of the plan, the city is developing a new design guide which will help to meet the manifesto commitment to create high quality safe neighbourhoods where people want to live.

Delivery, performance, resources and risk

Delivery through partnership: the Housing Strategic Partnership

The Housing Nottingham Plan is owned by the Housing Strategic Partnership, and will be delivered by the diverse members of the partnership. In order to achieve this, the HSP structure comprises a main executive group overseeing the delivery of the plan, along with two key standing sub-groups:

- Housing Supply
- Specialist Housing and Support

Additionally there will be task and finish groups as required to undertake specific pieces of work. These may have a geographical focus or might be topic-based.

Performance

Performance in the delivery of the plan's targets will be monitored by the Council's strategic housing service and reported to each meeting of the HSP's executive group. The group will consider risk associated with delivery and make recommendations in respect of any amendments to the action plan required.

Resources

Throughout this plan, where major initiatives have been identified to deliver key objectives, the resources that will be required have been identified. These are, primarily:

- HCA Affordable Homes programme funding
- HRA borrowing
- Other HCA grant, e.g. Empty Homes
- S106 sums
- Green Deal/ECO and Renewable Heat Incentive
- CLG Homelessness Directorate Funding
- Big Lottery Improving Financial Confidence fund

This does not preclude other resources being sought to help us to achieve our ambitions. The HSP will pursue other opportunities as they arise, using the strength of the partnership to lever in additional funding for the city.

Risk

There are numerous risks associated with the delivery of this plan. It will be the HSP Executive Group's role to manage this risk through regular reporting from those accountable for the delivery of its actions. The Executive Group will consider any necessary change or mitigating activity to address risk.

Delivery Plan

Theme	Objective	Action	How Measured	Delivered by	Accountable
Supply of new homes	Deliver 11,500 net new homes 2008-2020 (Nottingham Plan target)	Via activity below	Annual targets: 2012-2013: 3,590 net new homes built since 2008 2013-2014: 4,150 net new homes built since 2008 2014-2015: Target to be confirmed	HSP: NCH, RPs, Private Developers, Planning	*Sue Flack*
	Deliver more affordable homes	Affordable homes via RP providers developing the following sites: 1. Rosecroft Drive (23 units) 2. Gainsford Close (38 units) 3. Highbury Road (40 units) 4. Stonebridge Park (61 units) 5. Former Duffield Court site (16 units)	Complete by: March 2014 January 2014 August 2012 March 2015 March 2014	Asra Derwent Living Asra Asra NCHA	*Andrew Gregory*
		Housing Revenue Account new build programme	180 units by 2015 (Manifesto pledge)	Nottingham City Homes	*Nick Murphy*
		Deliver a new extra care scheme (Manifesto pledge)	September 2015	Development and Regeneration team, NCC	*Andrew Gregory*
		Build bungalows and other appropriate housing for older people (Manifesto pledge)	80 units by March 2015	Development and Regeneration team, NCC	*Andrew Gregory*

Theme	Objective	Action	How Measured	Delivered by	Accountable
	Increase private sector building presence in the city	Strategic interventions on "marginal" sites: 1. Highbury Road 2. Stonebridge Park phase 3 & 6 3. Kingsthorpe / Kildare 4. Meadows Crosswall 5. Meadows Arkwright Walk	 40 units by Dec 2013 104 units by Mar 2017 45 units by Sep 2015 50-60 units by Mar 2015 25-50 units by Mar 2018	NCC in partnership with private developers	*Andrew Gregory*
	Local people accessing local jobs through the construction of new homes	Enable developer partners to utilise a local workforce through the provision of an Employer Hub. Include the offer of apprenticeships, particularly for local young people	Targets to be established for the number of apprentices established in housing construction	NCC in partnership with private developers	*Nicki Jenkins*
	Plan an improved, well designed housing offer to make the city attractive and meet diverse needs and choices	Develop a design guide for new development	Design guide complete by end of 2013	NCC Development and Regeneration team, Housing Strategy team, Planning team, Adaptations and Renewals team	*Andrew Gregory*
	Enable the development of appropriate student housing	Develop a student strategy which identifies key development opportunities	Strategy and action plan complete by Spring 2013	NCC	*Sue Flack*

