



NEWARK &
SHERWOOD
DISTRICT COUNCIL

NEWARK AND SHERWOOD LOCAL HOUSING STRATEGY 2009 – 2016

Newark and Sherwood Housing Need Sub-Areas



Key

- Parish Boundaries

Sub-Areas

- Newark including Balderton
- Outer Newark
- Sherwood and Mansfield Fringe
- Nottingham Fringe
- Lincolnshire Fringe
- Southwell
- Rural East

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1.0 An introduction to our local housing strategy

This strategy reflects real commitment from the council and partners to work together to ensure that housing activity contributes to our vision and ambitions for Newark and Sherwood found in the Community Plan 2006 – 2016: -

“Our aim is for residents in Newark and Sherwood to feel that their area offers them the best quality of life in the East Midlands. By 2010 we aim to be one of the top 10 rural districts in the region and by 2015 one of the top 5”

We aim to raise aspirations and improve accessibility.

Our housing strategy priorities to deliver this vision are:

1. To deliver an increased supply and choice of affordable housing to meet local need and manage the impact of housing growth to ensure there is a positive impact on our urban and rural communities.
2. To take action to improve the condition of existing homes, reduce carbon emissions and fuel poverty along with raising standards of maintenance and management for the benefit of our local residents.
3. To meet the local housing related needs of our diverse communities through partnership working and targeted housing service provision.
4. To enable the new housing required by the East Midlands Regional Plan and Newark New Growth Point initiative to be delivered, to secure the promotion of sustainable communities as part of a balanced approach to the future economy of Newark and Sherwood.

Our strategy is based on a clear and evidenced approach. The challenges described here have been identified through a review of data, consultation over a 12 month period with a number of opportunities for local residents and partners to inform and influence our plans. The Housing Forum – a partnership that informs our Local Strategic Partnership – has led this work, providing intelligence and developing the action plan.

Our Local Development Framework (LDF) will carry this vision forward through new spatial planning policies that will shape the future of the District, including new development and the use of land, in line with the principles of sustainable development. This housing strategy informs and supports the emerging Local Development Framework.

This strategy will be refreshed as appropriate in response to change.

Nottinghamshire and Sherwood Forest

This strategy also describes how we can contribute to meeting the needs of our residents as identified by Nottinghamshire's local strategic partnership, their sustainable community strategy and the priorities identified in the local area agreement.

As a district authority within a housing market shared with other local authorities, Newark and Sherwood has been working with Mansfield and Ashfield to explore opportunities to respond to housing challenges jointly. Many of the challenges Newark and Sherwood planned to address on its own in its previous local housing strategy will in future be addressed in partnership through the Sherwood Forest Housing Strategy¹; this will make the best use of the limited resources all local authorities have.

In summary the Sherwood Forest Housing Strategy seeks to:

1. Increase the supply of housing to meet need, provide choice and contribute to economic growth and sustainable communities
2. Reduce the impact of all types of housing on the environment
3. Improve the condition of all existing housing, and management of housing in the private rented sector
4. Bring large numbers of empty homes back into use
5. Direct housing supply and services to respond to the needs of an older and more diverse population which includes high numbers of households with someone with special needs and high levels of homelessness

However, Newark and Sherwood has a number of features that make it unique from the other areas and it's important that these are recognised and addressed too.

2.0 The local context

Our geography and communities

Although a predominantly rural district with areas of high house prices, Newark and Sherwood is a diverse area: neighbourhoods and communities access services from different places and face different challenges. Our plans for housing recognise this diversity:

- Newark is the main town, is identified in the Regional Plan as an Important Sub-Regional Centre², and has a number of complex relationships with the other towns and cities outside of the district.
- Nottingham has the largest influence on the south of the district, providing a draw for workers and people seeking leisure activities. There is rail access from Nottingham to Newark and Lincoln. This is a commuter belt.

¹ The Sherwood Forest Housing Strategy is a strategy for the Nottingham Outer Housing Market Area. This is made up of Mansfield, Ashfield, Newark and Sherwood.

² Definition of sub-regional centre in Glossary.

