

# Quality Homes for all: Nottingham's Housing Strategy

## Summary



**QualityHousing**  
for all



**Nottingham**  
City Council



# Foreword

by Cllr Jane Urquhart, Portfolio Holder for Planning, Housing and Heritage

I am pleased to introduce this summary of Nottingham's new housing strategy.

This document sets out the housing priorities for the City Council and its partners over the next three years, and how we will deliver them.

All of the objectives in the strategy are aimed at achieving my housing vision for Nottingham: that all of our citizens can access a good quality home, irrespective of whether it is rented from a social landlord, let by a private landlord, or owner occupied.

We face significant challenges: homelessness is increasing, there is more pressure on the housing stock, welfare reform is continuing to impact on our citizens, our data shows that there are significant issues with housing conditions in the private rented sector whilst at the same time more and more people are reliant upon it as a source of housing. Our population exhibits a range of health and age-related needs which will require innovative solutions. Pressure on energy supplies and the increasing

cost of heating homes requires us to look at further improving our existing stock in innovative ways whilst ensuring that new homes are as energy efficient and as affordable to run as possible.

This is a formidable list, but I am confident that even in this time of reducing resources we have within the city the expertise, skills, knowledge and above all, enthusiasm to bring our vision closer to reality.



**Cllr Jane Urquhart**  
Portfolio Holder for Planning, Housing and Heritage

# Introduction

**QualityHousing**  
for all

## Welcome to the summary version of Nottingham's Housing Strategy 2018-2021.

In this document we set out the range of activities that the Council and its partners will carry out in the next three years in order to ensure that we deliver our overall vision of **quality homes for all**.

Against the background of shifting policy at national level the Council has taken a consistent approach in terms of its strategic housing approach: No matter what tenure they live in, Nottingham citizens should be able to enjoy housing of good quality. We recognise the importance of diversity in tenure and housing choice.

Not everyone wants or can afford to buy a home; some need the flexibility of the private rented sector; others need the lower rents, the security and the stability that social housing provides. Our more vulnerable citizens need specialist or supported accommodation.

Whatever the tenure or type, the aim is that it should meet quality standards.

A more detailed version of the strategy can be found here:  
[www.nottinghaminsight.org.uk/d/202267](http://www.nottinghaminsight.org.uk/d/202267)



# Key Strategic Drivers

The Strategy is founded on key objectives of:

*The Nottingham Plan to 2020*

**We will help to transform Nottingham's neighbourhoods by:**

- 🏠 Delivering 11,500 net new homes from 2008 to 2020
- 🏠 Eradicating fuel poverty, with a target to become the best performing English core city in terms of reducing fuel poverty.

*Nottingham City Council Plan, 2015-2019*

**What we want to achieve:**

Enable Nottingham residents to have access to a high standard of accommodation, whether renting or buying