Theme	Objective	Action	How Measured	Delivered by	Accountable
	Enable the development of build to rent bespoke private rented housing	Sandfield Village development	Deliver 200 units by December 2015	UK Regeneration Ltd	*David Bishop*
	Fully understand future housing market needs of single people	Carry out a task and finish study of single persons' housing needs and supply, leading to the development of further proposals for actions	Complete by mid 2013	HSP	*Graham de Max*
Improving standards within existing homes	Improve standards within social housing	Complete and maintain decent homes	100% decency by 2015 and ongoing	NCH and RPs	*Nick Murphy and RP CEOs*
		Implement the housing elements of the Localism Act	Publish tenancy strategy and tenancy policy by Spring 2013; review allocations policy by Spring 2013	NCC and NCH	*Graham de Max*
	Address overcrowding and under occupation in social housing	Develop a pro-active and collaborative relocation scheme between social housing partners to support citizens to move to smaller properties from larger family homes	Target of 60 under occupied or over crowded households to be rehoused via Right size project per year	NCC, NCH, RPs	*Graham de Max*
	Respond to Welfare Reform	Assess and address the impact of changes brought about by Welfare Reform and deliver coordinated partnership responses across all tenures, including: • Focused public awareness campaign • Setting up a working group of housing providers to share	Minimised increase in tenants accruing	NCC, NCH, RPs, private sector, Credit Union NCC, housing providers NCH, housing providers	*Liz Jones / Lisa Black* *Sue Lomax*

Theme	Objective	Action	How Measured	Delivered by	Accountable
		information, best practice and coordinate a consistent response • Facilitating mutual exchanges in order for tenants to achieve "right sized" accommodation	rent arrears following implementation of reform Bedroom Tax: number of mutual exchanges facilitated	NCH, housing providers	*Sue Lomax*
		• Setting up budget accounts so that rent gets paid from Universal Credit	Universal Credit: number of households assisted with "budget" accounts through the Credit Union	Housing providers	*Peter Cowley*
	Raise standards in the private rented sector	Deliver the "Nottingham Standard" for private rented accommodation and bring more properties into accreditation	Scheme launched January 2013. Target of 540 PRS properties in the scheme by April 2014	NCC, landlords, Decent and Safe Homes (DASH)	*Graham de Max*
		Consult on the introduction of additional licensing of HMOs and act on the results	Complete consultation by March 2013; decision on introduction to be made by April/May 2013	NCC	*David Bishop*
		Empower private tenants to understand their rights and what they should expect from rented housing, and also their	Register of accredited landlords and guide for tenants as part of	NCC, landlords	*Graham de Max*

Theme	Objective	Action	How Measured	Delivered by	Accountable
		responsibilities as a tenant	Nottingham Standard –January 2013		
		Expand and enhance the private rented scheme delivered at Housing Aid to enable vulnerable citizens access to decent Private Rented accommodation	Scheme to be implemented by January 2013 with annual review	NCC, landlords	*Gary Harvey*
		Enforcement and compliance action to improve conditions in at least 200 residential properties annually through the removal of Cat 1 or Cat 2 hazards	Reduction in Cat 1 or Cat 2 hazards under the HHSRS (Housing Health and Safety Rating System)	NCC	
	Assist vulnerable homeowners to improve their homes	Complete equity loans pilot and use evaluation to support new schemes	Scheme to be completed and report prepared by Spring 2013	NCC, Age UK	*Graham de Max*
	Achieve further reductions in fuel poverty and assist in reducing people's energy bills	Maximise the opportunities of the Green Deal and the Energy Company Obligation: explore delivery mechanism for area-based, cross tenure approach to Green Deal ECO in order to tackle hard to treat properties	(a)Double cavity and loft insulation in the private rented sector; double solid wall insulation across all tenures (Manifesto Commitment) (b) Specific delivery targets once scheme established	NCC, NCH, RPs, Green Deal Providers, Nottingham Energy Partnership	*Andy Vaughan*
	Reduce domestic carbon emissions	Install energy saving measures and increase the use of renewable energy sources using available	In line with Energy Strategy target to reduce domestic	NCC, NCH, RPs, Green Deal Providers,	*Andy Vaughan*