- Lincoln attracts people from the east of Newark and Sherwood for work and leisure purposes. The east is predominantly rural.
- Southwell is a distinct market town, having some of the highest property values in the East Midlands.
- Mansfield to the west and Worksop to the north provide a range of services to people within Newark and Sherwood on a similar level to Newark. These are mainly former coal mining areas.
- In the west Rainworth and Ollerton-Boughton have been identified in the Regional Plan as 'other urban areas' to support regeneration needs and the role of these settlements in servicing the local surrounding area.

Consultation as part of developing the joint housing strategy suggests that communities in these areas differ in their approach to, and acceptance of, change. This is linked to personal connections with the economic history of the area, for example coal mining, and the isolation faced by some rural communities. This means we must involve communities as early as possible in the process of developing and delivering plans: their involvement will be critical to our success.

Rural areas also present particular challenges to delivering solutions to housing issues, from increasing affordable housing supply, to meeting the decent homes standard and the tackling of fuel poverty, which, when considering the number of rural dwellings with no access to mains gas, presents many difficulties.

Newark and Sherwood is part of Nottinghamshire; residents receive a number of services from the County Council, for example education, social care and housing support. It will be important that local plans inform and influence Nottinghamshire plans as far as possible so that resources are directed effectively from the county to support the identified local issues and challenges.

Our economy

This strategy has been developed during a period of great change in the economy. This has the potential to impact on our communities and on how we deliver our plans for housing. We must take every opportunity to manage this. Some of the challenges we are aware of include:

- In the current economic climate people are losing their jobs and income, cannot afford to pay their mortgage or rent and are losing their homes.
- For those people who can afford to buy a home it is very difficult and expensive to obtain a mortgage. Housing associations are also finding it difficult to borrow money to fund new affordable homes.

- Developers and housing associations are unable to sell homes they have recently built, leaving homes empty and reducing the organisation's income.
- House prices are generally falling, leaving some recently developed homes less financially desirable.
- As home ownership is less of an option for people there will be greater pressure on rented housing in the social and private rented sectors.
- Significant new housing growth in the District needs to be accompanied by a strong, sustainable economy that can provide increased job opportunities for local people.
- The need for housing growth to contribute and address challenges set out in adopted Newark and Sherwood Economic Development Strategy, such as tackling pockets of deprivation, ensuring long-term sustainability of market towns and rural communities.

3.0 The challenges we face in Newark and Sherwood

3.1 Managing housing growth

Newark and Sherwood has been designated by the Government for new growth in housing - and households. The challenge is to manage growth so that it has a positive impact on sustainable communities across the district

The designation of Newark and Sherwood as a New Growth Point by the Government is part of a national initiative introduced to boost housing supply across the country. This designation was confirmed in the adopted East Midlands Regional Plan (March 2009), which further recognised Newark as an important Sub-Regional Centre. As part of Growth Point designation is the potential for the sustainable expansion of the Newark Urban Area³. It is also recognised that growth in the Newark Urban Area may require delivery through urban extensions.

The Regional Plan has also recognised Rainworth and Ollerton-Boughton as ‘other urban areas’, classifying these settlements as areas suitable for some levels of development growth due to urban capacity, Sub-area regeneration needs or the need to support the present role of the settlement in servicing the surrounding local area.

In all the Regional Plan has set a dwelling requirement for Newark and Sherwood District of 14,800 dwellings over the Plan’s time span of 2006 to 2026. All of this potential growth, however, is subject to extensive public consultation and comprehensive testing through the Local Development Framework planning process. This is to ensure that individual proposals are sustainable, acceptable environmentally and realistic in terms of infrastructure.

The Regional Plan emphasises that the economic, social and environmental regeneration of the Northern Sub-area, including Newark and Sherwood, and our Housing Market Area Partners, Mansfield and Ashfield Districts, is a regional priority⁴. A major part of achieving this objective is ensuring that the agreed Growth Point Programme of Delivery at Newark is achieved. This Programme states that around 500 dwellings per annum should be concentrated in the town, and that new housing growth should not be developed in isolation but integrated with other objectives, such as increasing employment opportunities, new services and facilities, as well as necessary infrastructure improvements. These improvements are in addition to the provision of substantial new affordable housing and other new housing that can address the needs and aspirations of local people across the district.

