

Housing Strategy

2024-2029

Creating healthy & sustainable places,
promoting independent living, and
supporting those in housing need



September 2024



**Nottinghamshire
County Council**

Content

1. Our Strategy for Housing	3
2. Housing in Nottinghamshire – key data and trends	9
3. Strategic Goal A - Growing a Green and Healthy Nottinghamshire	14
Outcomes	
A.1 - Healthy homes and places are delivered through strategic sites and regeneration/ development projects	
A.2 - A pipeline of surplus County Council sites is developed for housing to help meet local housing needs	
A.3 - House building provides local jobs, aids digital connectivity, and supports businesses in the County	
A.4 - New housing is built, and homes are retrofitted to meet zero carbon standards in parallel with more low carbon transport networks	
A.5 - New homes meet local needs including affordable homes for younger and older people including those with support needs	
4. Strategic Goal B - Enabling people to live independently	26
Outcomes	
B.1 - New homes and places are designed for residents to live independent and healthy lives	
B.2 - Homes are adapted to support residents to live independently	
B.3 - There is access to high-quality specialist and supported accommodation for those who need it	
5. Strategic Goal C - Supporting those in urgent housing need	32
Outcomes	
C.1 - Partnership working to end the need for people to sleep rough in Nottinghamshire	
C.2 - Preventing homelessness and supporting people into permanent accommodation	
C.3 - Ensuring access to supported accommodation services for young people (aged 16-21) and care leavers up to the age of 25	
C.4 - Enabling secure and stable homes for children who need them	
C.5 - Provision of safe accommodation to support and protect adults and children affected by domestic abuse	
6. Implementation and Monitoring	40

01

Our Strategy for Housing



Introduction

1.1 The County Council published a new [Nottinghamshire Plan in 2022](#). Ambition 1 is “Helping our people live healthier, more independent lives”. The 2023/24 [Annual Delivery Plan](#), said that to achieve this our intention was to work with the local District and Borough Councils and adopt a Housing Strategy to create healthy and sustainable places, meet housing needs in Nottinghamshire and ensure that people can live and age well in their own homes. This strategy will also focus on how we work together to provide safe homes for the most vulnerable in our communities.

Why should the County Council prepare a Housing Strategy?

1.2 From influencing the location and approach to future housing areas in development plans to funding the support given to those who are in housing need, we are engaged day by day in a wide variety of housing-related work. We have therefore decided to set out our key priorities for housing over the next five years.

1.3 Our strategy is based on meeting three distinct goals in respect of housing:

- Green and Healthy Growth in housing across Nottinghamshire
- Enabling people to live more independently all their lives
- Supporting those in urgent housing need

1.4 Nottinghamshire has a two tier system of local government with a County Council and District and Borough Councils covering individual areas. The provision of adequate housing is a key responsibility of our district and borough councils. They have a housing duty to identify and meet the housing needs of their Districts and Boroughs. This includes ensuring there is a sufficiency of affordable housing, supporting people who are homeless, ensuring that houses are fit for purpose especially those in the rented sector and managing housing benefits. As housing authorities they prepare District and Borough wide Housing Strategies to outline the priorities for meeting housing need and dealing with homelessness. As planning authorities, they determine all planning applications for new housing and must adopt Local Plans to allocate land to meet long-term housing need. Whilst the County Council does not have these formal responsibilities, we do have responsibilities for provision of appropriate infrastructure and the provision of care and support to those in need, all of which have implications for housing.

- 1.5** More than this, we have wider responsibilities to promote public health and wellbeing in Nottinghamshire. Safe and secure housing is one of the key “building blocks” of a healthy life and a healthy society – just as important as other building blocks such as a good diet, connections with friends and family and a secure job. Our public health role seeks to strengthen these building blocks and support individuals and communities with the impact this has on their health.
- 1.6** Housing has become a significant issue at national and local level and there is often reference to a housing “crisis”. There is general acceptance that not enough housing of the right type is being built. There is a general lack of suitable, affordable housing for those who need it in many parts of the UK and Nottinghamshire. This particularly is affecting younger people who cannot afford their own home, but there is also a shortage of suitable accommodation for those in the later stages of life. Government house building targets have consistently been missed whilst house price growth has favoured those with property and led to a surge in private rented accommodation. Limited rights for tenants have in the past fuelled a rise in homelessness cases and re-directed the resources of local authorities from prevention to provision of temporary accommodation.
- 1.7** At present there is no clear sign that these trends will improve. Housing is a County Council challenge because the lack of movement in the housing market means that many people are not able to access the type of housing they need and become stuck in unsuitable accommodation leading to greater support needs. Enabling more and wider choice of good quality housing is necessary. It underpins the council’s strategic priorities to enable green growth, support older and younger people with care needs and other vulnerable groups to live independently, reduce health inequalities and create great places to grow up, live and work.
- 1.8** Poor housing has an adverse impact on our efforts to combat climate change and reduce carbon emissions. Better, more energy-efficient housing - both current and future - will reduce domestic carbon emissions and have additional benefits with better housing conditions potentially reducing fuel poverty, cold/damp housing, and related health conditions. In order for the UK to meet its legally binding climate change targets and in support of local authority climate resolutions, there is a need for local government to work together to support energy and emission reduction in new build and existing homes.

- 1.9** Ensuring the right numbers, types, affordability, and quality of housing are provided across Nottinghamshire relies on the cooperation of relevant partners. Our Borough and District partners have statutory responsibilities for housing and local plan making, ensuring land is identified for housing in the right places. Housing Associations and Private Developers build homes across the county. Homes England are investing funding, land and expertise to support delivery on behalf of the Government.
- 1.10** Homes need to be safe from abuse to enable their residents to lead fulfilling lives. The Domestic Abuse Act 2021 placed a Statutory duty on the authority to ensure that all survivors of domestic abuse are supported within safe accommodation. Making and keeping home a safe place requires strong partnerships between local authorities and the voluntary and community sector.