Theme	Objective	Action	How Measured	Delivered by	Accountable
		programmes Promote behaviour change	carbon emissions by 37.6% by 2020	Nottingham Energy Partnership	
	Bring long term empty homes back into use	Deliver HCA grant-funded programme and scope any additional funding options	45 units by 2015	NCH, NCHA, Tuntum	*Graham de Max*
		Using a range of initiatives including advice and enforcement to work in partnership with landlords	Target of 50 empty homes brought back into use per year	NCC, NCH, RPs	*Andrew Errington*
Addressing specialist housing and support	Prevent homelessness	Develop and implement a refreshed five year homelessness prevention strategy for 2013 – 2018 to include accommodation pathways, options, advice and prevention.	Strategy launched by June 2013	NCC with partners in the homelessness strategy implementation group (SIG)	*Graham de Max*
	Provide appropriate accommodation which meets the needs and aspirations of older people	Build or convert more retirement accommodation built to lifetime homes standards in other locations throughout Nottingham	Proportion of homes built to lifetime homes standard	NCC and RPs	*Andrew Gregory*
		Encourage house builders to provide bungalows and other housing places such as extra care units for sale or rent for elderly and disabled people in every community	See “Supply” actions	NCC, RPs, private developers	*Andrew Gregory*
	Provide access to suitable accommodation	Enable co-ordination of the supply of appropriate accommodation with support for vulnerable adults through social housing and the private rented sector	Establish an effective brokerage system between needs and supply by summer 2013	NCC Housing Strategy, Homelink partners, Adult Social Care	*Graham de Max*
		Ensure efficient use of previously	Number of	NCC, NCH, RPs	*Gary Harvey*

Theme	Objective	Action	How Measured	Delivered by	Accountable
		adapted properties when they become vacant or become significantly underoccupied	properties "recycled" in this way		
		Ensure housing providers are informed and engaged and able to incorporate assistive technology for all vulnerable groups, not just older people	% increase in vulnerable groups accessing assistive technology options (via Nottingham's Joint Assistive Technology Strategy)	NCC Adult Services and NHS Nottingham City	*Dave Miles*
		Enable co-ordination of partner decommissioning / redesignation to allow appropriate re-use for vulnerable groups	Develop a mechanism to ensure that a strategic view is taken by (Spring April)	NCC Housing Strategy, RPs	*Graham de Max*
		Support and enable appropriate new build/other development for vulnerable groups via NCC Planning Policy	Via policies in the Local Plan	NCC Planning Policy	*Matt Gregory*
		Establish pathways to appropriate accommodation for ex-offenders via an early intervention approach	Ensure appropriate actions are fed into refreshed Homelessness Strategy	NCC, CDP, Prison services, Probation, other stakeholders	*Homelessness Strategy Implementation Group Chair*

Theme	Objective	Action	How Measured	Delivered by	Accountable
Neighbourhoods	Achieve solutions to issues in multi-landlord areas though local area collaboration	Identify key issues in multi landlord areas requiring co-ordinated approach by housing providers and implement agreed plans	Develop a mechanism and framework for delivery through the Notts Social Housing Forum by Spring 2013	Notts Social Housing Forum, NCH, RPs	*Kim de Vergori, Chair of NSHF*
	Achieve greater effectiveness through shared delivery of services	Explore options for shared services	Complete feasibility study by end 2013	HSP Task and Finish Group	*Graham de Max*
	Improve tenancy sustainment	Specific actions within NCH's tenancy sustainment plan, to be shared with partners	Via delivery plan of the Tenancy Sustainment Strategy 2012	NCC, NCH, NHS Nottingham City, RPs	*Richard Holland*
	Contribute to neighbourhood resilience and sustainable communities through non-traditional landlord activities	HSP Executive Group to address such issues on a theme by theme basis and promote its ambassadorial role throughout the One Nottingham partnership	To be determined according to each priority area	HSP Executive Group	*Chair of HSP*

Appendices

Appendix One: Key national policy drivers

POLICY SOURCE	Policies	Effect	Nottingham's response
LOCALISM ACT	**Social Housing reform: Allocations**	• Power given to Local Authorities to set their own allocations policy and, whilst still ensuring that social housing goes to the most vulnerable, they can now decide who can apply to the waiting list and how priority will be given	Opportunity to demonstrate greater clarity in terms of eligibility for housing in the city, particularly in terms of local connection
	Social Housing reform: Tenure	• Power to offer 'flexible tenancies' for a fixed time period to be determined by the social landlord • Local Authorities must produce a 'tenancy strategy' setting out the matters to which the Registered Providers of social housing in its district must have regard in formulating tenancy policies	Continued use of long term tenancies to support stability and maintain social housing as a tenure of choice , whilst supporting flexibility in partner approaches
	Social Housing reform: Mobility	• Requirement to participate in a national exchange scheme	Most local providers already compliant
	Housing Finance reform	• The Housing Revenue Account (HRA) self financing changes will mean that local authorities will be able to keep all rents collected and some capital receipts in exchange for a managing an increased portion of national debt.	The Council in partnership with Nottingham City Homes will use its HRA business to support the building of new council homes, whilst decommissioning outdated and uneconomic housing.
	Homelessness Legislation reform	• Power given to Local Authorities to discharge their homelessness rehousing duty to the private rented sector	Nottingham will continue to see the private rented sector as a major source of accommodation to support homeless or vulnerably housed people and will expand this by using this new power
WELFARE REFORM ACT	**Welfare Reform – Universal Credit**	• Universal Credit will replace the existing benefit system • Claimants will receive single, monthly payment which will include their personal and housing allowances; recipients will be responsible for managing their own financial affairs	Housing providers will work together to minimise the risk to income presented by these changes whilst supporting tenants in terms of financial inclusion
	Welfare Reform – Under occupancy of social housing	• The Welfare Reform Act restricts housing benefit entitlement for social housing tenants whose accommodation is larger than they need and payment will equate to the number of bedrooms required rather than the number of bedroom in the property they occupy	Housing providers will work together to understand the full impact of this and look to use stock effectively to minimise the financial and social impact on tenants affected