The District’s Local Development Framework will direct where new development will happen and what this will include. This will ensure that new homes are situated in the right place so that householders can access employment, schools, health services, shops and other amenities, whilst also providing additional benefit for local residents. Such benefits include key transport improvements, new primary and secondary school places, healthcare

³ Newark Urban Area refers to Newark, Balderton and Fernwood

⁴ East Midlands Regional Plan 2009 Policy 7 - Regeneration of the Northern Sub-area

and community facilities, improved flood defence and mitigation measures, new open and green spaces and new local shopping facilities. An Infrastructure Delivery Plan (IDP) for the District has been developed, which clarifies and facilitates exactly what new infrastructure should accompany the new growth envisaged for the District.

There are clear links between managing a considerable supply of new housing and activity in the housing strategy to respond to the need for a greater choice of housing, to minimise the environmental impact of new housing and to ensure that new housing is developed as part of plans to secure economic growth.

Our housing strategy will support our Local Development Framework to: -

- Enable, where applicable, 30% affordable housing across the district on eligible new build developments.
- Ensure that new housing supply responds to significant household growth and increasingly diverse communities; population growth is predicted at 10.7%, household growth at 27.7% by 2026.
- Ensure that existing communities understand what growth means to Newark and Sherwood, and are able to contribute to the processes of planning and managing this so it is sustainable.
- Move as rapidly as possible to ultra low and net zero CO2 emission new build targets, to address the “practicality” of locally delivering the Climate Change Act target of 26-32% CO2 emission reduction by 2018/2022, and 80% CO2 emission reduction by 2050.
- Direct plans for growth so that it is linked to plans to increase economic growth and prosperity.
- Enable new homes to form part of health promoting environments, with access to services, green space etc, and opportunities for meaningful activity.
- Manage the impact of growth on services and amenities, for example education, social care and housing support, and develop services to respond to additional and changing needs arising from growth. Support the voluntary and community sector to respond to changes in the population arising from growth.
- Work with partners in the region to ensure that we have the capacity and skills to enable growth, learning from others, and the commitment to delivering the infrastructure required to ensure that growth is sustainable.
- Engage and explore opportunities to work with neighbouring growth point areas primarily being Lincoln, Gainsborough, Grantham (through the Cross Country Alliance) and also the Three Cities, of Nottingham, Leicester and Derby.
- Manage access to new homes, particularly affordable homes.

- Work with planning colleagues and partners to ensure that a range of housing options exist for people of all ages and circumstances, so under occupiers within both the market and affordable housing sectors are able to downsize to housing that fits their needs and aspirations.

What is Newark and Sherwood already doing?

- The Council has a Member's Task Group that is overseeing the development of the Local Development Framework.
- The Council has prepared an Infrastructure Delivery Plan. (The Council has already helped to secure early delivery of the A46 duelling project Widmerpool to Newark)
- The NHS is undertaking work to review of healthcare services to inform plans for growth.
- A Growth Point Manager has been appointed
- The Council has a Growth Agenda Task and Finish Group including Members.
- The Local Development Framework Core Strategy; Options Report is out for consultation.
- The Council has an adopted Economic Development Strategy (2009).
- The Council has completed a Strategic Housing Land Availability Assessment (2008).
- The Council has completed a Strategic Housing Market Assessment (2007).
- The Council has completed a Newark and Sherwood Housing Needs, Market and Affordability study 2009.

3.2 Meeting affordable housing need, including in rural areas

There is a considerable need for affordable housing in Newark and Sherwood, including a high proportion in rural areas

The 2009 Housing Needs, Market and Affordability study⁵ identified that there is an affordable housing shortfall in Newark and Sherwood of 586 houses per annum. Whilst using a different methodology, the strategic housing market assessment (SHMA) gives credence to this figure as it suggested net annual need for affordable homes in rural areas of 238 homes, and 215 in urban areas. The highest house prices in the Sherwood Forest area are found in Newark and Sherwood; its geography and East line mainline train station make the area an attractive place to live.