Our role in housing

- 1.11** Nottinghamshire County Council plays a very important part of the housing system in Nottinghamshire.

Our roles include:

- Planning, securing funding and delivering infrastructure and services to support housing delivery (education, mobility, digital connectivity, recycling & waste provision, flood mitigation)
- Working with borough and district partners and government on proposed new communities and regeneration projects
- As a landowner helping provide new open market, specialist, and affordable homes on surplus County Council owned land in order to help to meet housing need across the County area
- Coordinating, commissioning, and market shaping activity to ensure housing is available for vulnerable people and those with care and support needs
- Strategic coordination and commissioning on crosscutting issues e.g., homelessness prevention, improving health and wellbeing, and integration support for resettled refugees
- A statutory duty to lead and coordinate safe accommodation and support for survivors of domestic abuse and their children.
- Advocate improved health outcomes in new development through our leading Spatial Planning for Health Framework and Protocol with District and Borough Councils
- Working with relevant partners as part of the East Midlands Mayoral Combined Authority (EMCA) to help influence the regional approach to housing across Nottingham, Nottinghamshire, Derby and Derbyshire.

- 1.12** Our work on housing however is spread across many different teams in the County Council. This Housing Strategy aims to bring all our work together on housing for the first time, enabling us to set goals and objectives on housing and set out our proposition to work with partners for the benefit of existing and future residents of Nottinghamshire. It will provide the evidence of a coherent County Council strategy in order to support bids to funding agencies for its goals and aims - such as to fit/retrofit local housing to improve energy efficiency standards.
- 1.13** This Strategy has been prepared considering the County Council's declaration of a climate emergency and our commitment to achieve carbon neutrality in all our actions by 2030. We have a [Corporate Environmental Policy](#) which guides all our actions and this is also reflected in the [Nottinghamshire Plan](#). In 2024 we developed and published a Net Zero Framework to guide our activities towards becoming carbon neutral. Our goals and actions related to housing have been framed accordingly.
- 1.14** In accordance with our Nottinghamshire Plan and the Nottinghamshire Health and Wellbeing Board Joint Health and Wellbeing Strategy, we want to create healthy and sustainable places, ensure the places we call home – in which we grow, live, work and age in, promotes good health and wellbeing and is good for the environment. This includes developing quality houses and places, which have good local infrastructure that is positive for health. This will also help to reduce health inequalities and help support independent living and a better quality of life for all.
- 1.15** As we have prepared this Strategy, a new East Midlands Combined County Authority (EMCCA) has been created for Derby, Derbyshire, Nottingham and Nottinghamshire led by a new Mayor – Claire Ward elected in May 2024. The authority will potentially have a key role in funding housing and the Mayor has already declared that combating homelessness is one of her key priorities. The Combined Authority is expected to work with local authorities, public health, landowners, developers and housing providers to open up greater access to funding for affordable, good quality housing options and towards retrofitting existing homes to be more environmentally sustainable.
- 1.16** The Mayor and Combined Authority is expected to use powers to buy land and develop housing, with the consent of local authorities and it could result in better standards for homes, low carbon measures, and improvements to existing housing. The draft Strategy has been shared with representatives of the new Combined Authority and we look forward to working with the new Mayor and Authority on housing in future years.

Development of our Strategy

- 1.17** This strategy is the product of joint working between officers in all departments of the County Council co-ordinated by the planning policy team within the Place Department.
- 1.18** A draft of this document was issued for consultation in May 2023 with all those with a stake in the future of housing in Nottinghamshire – private housebuilders, providers of social housing, care providers, District and Borough Councils and Homes England, the government agency responsible for housing.
- 1.19** The views which were submitted on the Draft Housing Strategy have been considered and we are very grateful for the responses, especially from our District and Borough Council partners.
- 1.20** Details related to the arrangements for monitoring the implementation of the Strategy are contained in section 6.



Housing in Nottinghamshire



2.1 The Nottinghamshire Plan (2022) and the Nottinghamshire Joint Health and Wellbeing Strategy (2022-2026) both put housing at their heart stating that NCC want to ensure that its residents live healthier and happier lives, prosper in their communities and remain independent in later life. The following section sets out the context for housing, on which we can build a robust Housing Strategy to ensure these ambitions are met.

2.2 Nottinghamshire covers 805 square miles with a population of 833,000¹

- The overall population is predicted to rise to 908,000 (9%) by 2034²
- The population of over 65s is expected to increase by over 30% by 2034, or an extra 53,200 people
- The number of older people expected to live alone is expected to increase by 26% by 2030³
- Children and young people make up 23% of the population, which is expected to increase by 7% by 2026 (JSNA 2017)

¹ONS Mid-Year Population Estimates 2020

²Based on 2018 Office for National Statistics sub national population projections

³POPPI tool – Projecting Older People Population Information

2.3 The wellbeing of Nottinghamshire residents is generally good.⁴ However:

- Some areas are the most deprived in England, particularly in Mansfield and Ashfield Districts, with 31 neighbourhoods falling within the nation's most deprived 10%
- People in the most disadvantaged areas have lives that are on average 7 years shorter than those living in the least disadvantaged areas and experience permanent illness or disability 14 years earlier.
- 85% of a person's health is influenced by social factors such as employment, education, and the environment, together with strong and supportive communities. These are key factors in the services we plan and deliver, as they can improve the health of our County.
- The impact of the pandemic has been unequal across Nottinghamshire. As well as the effects of the virus on adults' and children's health, restrictions and lockdowns have affected people's everyday life, worsening physical health, mental health, loneliness and access to education. This may have a significant and continuing impact on people's health over the next few decades.