	Local Housing Allowance changes	• The upper limit of LHA will be capped for each property (number of bedrooms) size; the allowance will not exceed the cap for 4 bedroom properties • LHA to be set at the 30th percentile of market rents rather than the 50th percentile • The upper age limit for LHA single room rate is to be increased to age 35	The Council will continue to work in partnership with the private rented sector in order to ensure that the LHA sector of the market continues to provide suitable affordable housing for this client group
ENGLISH HOUSING STRATEGY	**Right to Buy**	• "Reinvigorate" RTB with increased discounts; each additional home sold following the changes will be replaced with a new affordable home in addition to those promised in the Affordable Homes Programme	Likely to have very limited impact in Nottingham
	NewBuy/ Mortgage Indemnity scheme	• Purchasers of new homes will only require a 5% deposit with the remaining security being provided by house builders and government.	Encouragement of lenders delivering the scheme in Nottingham
	Section 106 review & Get Britain Building Fund	• Consultation on proposal for LA's to reconsider planning obligations agreed pre 2010 for developments that have since stalled £400m available to developers for" shovel ready" sites where funding needed to re start development	Bids encouraged; however no sites in Nottingham successful following first bidding round
	Equity release loans	• The Government are working with industry to stimulate the development of simple and attractive financial products that will enable elderly people to safely release equity so that they can maintain and/or adapt their homes • It will also encourage industry to produce sector-led guidance on the provision of financial advice for agencies and authorities working with older homeowners	Nottingham has delivered a successful pilot equity loan scheme and will explore ways of continuing this approach post-pilot
	Empty Homes	• Via the HCA £100 million has been made available to RP's to refurbish and let empty homes on affordable rents • The Government's Housing Strategy announced a further £50 million funding to target empty home hotspots of problematic empty homes	Nottingham has received funding for 45 units to be delivered by three partners. Community initiatives via the Communities and Local Government bidding round are being supported
	New Homes Bonus	• For each property gained (net) per council tax band over the course of 12 months, Government will pay the local authority the equivalent (standardised at national level) of 6 years worth of council tax for each.	After taking into account the effect of council tax rebandings (where an existing property moves up or down a band); Nottingham should receive in the region of £16m via this scheme
ENERGY ACT – GREEN DEAL	**Energy efficiency, affordable warmth and fuel poverty**	• The Green Deal establishes a framework for private firms to offer residential building owners and tenants energy efficiency improvements to their homes and no upfront cost	The city is developing a Green Deal offer in partnership with Nottingham Energy Partnership

NATIONAL PLANNING POLICY FRAMEWORK	**New Supply**	• 'Local authorities should use their evidence base to ensure that their Local Plan meets the full, objective assessed needs for market and affordable housing in the housing market area…including identifying key sites which are critical to the delivery of the housing strategy over the plan period'	The HNP draws out many links with the Statutory Development Plan Documents (in particular the emerging Core Strategy and the Land and Planning Policies) in terms of setting targets for the numbers of houses to be built, identifying and designating sites to help meet these targets and affordable housing needs and providing policies relating to the type and design of housing to be provided