Many of our residents recognise that the need for affordable housing is an important issue. Indeed recently 1,575 residents from Newark and Sherwood responded to the annual PLACE survey carried out across all of Nottinghamshire. This identified that affordable decent housing was one of the main priorities within both the District and County⁶. Also, as part of a recent democracy week (12 – 16 October 2009), a ‘housing topics’ consultation workshop was held for young people (aged 14-15) from schools within the District, which found that the most frequently chosen issue by them, when thinking of what is important in terms of housing, was the need for it to be affordable⁷.

The 2009 Housing Needs study also found that across the District 59.2% of heads of households are employed in management and professional roles. The District has a mean income of £25,064, which compares with the regional mean income, but is below the national level of £28,829. Nonetheless the 2009 Housing Needs Study has found that 13.8% of Newark and Sherwood households had incomes below £10,000 and that across the District 58.4% of households had an income of £27,500 or below. When excluding retired households this still stood at 47.2% and only 0.4% of households in the social rented sector across the whole district had earnings of more than £27,500. This undoubtedly impacts on affordability of homes for those on a lower income. The lack of accommodation can result in people moving away from their communities.

Newark and Sherwood has the smallest proportion of social rented homes in the Sherwood Forest area (16.2% of stock compared to 18.8% in Ashfield and 20.9% in Mansfield). However, the area has the highest proportion of detached homes – around 35%, compared to an average of 27% across the other two areas, and 23% nationally. It also has the lowest proportion of terraced housing – around 15% compared to 20+% in the other two areas (Ashfield and Mansfield), and 26% nationally.

The 2009 Housing Needs study found that there are high levels of under-occupation in the District, across all tenure types. It was found that 68.4% of owner occupiers with no

⁵ Newark and Sherwood Housing Needs, Market and Affordability Study 2009

⁶ Assessing Nottinghamshire’s Performance – Nottinghamshire County Council and partners 2009 Highest priorities; crime (63%), street cleanliness (45%), health services (42%) and affordable housing (34%). 10,647 respondents in all.

⁷ Newark and Sherwood Council Youth Consultation day 14 October 2009 – workshop on “housing for the future” – approximately 100 children participated in workshop from 5 schools during the day.

mortgage under-occupied and that around 690 social rented properties throughout the district were under-occupied by two or more bedrooms⁸. This study identified under-occupation as key housing issue within the District. It recommended that effective initiatives and policies are put in place to encourage under-occupiers to down-size. It also stressed that it is crucial to ensure that the planning system delivers housing in both the affordable and market sector that fits the needs and aspiration of under-occupying residents, so real choice is available to them, meaning the incentive to down-size becomes a far more attractive proposition.

A review of council tax data in April 2008 identified 1,118 empty homes in the area, of which 636 had been vacant for 6 months or more (57% long-term vacant). While the number of homes is less than that for Mansfield and Ashfield, the proportion of longer term empties is higher. Consultation feedback suggests that empty homes are less of a problem for local communities as they are located in small numbers across the area. However, they still present an opportunity to increase housing supply.

Plans for growth will not meet all identified need for affordable housing: need exists across the District and we want to provide people with a choice of places to live. As with growth, there will be opportunities to link our local plans to meet affordable housing need with our sub-regional partners, Mansfield and Ashfield.

Our housing strategy will support our Local Development Framework to: -

- Enable a balanced housing market; increasing the proportion of affordable homes, the choice of location, tenure and type of housing.
- Work with developers and other partners such as housing associations to identify and maximise opportunities for development, including those arising from the current economic climate.
- Make best use of existing housing to meet the need for affordable homes, e.g. through action to reduce the number of empty homes, or through working with partners to develop effective under-occupation schemes and choice based letting policies that promote downsizing as a real choice for residents within the affordable housing sector.
- Ensure our plans are based on a robust evidence of need and aspirations.
- Engage with the community to understand the need for affordable housing in the area, including working with Parish Councils to develop their knowledge and capacity.
- Manage the development of affordable housing in rural areas to ensure a positive impact on existing communities.
- Manage the impact of development on services and amenities, for example education, social care and housing support, ensuring accessibility to new residents.

⁸ Newark and Sherwood Housing Needs, Market and Affordability Study 2009

What is Newark and Sherwood already doing?