**How we will do this:**

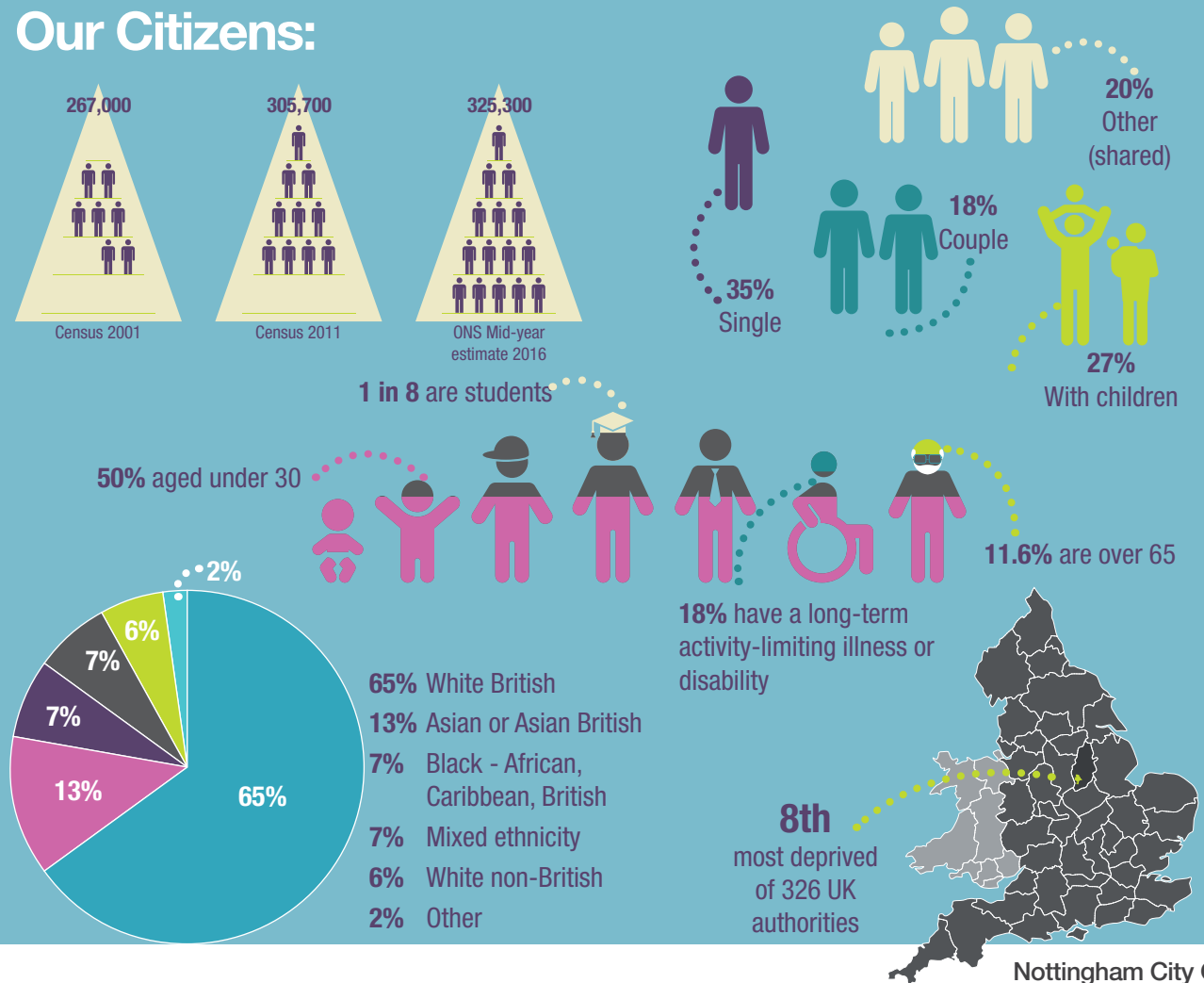
- 🏠 Build 2,500 homes that Nottingham people can afford to buy or rent
- 🏠 Create a comprehensive citywide licensing scheme for all private rented accommodation to drive up the standards and protect tenants across the city
- 🏠 Work with housing associations to improve the quality of their housing and repairs service and, if necessary, take on the management of rented properties needing improvement to their maintenance standards



# About Nottingham

Nottingham is a hugely diverse city which exhibits world-class examples of success, but at the same time contains some of the most deprived areas of Britain. Our strategic approach to housing is very much shaped by this context. It aims to contribute to the city's overall aim of bringing a greater share of its prosperity to all of our citizens.