Appendix Two: About Nottingham and Nottingham's housing market

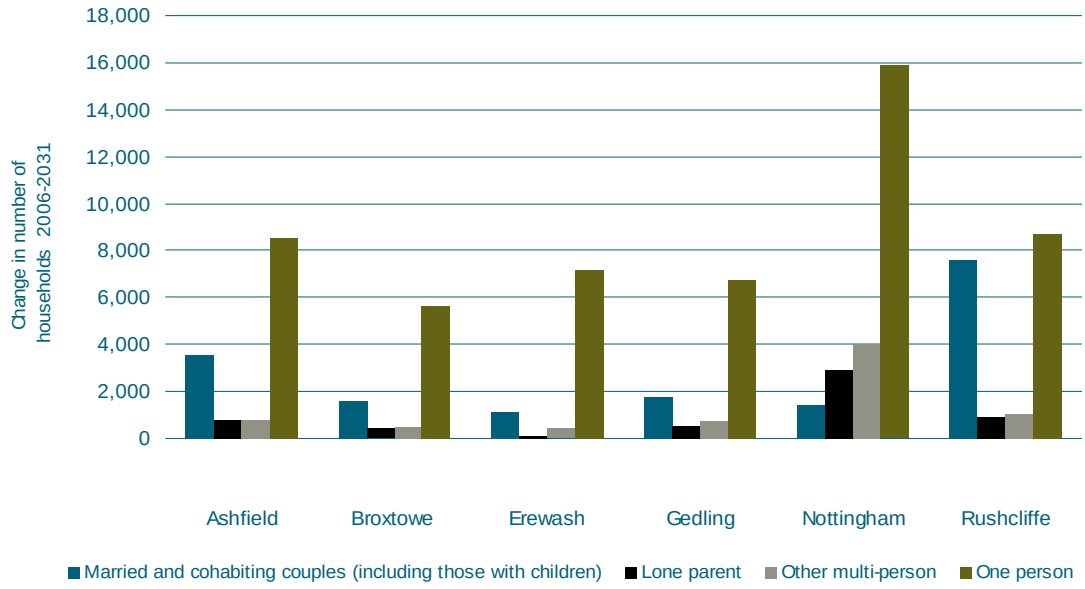
About Nottingham: demographics and economics

The following information gives a profile of Nottingham's population:

	Nottingham	England	Level (City)	Source
Total population	306,700	53,012,456	n/a	Census 2011
Ethnicity BME*	33.7%	19.2%	High	Census 2011
Considers themselves in Bad Health	6.4%	5.5%	Higher than National average	Census 2011
Day to day activities limited by a disability or long term illness	18.1%	17.6%	Higher than National average	Census 2011
Full time student (aged 16-74)**	15%	4.4%	High	Census 2011
Economically active***	80.5%	86.2%	Low	Census 2011
Single person households	36.2%	30.2%	High	Census 2011
Never worked or long-time unemployed (aged 16-74)	3.8%	2.4%	Higher than National average	Census 2011

*All except White British and White Irish
** Inclusive of economically active and economically inactive
***Excluding full time students and the retired

East Midlands Regional Assembly projections suggest that, in common with other areas, Nottingham will experience a faster proportional growth in the number of households than the population. This is because households will tend to become or stay smaller and because existing households will be subject to fragmentation, for example following divorce or separation.



Source: "The relationship between dwelling size and household size", 2010, Nathaniel Lichfield and Partners

Changes in the composition and financial means of households, as well as in migration of particular household types will have an effect on the way and speed at which housing resources are consumed and by whom. Consideration therefore, will need to be given to how demand can be accommodated and transitions between sectors can be more fluid to ensure that bottle necks in demand are not created.

The position of the Nottingham Housing Market:

According to the British Social Attitudes Survey (2011), most households still aspire to owner occupation, but a decreasing number feel that they have a possibility of achieving it.

At the point of the 2011 census, Nottingham contained 126,131 occupied properties; with the following breakdown between tenures:

National and Local Tenure comparison		Owner Occupied		Private Rented		Registered Providers		Local Authority		Total Social Housing	
2011	**National**	63.4%	13,975,024	15.4%	3,401,675	8.3%	1,823,772	9.4%	2,079,778	17.7%	3,903,550
	Nottingham	45%	56,867	21.6%	27,300	9%	11,310	20.8%	26,176	29.8%	37,486
2001	**National**	69%	14,054,122	12%	2,456,577	6.1%	1,238,246	13.2%	2,702,482	19.3%	3,940,728
	Nottingham	50%	58,063	17%	19,259	6.5%	7,590	26.9%	31,200	33.4%	38,790
In 1991 students were counted at their parent's address where as in 2001 they were counted at their term time address so the figures are not absolutely comparable. Below are the results for 2001 when the student households are removed											
2001	**National**	69%	14,003,972	11%	2,313,876	6.0%	1,215,981	13.2%	2,672,339	19.2%	3,888,320
	Nottingham	52%	57,233	14%	15,035	6.6%	7,325	27.8%	30,644	34.4%	37,969
1991	**National**	68%	12,626,598	9%	1,746,598	3.2%	597,105	19.9%	3,713,036	23.1%	4,310141
	Nottingham	52%	56,694	10%	10,700	5.7%	6,184	32.7%	35,723	38.4%	41,907