- With Trent Valley Partnership over 20 assessments of need have been undertaken at Parish level and there is an ongoing programme to complete these. Parishes have also developed Parish Plans (these cover a range of activities – not just housing).
- The Council has completed a Newark and Sherwood Housing Needs, Market and Affordability Study 2009.
- We are developing our Local Development Framework and related plans and policies, with the Core Strategy Options Report currently out for consultation. (Consultation end date 7th December 2009).
- Our planning policies in Newark and Sherwood currently seek 30% affordable homes on sites of 10 dwellings (or sites of 0.4ha or above) or more in Newark and Balderton and 5 or more dwellings (or sites of 0.2ha or above) across the rest of the district .
- The council is considering the adoption of a specific Empty Homes Strategy to introduce a transparent and structured approach to dealing with the owners of empty property and the various enforcement tools that can be applied to encourage the re-use of such property. Our new private sector housing renewal strategy has introduced a new empty homes grant to assist with the renovation and re-occupation of long term empty homes.
- We are, as part of a Nottinghamshire-wide group, working to produce a Sustainable Energy Policy framework which will guide future policy.
- The Council has completed a Strategic Housing Market Assessment (2007).
- From April 2003 to November 2009 the Council have enabled the delivery of 424 additional units of affordable housing across the district in partnership with Registered Social Landlords.
- For 2010/11, 93 new affordable housing units are expected to be made available.
- The Council's Asset Management Working Party (a Member and officer working group) has carried out a review of all surplus Housing Revenue Account (HRA) land to identify those sites with the potential for affordable housing development. This has resulted in the delivery of new affordable housing (33 units) in partnership with a Registered Social Landlord.
- The review of Housing Revenue Account (HRA) land has also enabled the Council to successfully bid for grant from the Homes and Community Agency's Council House Building programme (2009-2011) and has a funding allocation to build 27 affordable rented units in four locations across the district, in both urban and rural settlements.

We will measure our success in responding to these challenges using the following indicators:

The challenges	County priorities	Sherwood Forest housing priorities	Newark and Sherwood priorities
Manage housing growth so that it has a positive impact on sustainable communities	<ul style="list-style-type: none"> • Net additional homes delivered (NI154) • Per capita reduction in CO2 emissions in the LA area • Working age people with access to employment by public transport (and other specified modes) (NI176) 	<ul style="list-style-type: none"> • Number of affordable homes delivered (gross) (NI155) (LSP) • Number of homes developed to meet lifetime homes standards (local) • % satisfaction with homes (Place Survey) • % satisfaction with neighbourhood (Place Survey) • % Tenure split in the area changed (local) • Measure and target to be agreed with education and economic development partners 	<ul style="list-style-type: none"> • Number of affordable homes for vulnerable household groups in housing need • Number of pitches provided for Gypsies and Travellers • Number of affordable homes complying with Code for Sustainable homes • Economic growth (LSP) • Accessible (CP) • Learning and earning (CP)
Meet affordable housing need, including in rural areas		<ul style="list-style-type: none"> • Number of empty homes brought back into use (local) • Record number of under-occupying households who move into smaller accommodation as result of under-occupation scheme 	

3.3 Non-decent homes and fuel poverty in the private sector

There are a large number of non-decent homes and high levels of fuel poverty in the private sector, which are in need of improvement to ensure they are of satisfactory quality.

The 2006 Private Sector Stock Condition Survey (2006) reported that there are 13,000 non-decent private sector homes in Newark and Sherwood: there are 3,470 non-decent homes occupied by vulnerable households. Within this, 59.8% of the private rented sector fails the standard and 30.2% of owner-occupied (total failure rate of 32.6%). Consultation feedback suggests that achieving decency in rural 'heritage' homes and in conservation areas is difficult, disruptive and therefore expensive.

Newark has approximately 150 houses in multiple occupation (SHMA 2007).