⁴Public Health Outcomes Framework for Nottinghamshire, Public Health England (PHE), October 2021

⁵English Indices of Deprivation 2019, published by Ministry of Housing, Communities & Local Government

2.4 Nottinghamshire's economic landscape has changed a lot over the last 30 years, with growth largely mirroring the national economy. However, while the south and east of the County are generally performing at or around the national average, the north, especially Ashfield and Mansfield, are below the national average in terms of education, skills, training, annual earnings and business growth.⁶ Also, Nottinghamshire in general is performing below England's average in several areas:

- The average annual salary for full-time workers is £30,000, compared to £31,461 nationally⁷
- In 2020, 35% of the working age population in Nottinghamshire were qualified to degree level or above, compared to 43% nationally⁸
- That same year, 7% of the working age population in the County had no qualifications, compared to 6% nationally

However, these figures vary throughout Nottinghamshire, with the most significant skill gaps in Bassetlaw and Newark and Sherwood.

⁶ONS Annual Population Survey (APS), December 2020 (accessed via NOMIS)

⁷ONS Annual Survey of Hours and Earnings (ASHE), December 2020 (accessed via NOMIS)

⁸ONS Annual Population Survey (APS), December 2020 (accessed via NOMIS)

2.5 Nottinghamshire County Council comprises seven borough and district authorities:

- Ashfield District Council
- Bassetlaw District Council
- Broxtowe Borough Council
- Gedling Borough Council
- Mansfield District Council
- Newark and Sherwood District Council
- Rushcliffe Borough Council

2.6 Within Nottinghamshire, there is a total housing stock of just over 371,000. The distribution of this stock by ownership is as follows:

Table 1 - Housing Stock by Local Authority (2021)

Housing Stock	Local Authority	Registered Provider	Other public body	Private Owned	Total
Ashfield	6635	2101	2	48,022	56,760
Bassetlaw	6676	1527	0	45,448	52,875
Broxtowe	4411	1325	197	44,526	50,459
Gedling	190	5105	0	48,268	53,563
Mansfield	6442	2322	0	41,198	49,962
Newark and Sherwood	5551	2611	0	47,597	55,759
Rushcliffe	30	4454	0	47,354	51,838
Total	29,937	19,445	199	322,413	371,216

Source: DLUHC dwelling stock estimates

2.7 The tenure of Nottinghamshire households is shown below illustrating the significant increase in the proportion of privately rented housing in Nottinghamshire since 2011. This exceeds the proportion of housing which is rented from the local authority or housing association as social housing.

Table 2 - Tenure of Households in Nottinghamshire (Census 2021)

Tenure of Household		% Change since 2011
Owns Outright	136,577	+14.5%
Owns with a mortgage	113,117	-5.78%
Shared ownership	2,034	+ 27%
Social Rented	45,710	+1.4%
Private rented	59,195	+34.4%
Lives rent free	493	-88.5%

Source: Census 2021

2.8 Delivery of new and affordable housing across Nottinghamshire over the past five years is shown in the following table.

Table 3 - Housing completions and level of affordable housing

	New housing completions 2017-2022	Affordable homes built (social rent, affordable rent, intermediate rent, shared ownership, affordable home ownership) 2017-2022	% Affordable housing
Ashfield	1,547	235	15
Bassetlaw	3,219	502	16
Broxtowe	1,147	92	8
Gedling	1,551	189	12
Mansfield	1,935	184	9.5
Newark and Sherwood	3,435	697	20
Rushcliffe	2,271	864	38
County total	15,105	2,752	18

Source: LPA housing monitoring reports and Live tables on affordable housing supply December 2022 Gov.uk

03 Strategic Goal A Growing a Green and Healthy Nottinghamshire



Context

- 3.1** One of the principle aims of good government is to ensure there are the right number and quality of homes being built for those who need them. The planning system exists to ensure sufficient housing is permitted to enable housing needs to be met. It is not simply about numbers – the cost of private homes has meant that home ownership is out of the reach of many younger people so there needs to be more affordable options available. New housing should also meet the housing needs of different groups in the community and each Borough and District in Nottinghamshire produces a Housing Need Assessment to understand this.
- 3.2** At Nottinghamshire County Council we help inform decisions on Strategic and Local Plans which provide for housing as well as individual planning applications for housing development. We are a partner in delivering new housing development because of our responsibilities for transport and mobility, education, flood mitigation, public health and social care and a host of other responsibilities based in our Place Directorate. We are not a local housing authority or a planning authority for housing and have no powers to intervene or regulate the private housing sector but we can work well with our District and Borough Councils using the powers and influence we have to help drive sustainable green growth.
- 3.3** The goal we have set ourselves is simply to grow a green and healthy Nottinghamshire. This will mean focussing our work on supporting development and housing linked to improved environmental outcomes, promoting more active travel and improved health and reducing inequalities. We want to work together with all our partners to deliver the following outcomes.

Outcomes

A.1

Healthy homes and places are delivered through strategic sites and regeneration/development projects, supported by new infrastructure



- 3.4** Much of our work on housing is focussed on the largest developments in Nottinghamshire which demand the most attention because of complexities in terms of infrastructure. We will continue to work with local planning authorities and land promoters/developer to help accelerate development, help bring forward appropriate infrastructure at the right time and seek to unlock barriers to sustainable development and growth in homes.
- 3.5** During the financial year 2022/23 alone, £7.4m of developer funding was agreed through planning obligations to support infrastructure provision in Nottinghamshire and £6.8m was received. The County Council spent £2.9m on infrastructure and retained £28.4m of developer contributions funding which is ring fenced to invest in future infrastructure projects.