* The percentages do not total 100% because of the omission of the categories; shared ownership, private rented other and living rent free

The trend shows Nottingham with a continuing high proportion of council housing compared to England overall. Caution should be applied when looking at the figures for Local Authority and Registered Provider social housing as this is an area in which respondents may have been confused about their tenure. It must also be made clear that these results are indicative of household numbers and not property numbers. The results do clearly show the increase in the size of the Private Rented Sector in Nottingham.

Tenure- by tenure analysis

Different factors are affecting the various components of the housing market; however, there is a strong inter-relationship between what is happening in each of the principal tenures.

Owner Occupation:
There were 2,610 residential property sales last year (2010/11) in Nottingham compared to 1713 so far in 2011/12; meaning that at the third quarter, sales had decreased roughly 13%.

Homes are taking approximately 11 weeks to sell. Properties are being sold for an average of almost 95% of the asking price - the highest ratio for 2 years.

At March 2012, the average price for a 1 bedroom flat in Nottingham is £76,300; for a 3 bedroom house it is £112,400.

Churn within the sector has slowed however, with access to first time buyers being restricted by difficulties in obtaining mortgages and as a result existing owner occupiers remaining in situ or renting their property. The maintenance of a high percentage of asking price has also suggests that the market is not responding to changes in lending.

Table: Sales in Nottingham, 2007 -2011

	2nd Hand House Sales	2nd Hand Flat Sales	New Build House Sales	New Build Flat Sales
2007	4,411	715	283	419
2008	2,287	317	184	174
2009	2,030	247	99	148
2010	2,139	317	85	112
2011	1,819	204	36	45

Source: Hometrack 2012

The latest Strategic Housing Market Assessment for Nottingham suggests that almost 40% of Nottingham's emerging households would be unable to afford purchasing a property at the lower quartile price.

Private Rented Sector:

The private rented sector continues to provide for a range of households on a range of incomes in Nottingham.

Its role is continuing to increase as access to owner occupation remains stifled and social housing a finite resource. Also, the inability of first time buyers to access mortgages makes the market for property less competitive and more available to those who already have capital against which a second or re-mortgage can be raised.

Issuing of buy to let mortgages continues to operate at a relatively subdued level compared to their peak in 2007, however there is an upward trend occurring in this market with consistent increases in advances (mortgage and remortgage); in the last quarter of

2011, buy to let lending accounted for 11% of all advances with an additional 8,500 (or £1.1bn) in advances being made compared to the last quarter of 2010 (Statistics for England and Wales; Council of Mortgage Lenders).

With higher mortgage deposit requirement meaning an increasing number of households, with increasing financial means are confined to the private rented sector so rents will increase. Also, as the potential incomes are increased, so it becomes more attractive to purchase properties for let, this maintains the sale prices.

The average rent for a 1 bed property in Nottingham is £82 p/w and for a 3 bed property £126 p/w (source: Hometrack); private rents are however forecast to rise.

The effect of an increase in rent does not only resonate within the private rented sector, but across the other two main sector of the market. Capping Local Housing Allowance and extending to single room rate to those under 35 years old will mean make it increasing difficult for some households (particularly single households and larger families) to remain in private rented accommodation and put pressure on more affordable stock within the social rented sector.

The increases in rent will potentially have a dual effect on the availability of owner occupation; not only does buy to let or renting a property out stem the need for sale prices to react to buyers means, but rising rents will make it even harder for households to save a deposit.