23% of households live in fuel poverty, of which 55% are older people. Although this far exceeds that for Ashfield and Mansfield it is based on a definition of fuel poverty that used first quarter 2007 fuel costs within the last quarter 2006 Private Sector Stock Condition Survey, defining fuel poverty as spending more than 10% of income after housing costs have been met. Particular challenges arise from the number of rural homes without access to mains gas, where it will be difficult to make cost-affordable improvements to deliver affordable warmth for vulnerable householders. Indeed anticipating current 2009 energy costs, a European co-funded study of housing in Newark and Sherwood, using the 2001/02 housing stock condition survey, estimated that across the District 71% of solid walled dwellings (9,649) would require retro-fitting of external wall insulation to make a significant difference to affordable warmth, at a cost of £128.5million (2005 build costs).

Studies carried out in 2009 have, however, indicated that affordable energy may still be deliverable to many, if not most, vulnerable households. This would involve supplementing existing spend on tackling fuel poverty with:

- Securing a "social tariff rebate" from local residents Utility supplier(s), and;
- Encouraging pensioners to actually spend their "£250 winter fuel allowance" on purchasing their fuel (studies indicate this not to be the case).⁹

Due to the 50% increase in domestic fuel costs from 2004 to the present the Council, with its partners, is currently reviewing its 'Warmth for All: Fuel Poverty Strategy and Action Plan' (2004).

Residential CO₂ emission targets now present a serious challenge in terms of retrofitting the existing housing stock to secure 26% to 32% CO₂ emission reduction targets by 2020, and 80% by 2050¹⁰.

The next 5-year Private Sector Stock Condition Survey will be due 2011.

⁹ Dr. Brenda Boardman, National Right to Fuel, and NEA compliant.

More details can be found at: www.newarksherwooddc.gov.uk/pp/gold/viewgold.asp?idtype=page&id=10314&

¹⁰ Climate Change Act 2008

Our sub-regional partners, Mansfield and Ashfield, also face challenges in the private housing sector and we are committed to a number of actions where it makes sense for a common response, for example, work to improve management standards in the private rented sector. However, the rural nature and type of homes in Newark and Sherwood means different approaches will be required.

To respond to these challenges we will:

- Review the 'Warmth for All: Fuel Poverty Strategy and Action Plan' (2004)
- Identify and respond to non-decency and fuel poverty issues in rural communities, including in non-traditional and 'off-mains gas' homes, also individual heritage homes and homes within conservation areas.
- Provide education, advice and guidance for home owners, landlords and tenants about, a) their energy consumption, b) what they can do to improve energy efficiency, reduce carbon emissions and utility bills, and wider issues that impact on the risk of fuel poverty as income maximisation.
- Target services to vulnerable and low income households, for example through First Contact for the Elderly.
- Manage the impact of plans to improve housing conditions, including plans for renewal, on residents and the existing communities, including through the provision of advice, information and support.
- Engage with residents and landlords in the private sector to understand housing condition issues, housing need and how our responses should be tailored to respond to these.
- Ensure that available private sector housing grants and awards are directed towards improving the standards of non-decent housing for those qualifying private sector households most in need.
- Use enforcement powers to deal with non-decent housing conditions which affect the health and safety of occupants, so ensuring standards are maintained within the private sector of Newark and Sherwood.
- Look to explore new partnerships and opportunities to assist with improving the quality and management of the private rented stock within the District.

What is Newark and Sherwood already doing?

- The Council has completed a Private Sector Stock Condition Survey (2006).
- The Council with its partners has recently revised its Private Sector Housing Renewal Strategy, which aims to:
 - *Increase the proportion of private housing that is of a decent standard which is occupied by vulnerable households.*
 - *Increase the capacity of the private rented sector as a housing option, including bringing long-term empty homes back into use.*
 - *Enable elderly, vulnerable and disabled people to live in comfort and security in their homes.*
 - *Eradicate fuel poverty.*
- The Council has achieved Beacon Status for its approach to fuel poverty, which means it is regarded as one of the best councils in the country on how it has, and continues, to tackle fuel poverty.
- The Council continues to lead the way in ensuring an accurate and up-to-date understanding of the main issues surrounding fuel poverty. This includes running training courses, such as a one day refresher training day for qualified housing stock condition surveyors, so the accuracy of the 5 year survey data is improved.
- The Council also works with a number of other local authorities to drive improvements to how services are delivered with Regional Efficiency Improvement Programme co-funding. Work is also underway to develop 2008-2011 priorities for Tackling Fuel Poverty (which is National Indicator 187¹¹).
- A number of initiatives are also being looked at, such as developing a new business model for Newark and Sherwood Warm Streets¹² – a Department of Energy and Climate Change ‘area based’ energy efficiency project 2007-11, that received £60k seedcorn funding during 2007-8. This initiative intends to cover all of Newark and Sherwood in the next 3-years – dependant on ongoing third party co-funding. This initiative has the potential to cover the Sherwood Forest housing market area and Bassetlaw.
- The Local Development Framework and Core Strategy will encourage new development to use renewable energy, thereby reducing the growth of CO2 emissions associated with current new build standards.