3.6 We will continue to invest staff resources to support our Borough and District Councils in bringing forward new housing and high-quality places. Examples of current projects we will engage on over the next five years, where we have an interest as landowner or key stakeholder such as the local transport authority are listed below:

- Bassetlaw, we will work with the District Council to support the regeneration of the Worksop Central Area and realise new housing opportunities through our land in Worksop and Retford
- In Mansfield, we will complete the development of Berry Hill as part of the landowner consortium and work with the District Council to support the housing-led urban extension at Jubilee Way
- In Ashfield, we will work with the Council to promote our land assets for housing and other development as part of the emerging Local Plan
- In Newark and Sherwood, we will support the delivery of the Newark Southern Relief Road as part of the completion of the Middlebeck development and work to support the delivery of the Thoresby Vale development at Edwinstowe
- In Broxtowe, we will seek funding to deliver transport infrastructure to enable the delivery of land for housing at Toton and Chetwynd Barracks
- In Gedling, we will continue the implementation of the Top Wighay site as mixed housing and business development
- In Rushcliffe, we will work with the Borough Council to support the implementation of the development of Fairham, south of Clifton and the delivery of a supplementary planning document to inform the comprehensive development of land east of Gamston and north of Tollerton

3.7 Over the next five years, our principal actions will be to:

- Work with local planning authorities through our [Spatial Planning and Health Framework](#), our rapid health impact toolkit and through public health advice and intelligence to help new housing areas be designed from the outset with health in mind
- Promote active and sustainable travel to support accessible developments and improved cycling and walking facilities and e-vehicle charging
- Implement our [Bus Service Improvement Plan](#) to enable independence and greener living
- Work with local planning authorities to ensure sufficient supporting infrastructure is included in Local Plans and contribute to infrastructure funding statements or delivery plans
- Work with local planning authorities to secure funding from developers to invest in transport, schools and other infrastructure when planning permission is granted
- Seek government funding to invest in transport and other infrastructure to support new housing development.

3.8 We will monitor progress towards this outcome by assessing the number of new homes constructed on significant sites *in Nottinghamshire, against the projected build out rates in April 2022 and the incorporation of health into local planning policies through our Spatial Planning for Health Framework. We will engage with Borough and District Councils, Homes England, National Highways, Department for Education, Department for Housing and Communities and Local Government, Office for Health Improvement and Disparities and other agencies in supporting this outcome.

* generally sites (or a combination of sites) over 500 dwellings in size

A pipeline of surplus County Council sites is developed for housing to help meet local housing needs



- 3.9** The County Council has a significant property portfolio, owning more than 900 buildings with development land holdings exceeding 330 hectares. These buildings and land support our corporate objectives. Our Investing in Nottinghamshire Programme is using our property and land assets to transform the way we work whilst driving economic regeneration in our local communities. Surplus land and property which is suitable for development is promoted through the planning process working with Borough and District Councils to achieve necessary approvals and then we work with selected developers to realise built development.
- 3.10** We are committed to ensuring that, where suitable, our land assets are used to benefit Nottinghamshire and that homes built on land we currently own are built to the highest standards in terms of energy/environmental performance and adaptability. When looking at the future of land and property in the County Council's ownership we will:
- Explore what opportunity there is to support our own services and commissioning of services – particularly to delivering housing which supports adult and children's care
 - Explore what opportunity exists to partner with District and Borough Councils to achieve objectives which help meet specific housing needs in the relevant District
 - Seek when disposing of land and property to partner with developers who meet our objectives on energy/environmental performance and adaptability
- 3.11 Over the next five years our principal actions will be to:**
- Complete housing development at Berry Hill Mansfield as part of a landowner consortium as an exemplar of a design for good health
 - Progress housing development at Top Wighay in Gedling with Vistry Partnerships as the developer for the site with homes setting exemplar standards for energy saving and digital connectivity
 - Seek delivery of housing in Worksop and Retford on land allocated in the Bassetlaw Local Plan
 - Promote housing in Ashfield District on land in our ownership

3.12 We will monitor the number of new homes constructed on County Council land and seek to ensure this mirrors the expectation for build out by our District and Borough Council partners to assist in their housing delivery. We will engage positively with other landowners, District Councils Homes England and EMCCA where needed in support of this outcome.

A.3

House building supports people and businesses in the County and leads to growth in local jobs and services. Existing homes are retrofitted to address fuel poverty and meet zero carbon standards



3.13 House building not only provides people with somewhere to live but supports local employment in construction and services. As a mineral planning authority, we are responsible for making sure that there are sufficient supplies of aggregates and building materials available for the construction industry in the region. Our Mineral Local Plan adopted in 2021 takes account of the future rate of house building.

3.13 However, shortages in the availability of building materials, and a resurgent skills shortage, especially for key trades such as bricklaying and carpentry have been holding housing delivery back. We want to maximise the opportunity for local people that gain the skills and experience to help build planned new homes and retrofit existing homes to meet our net zero ambitions. Construction methods are changing to reduce carbon emissions and to complete more components off site.

3.14 We want to see new homes built that are fully digitally connected with highspeed fibre to the home as part of places which deliver the right employment opportunities for existing and new residents. We recognise that more homes will generate increased revenue to local authorities through Council Tax and New Homes Bonus payments and along with developer contributions through the Community Infrastructure Levy and S106 planning obligations, this will help support public services and social infrastructure.

- 3.15** The County Council has joined with many other local authorities in declaring a climate emergency and our Nottinghamshire Plan has a vision of working towards a healthy, prosperous, and greener future for everyone. We have committed to becoming carbon neutral in all our activities by 2030. To contribute to the UK government’s legally binding targets to reach net zero carbon emissions by 2050 our homes will need to use low-carbon heating systems and be more energy efficient.
- 3.16** Homes account for more than 21% of the country’s total carbon emissions with three-quarters of this coming from heating systems. To ensure the UK remains on track to reach net zero by 2050 all homes must achieve an Energy Performance Certificate (EPC) rating of C or above. For existing homes, the [Climate Emergency Retrofit Guide](#) set out by LETI, a voluntary network of built environment professionals, sets out what good retrofit looks like for existing homes.
- 3.17** We have worked in partnership with our District and Borough colleagues in Mansfield and Bassetlaw to upgrade the energy efficiency of up to 25 homes in their ownership through funding secured through the Government’s Social Housing Decarbonisation Fund demonstrator project. The funding complements existing programmes such as the Warm Homes Fund and Green Homes Grant Local Authority Delivery Scheme, both of which the County Council acts as an accountable body. Our Public Health team funds a Healthy Housing service led by Nottingham Energy Partnership offering a host of practical ways residents can improve the energy efficiency of their home. The Let’s Optimise Your Heating service led by the Growth and Economic Development team offers practical advice to households to upgrade the energy efficiency of their boilers and reduce heating bill costs.
- 3.18** We have raised the importance of the health benefits of retrofitting housing with partners across EMCCA and are recommending that EMCCA consider this a priority and work with Councils to develop a clear understanding of housing stock conditions across its area to inform future interventions.
- 3.19** We aim to support the delivery of a Nottinghamshire Health and Housing Database to capture details at address level of the condition of the housing stock across Nottinghamshire using a model developed by Derbyshire County Council. This will enable us to target properties for intervention. We know that social or low income occupied housing which meets higher environmental standards will be cheaper to run and be healthier to live in.