Social Housing:

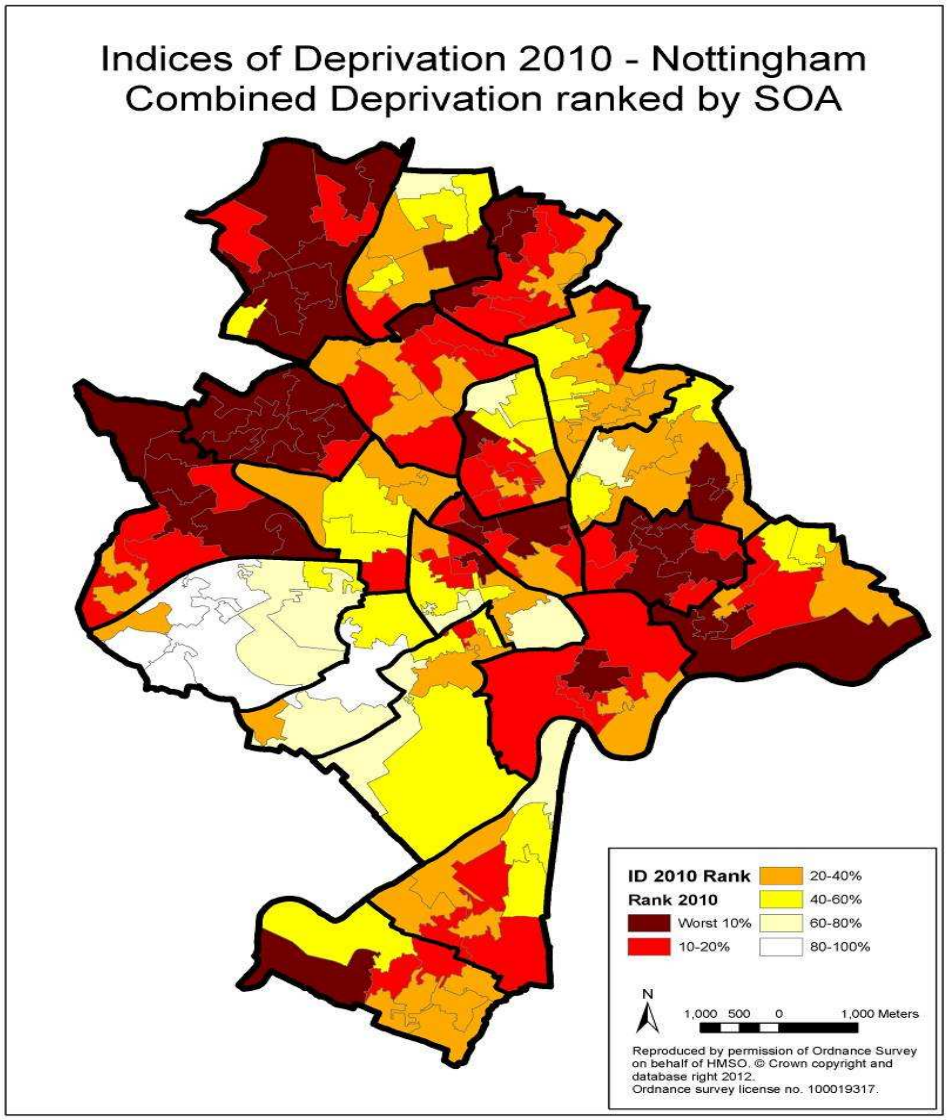
At present, there are over 9,000 households on the Council's waiting list, plus 3,000 requesting a transfer. The number of new tenancies per annum is approximately 3,000.

A significant majority of these households consist of single people in general need.

Current trends in the owner occupied and private rented sector will see demand for social rented housing increase.

Existing supply will not only come under pressure from increased demand, especially from those being forced to exit the private rented sector due to increased rents and cuts in Housing Benefit and LHA, but also from potential cuts to existing stock through decommissioning and the new RTB discounts.

Appendix three: Deprivation in Nottingham



Appendix Four

What the Housing Nottingham Plan might mean in my part of the City

During the summer and autumn of 2011, a wide-ranging programme of citizen engagement about this plan took place. The main way of capturing the views of Nottingham people was a simple questionnaire asking what they saw as the five most important housing "issues" in their area. By capturing these views and the post code of respondents it was possible to form a more neighbourhood-focused picture of what in the housing plan matters most in different areas.

The following chart shows how the importance of each issue was ranked in each area committee area. It then shows which part of the plan could potentially have the most impact in each area committee area.