## Our Citizens:

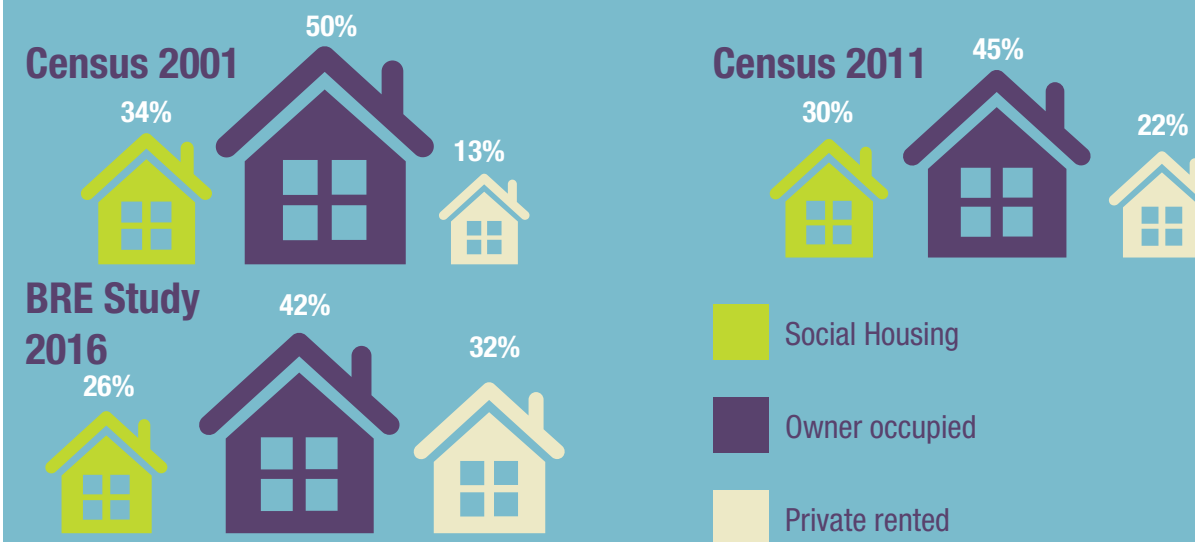


## Meeting the diverse needs of the City and ensuring equality

The City's housing needs will not be met through a "one size fits all" approach. Therefore the particular needs of specific sections of the community need to be considered. This will be done in some of the following ways:

- 🏠 Building lifetime homes
- 🏠 Creating age-friendly environments
- 🏠 Delivering specialist housing to meet specific needs
- 🏠 Ensuring equal access to social housing via fair allocations policies

## Tenure and affordability:



# Assessing Housing Need

in Nottingham



- 2,649 additional homes are needed over the next 5 years



- In September 2018 there were 7,478 household on the housing register



- In September 2018 the average purchase cost of a house was £152,000



- People living in the City and working full time earn an average £27,700 vs £28,000 nationally (2016)

## Highlights from the private sector stock survey undertaken in 2016:

- 19,413 dwellings in the private sector have category 1 Housing Health and Safety Rating System (HHSRS) hazards. This is 19% of properties.
- Disrepair occurs in 10% of social rented, 33% of owner occupied and 57% of private rented properties.
- The highest concentrations of fuel poverty in the private sector are found in the wards of Dales, Berridge and Basford and for excess cold the highest concentrations are in Wollaton East and Lenton Abbey, Mapperley and Dales.

## The tenures and types of home we think we need:

- Social and affordable rent homes, delivered by the Council, Nottingham City Homes and registered providers
- Accessible ownership options such as shared ownership
- Market sale homes which enable aspirational households to remain in the city and not have to look outside it for larger and higher quality housing
- High quality private rented homes which cater for young professionals or graduates that want to stay in Nottingham but who not yet ready to buy
- Homes which offer older citizens independence and the ability to remain in their home for longer, such as independent living, extra care and bungalows



# Our Housing Vision

2018-2021

The Council's vision is for Nottingham residents to have access to a high standard of accommodation, whether renting or buying, and to respond to the increasing pressure on the housing market by building a substantial number of high quality, new affordable homes in the city.

The policy context and the evidence base have led us to establish five key themes which are a priority for this strategy.

## 1. Delivering the new homes that will meet Nottingham's needs and ambitions

The focus of this theme is delivering the new homes across all tenures that will enable Nottingham residents to access high standard of accommodation, whether renting or buying, and to meet their specific needs.

We will:

- 🏠 Support private sector housebuilding for a range of needs
- 🏠 Build social rented homes in partnership with Nottingham City Homes
- 🏠 Work with partners to deliver affordable homes for rent
- 🏠 Support new build homes for private renting
- 🏠 Build homes which meet specialised needs



## 2. Existing homes: Improving, maintaining good quality and making best use of them

As well as building new homes we need to ensure that we are making the best possible use of the existing housing in the city and addressing the issues which we face across all tenures, so that it continues to provide high quality homes for our citizens.