3.20 Over the next five years our principal actions will be to:

- Work with partners to support the construction skills sector in Nottinghamshire.
- Champion Nottinghamshire as a place to set up and expand with good technology, logistics, digital infrastructure and innovative strengths.
- Support the retrofitting of existing homes to address fuel poverty and meet zero carbon standard
- Continue to support housing decarbonisation across Nottinghamshire with our partner District and Borough Councils
- Support the completion and maintenance of a Nottinghamshire Health and Housing Stock Database for all housing stock, to allow each local housing authority to better understand the housing stock conditions (especially in the private sector), help target future intervention for retrofitting improvements or enforcement using experience developed in Derbyshire.

3.21 We will track the number of housing units which have been subject to retrofitting to aid energy saving and the number of residents in fuel poverty, whose household bills have been reduced. We will engage with the Midlands Net Zero Hub and Local Authority Energy Partnership together with our Borough and District Councils in support of this outcome.

3.22 We will monitor progress by assessing the uptake of construction apprentices in Nottinghamshire and the growth of key sectors such as sustainable energy, heat generation and modern methods of construction. We will engage with Borough and District Councils, training agencies and employers' organisations in support of this outcome.

A.4

New housing is built, and aids sustainable places through net zero infrastructure such as better digital and transport connectivity and clear biodiversity gains



3.23 We will look to explore how future housing development on land that we own or where we are the developer/client can meet enhanced standards for net zero development such as Passivhaus or equivalent. Noting the introduction of the Future Homes Standard fully by 2025, our aim will be to be ahead of UK government targets, fitting in with broader Combined County Authority ambitions and adopting standards and making requirements for the development of land that we own which represent the highest standards in Nottinghamshire.

3.24 We are re-designing our transport infrastructure across the County to encourage active travel modes (walking & cycling) and supporting bus travel linking residential areas with key destinations. Through the Active Travel Fund, we are implementing a programme of cycling schemes from 2023/24 and have been working in partnership with Derby City Council, Derbyshire County Council and Nottingham City Council to develop a D2N2-wide local cycling and walking infrastructure plan. Our Bus Service Improvement Plan will continue to guide investment in bus services and infrastructure to deliver more sustainable travel options.

3.25 Over the next five years our principal actions will be to:

- Deliver a Green Growth Spatial Plan for Investment Opportunities
- Continue to support sustainable development opportunities across Nottinghamshire with our partner District and Borough Councils
- Support completion and maintenance of a Nottinghamshire Health and Housing Stock Database for all housing stock, to allow each local housing authority to better understand the housing stock conditions (especially in the private sector), help target future intervention for retrofitting improvements or enforcement using experience developed in Derbyshire.
- Deliver a pipeline of sites for new housing on County Council land including at Top Wighay which will include exemplar standards for homes in terms of reducing carbon, energy efficiency and supporting net zero
- Promote the ambition for all new build housing to be provided with fibre to the premises as part of our Better Broadband for Nottinghamshire programme
- Create better active travel infrastructure and public transport systems and networks serving housing areas to help reduce reliance on the private car and improve health and wellbeing
- Expand the provision of electric charging points to serve local neighbourhoods.

3.26 We will monitor delivery of active travel infrastructure against the Local Cycling and Walking Infrastructure Plan (LCWIP). We will monitor wider infrastructure progress by tracking improvements to our environment as part of linking residential areas to local services and places of employment across all Local Plans. We will engage with the EEMCCA together with our Borough and District Councils in support of this outcome.

New homes meet local needs including affordable homes for younger and older people and those with support needs



- 3.27** As planning authorities, all our District and Borough Councils prepare housing need assessments to inform their Local Plans. Paragraph 50 of the National Planning Policy Framework requires that local planning authorities plan for a mix of housing based on the needs of different groups in the community and identify the size, type tenure and range of housing that is required in particular locations. Our District Housing Strategies also recognise the need for homes to suit people in later stages of life which would help free up accommodation for others.
- 3.28** It is critical to maintaining independence that people have a choice of different types and tenures of housing which meet their needs throughout their life. This is particularly the case for older people who may wish to move to more compact, easily maintained accommodation with easier accessibility as they grow older.
- 3.29** Whilst much care for children is provided by foster or adoptive parents, there is still a need for homes for children in our care. We run two homes for children with disabilities, three mainstream homes and own two properties which are externally run, with three additional houses in the pipeline. Equally young people who are leaving care provided by the County Council as corporate parent, need a choice of housing which meets their needs as they learn to support themselves. This includes specialist accommodation and support for those who may be young parents, have additional support needs or who identify as young people seeking asylum
- 3.30** Those who are commissioned to provide housing with support to our adults with learning disabilities and support needs may need to obtain access to larger housing units for those who need it to live together with their support workers on hand.

3.31 Children and young people with disabilities need access to family sized homes which meet their needs. This is likely to require properties to be built which are over and above the requirements of Building Regulations Approved Document M, for example including an accessible bedroom for a child as well as a double bedroom for parents; or a bathroom which has space for both a level access shower and a bath so that a changing table can be used within the space.

3.32 Working age adults born with or who have developed disabilities have a need for adapted housing. This could be because of a progressive condition or a new permanent disability due to health, trauma, or crisis. There is a need for new `lifetime homes` that are wheelchair accessible and affordable, for both owner occupiers and social housing. This would compliment the requirement to adapt existing properties of all tenures for this group of people.