Colour code for Housing Nottingham Plan themes	
Supply	Yellow
Standards	Red
Specialist	Blue
Neighbourhoods	Green

Arboretum	
1.	Clean and tidy environment around your home
	Crime and anti social behaviour
2.	Dealing with empty and rundown homes
	Getting a home
	More jobs created by housing work
3.	New housing
4.	A warmer home
	Housing for people with disabilities or support needs
5.	Repairs and maintenance of your home
	Community spirit
Basford	
1.	Clean and tidy environment around your home
2.	Crime and anti social behaviour

Aspley	
1	Crime and anti social behaviour
2.	Clean and tidy environment around your home
3.	Repairs and maintenance of your home
4.	Dealing with empty and rundown houses
5.	Good parks and open spaces
Berridge	
1.	Clean and tidy environment around your home
2.	Crime and anti social behaviour
3.	Dealing with empty and rundown homes
4.	Community spirit
5.	Good parks and open spaces
Bilborough	
1.	Crime and anti social behaviour

3.	Good parks and open spaces
4.	Community spirit
5.	Dealing with empty and rundown houses
Bestwood	
1.	Clean and tidy environment around your home
	Crime and anti social behaviour
2.	Repairs and maintenance of your home
	Housing for older people
	Housing for people with disabilities or support needs
3.	Dealing with empty and rundown homes
4.	Community spirit
5.	A warmer home
Bulwell	
1.	Crime and anti social behaviour
2.	Clean and tidy environment around your home
3.	Dealing with empty and rundown homes
4.	Rundown areas or bits of land
5.	More jobs created by housing work
Clifton North	
1.	Clean and tidy environment around your home
2.	Good parks and open spaces
	Crime and anti social behaviour
3.	Repairs and maintenance of your home
4.	Housing for older people
5.	Getting a home
Dales	
1.	Dealing with empty and rundown houses
	Crime and anti social behaviour
2.	Clean and tidy environment around your home
3.	Good parks and open spaces
	Community spirit
4.	Rundown areas or bits of land

2.	Clean and tidy environment around your home
3.	Good parks and open spaces
	Dealing with empty and rundown houses
4.	Repairs and maintenance of your home
5.	A warmer home
Bridge	
1.	Dealing with empty and rundown homes
2.	Clean and tidy environment around your home
	Crime and anti social behaviour
3.	Community spirit
4.	Rundown areas or bits of land
5.	Repairs and maintenance of your home
Bulwell Forest	
1.	Clean and tidy environment around your home
2.	Crime and anti social behaviour
3.	Good parks and open spaces
4.	Dealing with empty and rundown homes
5.	Community spirit
	Rundown areas or bits of land
Clifton South	
1.	Crime and anti social behaviour
2.	Good parks and open spaces
	Repairs and maintenance of your home
3.	Clean and tidy environment around your home
4.	Dealing with empty and rundown houses
5.	Family housing
Dunkirk and Lenton	
1.	Crime and anti social behaviour
2.	Clean and tidy environment around your home
	Family housing
3.	Community spirit
4.	Dealing with empty and rundown homes
	More jobs created by housing work

5.	A warmer home
	Family housing
	Housing for older people
Leen Valley	
1.	Clean and tidy environment around your home
	Crime and anti social behaviour
2.	Dealing with empty and rundown houses
3.	Good parks and open spaces
	Community spirit
4.	A warmer home
	Housing for younger people
	Rundown areas or bits of land
5.	Repairs and maintenance of your home
	Family housing
	Housing for older people
Sherwood	
1.	Crime and anti social behaviour
2.	Clean and tidy environment around your home
3.	Community spirit
4.	Good parks and open spaces
	A warmer home
	Housing for people with disabilities or support needs
5.	Dealing with empty or rundown houses
	Housing for older people
Wollaton West	
1.	Clean and tidy environment around your home
2.	Crime and anti social behaviour
3.	Housing for older people
4.	Good parks and open spaces
5.	Repairs and maintenance of your home
	A warmer home
	Housing for people with disabilities and support needs

5.	Repairs and maintenance of your home
	Housing for people with disabilities or support needs
Mapperley	
1.	Crime and anti social behaviour
2.	Repairs and maintenance of your home
	Dealing with empty and rundown homes
	Clean and tidy environment around your home
	Community spirit
3.	More jobs created by housing work
4.	Good parks and open spaces
5.	A warmer home
Radford and Park	
1.	Clean and tidy environment around your home
2.	Crime and anti social behaviour
3.	Good parks and open spaces
4.	Dealing with empty and rundown homes
5.	Repairs and maintenance of your home
St Anns	
1.	Clean and tidy environment around your home
2.	Crime and anti social behaviour
3.	Good parks and open spaces
4.	Dealing with empty and rundown houses
5.	Repairs and maintenance of your home
	Community spirit
Wollaton East and Lenton Abbey	
1.	Crime and anti social behaviour
2.	Clean and tidy environment around your home
3.	Dealing with empty and rundown houses
4.	Repairs and maintenance of your home
5.	Student housing