We will:

- 🏠 Roll out Selective Licensing
- 🏠 Subject to consultation, introduce a new scheme of Additional Licensing of houses in multiple occupation (HMOs)
- 🏠 Improve support and engagement for both landlords and tenants in the private rented sector
- 🏠 Maintain the decent homes standard in social homes
- 🏠 Implement innovative schemes to further improve the fuel efficiency of our stock and tackle fuel poverty

## 3. The challenge of homelessness prevention and providing specialist and supported housing

Homelessness is one of the biggest challenges we face at the moment. Ensuring that we maximise the opportunities to prevent homelessness and deal with it effectively when it does occur is a priority for the city.

Providing a mixed economy of different types of housing can reach much further beyond meeting basic needs by helping to support people in a more personalised way which promotes independence and community based living. We believe that providing housing that appropriately responds to individual support needs is critical if we are to effectively meet the housing needs of all of our citizens.



We will:

- 🏠 Deliver a new Homelessness Prevention Strategy which embeds the principles of the Homelessness Reduction Act
- 🏠 Develop and embed new work systems which enable us to eliminate the use of bed and breakfast for homeless applicants
- 🏠 Carry out a cross sector needs analysis for specialist and supported housing
- 🏠 Support our social care services to enable more people with disabilities and care needs to live independently
- 🏠 Work with partners to deliver new specialist housing

## 4. Using the power of housing to improve health and wellbeing and prevent ill health

Improving our health and wellbeing is a strategic priority for the city and is everyone's business. A key aim is to *be a city that enables healthy lifestyles, promotes wellbeing and supports community resilience*. Housing is a major contributing factor to health and is a factor that can improve health equality. Suitable, stable, and decent standard accommodation with appropriate and adequate support in safe neighbourhoods can prolong or improve positive health and wellbeing.

We will:

- 🏠 Seek to further integrate housing and health through, for example, the developing Greater Nottingham Integrated Care Partnership
- 🏠 Refresh the actions in our Memorandum of Understanding on Housing and Health
- 🏠 Equip health and social care staff with information on housing support and pathways
- 🏠 Co-ordinate initiatives to improve energy efficiency
- 🏠 Tackle fuel poverty via a new strategy



## 5. Housing's role in strong communities

“Housing”, plays a major part in the appearance, quality, attractiveness of neighbourhoods and the overall wellbeing of a local community. Housing, and housing providers can shape places in a way that greatly improves both the physical quality of the local neighbourhood, and the quality of lives of the people living within it.

We will:

- 🏠 Carry out further environmental improvements via the Decent Neighbourhoods programme
- 🏠 Work with housing associations to deliver high standards of management and maintenance in line with the ‘Greater Nottingham Standard’ for social housing
- 🏠 Develop a strategy to sustain the economic viability of housing revenue account shops and other local retail units
- 🏠 Contribute to the City's overall ambitions to reduce crime and antisocial behaviour
- 🏠 Build strong partnerships to support citizens through the impacts of welfare reform, particularly Universal Credit

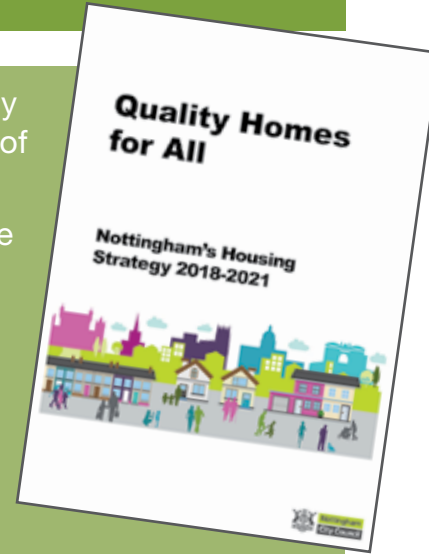


# Tracking our Progress

A detailed delivery plan will be put in place which will show clearly what the Council and its partners will do to achieve the priorities of the strategy over the next three years.

This will enable the Council to monitor and manage effectively the progress being made.

We will review the strategy to ensure that it remains relevant, manageable and take into account any changes that have taken place.





**For more information, or if you would like to receive this publication in an alternative form or language please call the Housing team on 0115 876 3538 or email [housing.network@nottinghamcity.gov.uk](mailto:housing.network@nottinghamcity.gov.uk)**