3.33 Over the next five years our principal actions will be to:

- Ensure that the need for suitable homes for older people and those with requirements are reflected in the housing need assessments and Local Plans of each Borough and District in Nottinghamshire
- Respond to larger planning applications for housing and negotiate with developers where needed to ensure that specific requirements are accommodated where possible, particularly advocating for the need for new "lifetime homes" or adapted housing for working age and older people and specialist extra care facilities and homes for families with disabled children/young people where there is a local need
- Ensure that our own property portfolio is reviewed to examine the opportunities to accommodate the provision of care for adults and children
- When disposing of our land for housing, seek to assist in meeting locally identified housing needs.

3.34 We will monitor progress by reviewing outstanding housing needs as identified by our commissioning services in Adult Care and Children's and seek to work more closely with our partner Borough and District Councils especially through the planning system to help us deliver this outcome.

04

Strategic Goal B Enabling people to live independently



Context

- 4.1** A core principle underpinning the delivery of Adult Social Care in Nottinghamshire is that of promoting independence. Our approach to social care starts from the premise that everyone we work with has strengths that can be built on to promote recovery and the achievement of independent lives. One of the key ambitions of the Nottinghamshire Plan is helping our people live healthier and more independent lives and this is reflected in the Health and Wellbeing Strategy (2022-2026).
- 4.2** By 2036 the number of people aged 65 or above in Nottinghamshire as in the rest of the UK will rise to around 25% of the population. Housing with Assisted Care/Supported Living means enabling older people with care and support needs to remain living independently in their own homes within a supported environment. The development of supported living for adults with learning disabilities as well as providing pathways to support people to regain skills following a hospital stay are equally embedded in our service offer today. Health and care workers work together with the person, their family and carers to achieve their optimum level of independence.
- 4.3** Prior to considering the need for ongoing care and support, interventions such as providing assistive equipment and home adaption can be made to enable adults to remain at home and/or to live independently and engage with their network and community.

Outcomes

B.1

New homes and places are designed for residents to live independent and healthy lives



4.4 We want to see all mainstream new homes and residential areas designed and built so they can provide for independent living and take into account longer lifetimes. We use “co-production” to involve service users in designing the services they use and want to see older and disabled people helping in the design of residential areas and helping shape types of specialist housing models such as Extra Care or Assisted Living.

4.5 Over the next five years our principal actions will be to:

- Engage with the Borough and District Councils when planning applications are considered and in the development of Local Design Codes to make housing areas better designed for older and disabled people
- Support the supply of new housing and proposals which are specifically aimed at older and disabled people which are close to shops, services and cultural facilities and connect well to public transport
- Support the supply of new family sized homes suitable for children and young people with disabilities
- Use the land and property that we own to help deliver supported housing and extra care provision where there is a local need such as at the former Elizabethan School and St Michaels View sites in Retford, the former Kirklands Care Home site in Kirkby in Ashfield and Walker Street, in Eastwood.

4.6 We will monitor progress by assessing Borough and District Local Plans and design codes to ensure they help support residents to maintain independent and healthy lives. We will engage with Borough and District Councils and promoters of new development in support of this outcome.

Homes are adapted to support residents to live independently



- 4.7** A lot of our work to keep people independent is to help them adapt their living spaces to new circumstances, either temporarily or permanently. This can be achieved by installing items to aid mobility or prevent falls. Government funding for Disabled Facilities Grants (DFGs) is provided to the County Council through the Better Care Fund in recognition of the importance of ensuring adaptations are part of an integrated approach to housing, health, and social care locally. District Councils are responsible for home adaptations and the provision of DFG's to eligible residents. We will work with Districts and Boroughs to agree on the use of this funding.
- 4.8** It would make sense for many homes to be designed to allow people to remain in one place throughout their life course without the need for subsequent adaption. Standards like Lifetime Homes can adapt to changing needs – from storage of pushchairs to storage of mobility scooters and level thresholds. The models of housing that work for older people, work for everyone else.



4.9 Over the next five years our principal actions will be to:

- Collaborate with our local housing authority colleagues to ensure delivery of a seamless, person-centred support, equipment and adaptations service to those with mobility needs who need them
- To ensure timely adaptations delivery to facilitate people being safely discharged from hospital and also to use adaptations as a preventative intervention to support carers, prevent falls, reduce loneliness and avoid moves into residential or nursing care
- Advocate for the highest proportion of homes to be built to Lifetime Homes (LTH) standards within new housing areas to provide flexible and adaptable homes
- Advocate for the supply of new family sized homes suitable for children and young people with disabilities

4.10 We will monitor progress in meeting this outcome by reviewing the operation of our Disabled Facilities Grants scheme and monitoring the provision of homes built to Lifetime Homes standard in Nottinghamshire. We will work with our partner Borough and District Councils through our housing and planning liaison to help us deliver this outcome.

B.3

There is access to high quality specialist and supported accommodation for those who need it



4.11 Despite the aim of keeping people independent in their own homes, there is a need for specialist accommodation which provides a home for those who need extra support. Supported or sheltered housing schemes and residential care homes have long been provided for older people, but Extra Care Housing provides the means to live as independently as possible with the reassurance of additional support when it is needed. There are currently 12 extra care schemes in Nottinghamshire.

4.12 The provision of specific retirement housing (often bungalows) which has an age qualification, often with access to non-residential staff but linked to an alarm service is a common housing option provided by our District and Borough Councils. Private providers now account for most of the care and support for older people who have residential and dementia care needs with a range of provision across the County. Specialist-supported accommodation for adults with learning difficulties and mental health conditions is also provided by the County Council and through partnerships with private providers.

4.13 Over the next five years our principal actions will be to:

- Continue to monitor the provision of places providing specialist care and support for older people and those in temporary accommodation in Nottinghamshire and work with providers to ensure that future provision meets anticipated needs
- Seeking to engage with Local Plans to ensure sites are reserved for housing designed for older people and where there is an outstanding local need for extra care provision, looking to sites which are accessible to local shops and services
- Support planning applications by developers and providers when made to our District and Borough Councils for specialist housing for older people and for those experiencing homelessness or for necessary changes of use from dwelling to house in multiple occupation to provide for supported living schemes which meet the locational criteria above.

4.14 We will monitor our progress in meeting this outcome by providing appropriate support to planning applications made to our for-specialist care and older persons provision across Nottinghamshire and work with our colleagues in District and Borough Councils to ensure that local planning policy is supportive of provision for specialist and supported accommodation in new development areas.

05

Strategic Goal C: Supporting those in urgent housing need



Context

- 5.1** Some people are in urgent need of a home due to many different reasons.. Single person homelessness is on the rise with many having complex needs. Many stay with friends and family and the termination of such arrangements is the largest reason for homelessness. The County Council works with our District and Borough housing authorities to commission appropriate support to those in housing need to help prevent homelessness and help them secure and retain accommodation.
- 5.2** In some cases, this leads to sleeping rough on the streets. We share the commitment of the UK government to end rough sleeping in Nottinghamshire and during the pandemic, we worked proactively with District and Borough Councils across Nottinghamshire to take urgent action to house rough sleepers and protect public health. We are providing more effective support to prevent rough sleeping from happening in the first place.
- 5.3** Children and young people who need help and protection need a home in which support and care is provided. By law, we must look after children and young people who cannot live with their families, where this is in the interests of the child this also includes those children seeking asylum who do not have parents/guardians.. As well as supporting young people who leave care, we work alongside our local housing authorities to prevent 16- and 17-year-olds from becoming homeless. Over 950 children are currently looked after in Nottinghamshire. We currently have 229 foster carers, and the County Council manages two homes for children with disabilities and three mainstream homes.

Outcomes

5.1

Partnership working to end the need for people to sleep rough in Nottinghamshire



- 5.4** Following the Covid 19 Pandemic and the successful work undertaken to move rough sleepers into accommodation, we want to prioritise working with local housing authorities to commission ongoing support for rough sleepers and a convening role to bring partners together.

5.5 Over the next five years our principal actions will be to:

- Work with partners to commission ongoing support for rough sleepers
- Continue to improve working arrangements with partners to reduce the number of people becoming homeless as they leave the criminal justice system, health, or care settings
- Develop interventions with partners to reduce the time rough sleepers spend living on the streets

5.6 We will monitor our progress in achieving this outcome by looking at the rough sleeper counts (and other data that is available) carried out in Nottinghamshire and work in partnership with District and Borough housing and homelessness teams to help end the need for rough sleeping.

02

Preventing homelessness and supporting people into permanent accommodation



5.7 The housing system is under strain owing to many reasons and the shortage of affordable housing is a problem in many areas of Nottinghamshire. The ending of tenancies by private landlords is a principal cause of homelessness and domestic abuse is a further major cause as people leave abusive partners.

5.8 Temporary accommodation solutions are arranged by our District and Borough housing authorities, and we will continue to work with our partner Councils through our Public Health work to commission advice and support services for adults who are in housing need and in temporary accommodation because of homelessness.

5.9 Over the next five years our principal actions will be to:

- Collaborate with our local housing authority colleagues, to ensure delivery of seamless person-centred support for those experiencing homelessness in temporary accommodation
- Continue to monitor the provision of places providing specialist care and support for those in temporary accommodation in Nottinghamshire and work with providers to ensure that future provision meets anticipated needs
- Seek to engage with Local Plans to ensure sites are reserved where needed for temporary accommodation in Nottinghamshire
- Support planning applications by developers and providers when made to District and Borough Councils for specialist temporary and move on housing for those experiencing homelessness
- Develop further our statutory “duty to refer” to housing authorities where appropriate as part of our social care work to support those in need.
- Work with local housing authorities to explore how County Council property might assist in providing temporary accommodation

5.10 We will monitor the progress in meeting this outcome by looking at the number of evictions from supported accommodation and seek to reduce these. We will work in partnership with our District and Borough Councils across Nottinghamshire on this issue.



Ensuring access to supported accommodation services for young people (aged 16-21) and care leavers up to the age of 25



5.11 Young people sometimes need a certain level of support to help them make the transition to independent living. It can be difficult for young people to find somewhere to live. Private landlords can be reluctant to let to young people with low incomes and especially if claiming benefits. The County Council aims to promote and safeguard the wellbeing of young people. We seek to prevent homelessness and return young people to their families wherever possible. Where necessary, we support them to find the most suitable accommodation and support them to remain there and move on when appropriate.

- 5.12** In Nottinghamshire, a Joint Working Protocol has been developed to guide how the County, the homelessness teams in each District and Borough and supported accommodation providers will work together to prevent youth homelessness, provide a pathway for referral to accommodation and support and how services will operate.
- 5.13** In Nottinghamshire, the County Council takes responsibility for the [statutory duty](#) to accommodate all homeless 16- or 17-year-olds whilst the District or Borough housing authorities lead on the prevention of homelessness for 18–21-year-olds. Referrals are made by the housing authorities to the County Council if supported accommodation is required. As part of our [local offer](#) for [care leavers](#), the County Council Borough and District Councils actively work to prevent care leavers from becoming homeless, especially street homelessness and we have a shared corporate responsibility with the District and Borough Councils around this aspect.
- 5.14 Over the next five years our principal actions will be to:**
- Ensure information and advice for young people is readily available about housing options to help prevent homelessness
 - Liaise with Schools and Academy Trusts in Nottinghamshire to help provide access into schools for Broxtowe Youth Homeless who are commissioned by our Districts and Boroughs to offer homeless preventative work
 - Ensure a full range of supported accommodation services is available in each locality in Nottinghamshire to help safeguard and support young people at risk of becoming homeless and promote their independence in preparation for adulthood and managing their own tenancy
 - Work with supported accommodation providers, the local housing authorities, and landlords in the private and social sectors to make a range of safe, decent, and affordable move on options for young people, using both shared and self-contained accommodation

5.15 We will monitor our progress towards this outcome by assessing the effectiveness of mediation and advice to help maintain young people in family networks, monitoring the schools uptake of youth homelessness prevention sessions and reviewing the care leaver offer to ensure consistency of approach. We will work with local schools, Academy Trusts, and District/ Borough Councils on these actions.

C.4

Enabling secure and stable homes for children who need them



5.16 Looked after children are children that are cared for by us. By law we must look after children or young people who cannot live with their families. This can be for a number of reasons but generally, we look after children because their parents or the court think it is in the best interests of the child. Most children and young people in need of care are looked after by a foster carer. For a small number of children, residential care may be more suitable. After an assessment of the situation, we will make a plan to help the child return home.

We recognise the ambitions of the Stable Home, Built on Love strategy for all children in care to be in the right type of home for their needs and for any such home to be close to their community, school and brothers and sisters where this is safe. The strategy recognises the national shortage of fostering and residential provision. Our focus in Nottinghamshire is first on the extension of fostering provision, with the longer term goal in line with the national strategy of all children being as close to their network as possible, where safe.

5.17 Our future housing provision for children we look after for whom we are the “corporate parent” will therefore continue to rely principally on the homes provided by our foster carers - either directly working for the County Council or through one of the independent fostering agencies and there is a continuing need for more foster homes. Our foster carers need homes that are in a good state of repair, well insulated and spacious enough to ensure children have sufficient space to play study and maintain their privacy. Residential children’s homes are still however needed to support some children with the County Council operating several and some private provisions.

5.18 We offer a range of services for children and young people when they leave care. This includes advice, support and guidance to 16–25-year-olds leaving care about obtaining accommodation.

5.19 **Over the next five years our principal actions will be to:**

- Review our property portfolio to ensure that our residential care for children is fit for purpose and support planning applications when made to our District or Borough Councils for the provision of new specialist children’s homes
- Continue to work with housing partners to provide appropriate supported accommodation for young people leaving care
- Continue to support young people to prevent homelessness by working with our partner housing authorities
- Work on a D2N2 basis (across Derby, Derbyshire, Nottingham and Nottinghamshire) to ensure the sufficiency of places for young people in our care

5.20 We will monitor our progress towards this outcome by continually assessing the adequacy of property in which the children we look after are cared for, the accommodation provided for care leavers, the supported accommodation provided for those 16+ and work with providers of children’s

Provision of safe accommodation to support and protect adults and children affected by domestic abuse



- 5.21** We have a [statutory duty](#) from the Domestic Abuse Act 2021 to coordinate, commission and drive activity to ensure survivors and their children have access to the right accommodation-based support when they need it. This includes moving on, refuge or other safe accommodations or making their own homes safe, through the fitting of safety equipment via Sanctuary schemes.
- 5.22** We provide support and protection for adults and children affected by domestic abuse within safe accommodation. Our funding from Government helps to commission support services in partnership with district and borough councils, domestic abuse services, the police and the Police and Crime Commissioner. The Covid 19 pandemic led to an increase in domestic abuse referrals. 4800 domestic abuse survivors received support in Nottinghamshire in 2020/1 and around 5000 in 2021/22.
- 5.23** A needs assessment was completed in 2021 which informed the commissioning plan. Further deep dives into the needs of male survivors and women with protected characteristics have been completed in 2022. These documents are available on the [Nottinghamshire Insight](#) domestic abuse page
- 5.24** We have completed commissioned support services within refuges for women and children, training for front line staff, pet projects and embedded domestic abuse specialists within the district and borough council housing teams. We have also provided flexible funding to refuges and district and borough councils to unblock issues that prevent survivors from moving through the housing pathways. We have also supported district and borough councils on their journey to become [Standing Together Domestic Abuse Housing Alliance](#) accredited. Evidence shows that these projects are working well, and we are continuing to build on these by increasing therapeutic support for survivors of domestic abuse, funding sanctuary schemes which provide measures to enable survivors to remain in their own home and investing in “co-production” to put the experience and voice of survivors at the heart of decision making.

5.25 Over the next five years our principal actions will be to:

- Review and deliver our commissioning plan to support and protect adults and children affected by domestic abuse within safe accommodation (in partnership with district and borough Councils, domestic abuse services, the Police and the Police and Crime Commissioner)
- Use co-production processes to better understand the needs and barriers for domestic abuse survivors and develop future commissioning plans
- Ensure all district and borough councils are Standing Together Domestic Abuse Housing Alliance (DAHA) accredited
- Develop further safe accommodation units and move on accommodation in partnership with domestic abuse providers and district and borough councils

5.26 We will monitor our progress towards this outcome by assessing the number of domestic abuse survivors receiving support and monitor the delivery of our commissioning plan via the Statutory Domestic Abuse Partnership Board.



06

Implementing and Monitoring



- 6.1** Our [2024/25 Annual Delivery Plan](#) commits us to implement our Housing Strategy, in partnership with local District and Borough Councils.
- 6.2** The Strategy has been designed as a five -year document and regular reviews of the actions are proposed to ensure we are working to implementing its goals and outcomes.
- 6.3** The actions contained in this Strategy highlight the different roles NCC will play in delivery – whether that is in a lead role, where we have shared responsibility as part of a partnership, or where we are playing a supporting or influencing role to help achieve outcomes. Following approval of the Strategy, we will monitor our actions on a quarterly basis and establish Housing Oversight Group within the County Council to promote improved inter-departmental working.
- 6.4** We will also monitor implementation in partnership with our local Borough and District Councils, the new East Midlands Combined Authority and the East Midlands Mayor and explore what forums might be used to help this objective.
- 6.5** Whilst its actions are ambitious, most of them reflect work which is already underway within the County Council. The Strategy itself does not therefore commit NCC to new expenditure with all activity referenced being delivered using existing resources.





**Nottinghamshire
County Council**

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