¹¹ See Glossary for explanation of National Indicators

¹² See Glossary for explanation of Warm Streets

- The Council actively supports accreditation as a tool for improving housing conditions and management standards in the private rented sector. We have signed up to the East Midlands Landlord Accreditation Scheme which incorporates housing association and arms length management organisation peer group training for private landlords to adopt good practice, maintain properties to a decent standard and understand their rights and responsibilities as a landlord. Financial assistance to landlords is only offered if they join the scheme.
- The Council also has the ability to use its statutory enforcement powers to bring non-decent homes up to standard when required.
- The Council in the main now focuses its' grant aid towards vulnerable people living in poor condition private housing. A range of grants are now available to improve standards or make adaption's. These include the Decent Home Grant and the Disabled Facilities Grant¹³.
- The Council works with partners to ensure that, if needed, households are able to access adaptations to their homes or other alternative solutions. Additional funding has been made available to meet demand and work with the Nottinghamshire Occupational Therapy Team seeks to identify the best approach to providing value for money.
- Finally there is a First Contact Scheme operating in Newark and Sherwood, run by the Council's Energy Agency, co-funded by the District and County Council. As a signposting scheme for older people it enables access to advice and assistance from a collective of 16 partners who are local support services, including benefits advice, energy saving and housing advice, that aims to improve homes and reduce fuel poverty.

¹³ More information can be seen in the Private Sector Housing Renewal Strategy 2007-2012

3.4 Maintain the quality (condition and management) of social housing

All social housing must meet the Decent Homes Standard by 2010 but plans to achieve ongoing decency must be developed.

Although the vast majority¹⁴ of homes managed on behalf of the Council by Newark and Sherwood Homes will meet the Decent Homes Standard by 2010, a recent review has revealed that there is a requirement for additional investment beyond this time to maintain this standard and deliver the Decent Home plus Standard.

The number of non-decent homes owned by Housing Associations in Newark and Sherwood is not yet known.

Social housing tenants rightly have aspirations to live in a decent neighbourhood; the existing standard set by the government may not be high enough for tenants living in Newark and Sherwood.

Recent consultation with Council tenants has shown that repairs and maintenance, quality of their home and their neighbourhood as a place to live are of high importance.

The Tenant Services Authority (TSA) is consulting with tenants across the country to inform new standards for housing management. From April 2010 these standards will apply to council owned homes.

The government is undertaking a major review of the finance system (referred to as the housing revenue account subsidy system) that surrounds council owned housing. This could have a major impact on the options available to us for the future management and maintenance of the Council's housing stock.

To respond to these challenges we will:

- Explore the options open to us to invest in, and manage, Council owned homes to ensure they are to a standard acceptable to our tenants and leaseholders.
- Engage with tenants and leaseholders to understand their needs and aspirations, and support them to explore the available housing options with us.
- Engage with the wider community and stakeholders to consider the impact of different options on the sustainability of our communities, and potential for options to contribute to other agendas and targets e.g., to increase affordable housing supply, to improve health, etc.
- Work with other housing providers to understand the condition of homes in the area, the quality of service that is provided to tenants and leaseholders, and to work with them to make improvements where necessary.

¹⁴ There will be some tenants who have not enabled improvement works to take place.

What is Newark and Sherwood already doing?

- The Council has established a Stock Options Appraisal Commission (including Members, Council Officers, National Federation of Tenants representatives, independent tenants, Newark and Sherwood Homes officers and Board Members) to consider the future of Council-owned social rented homes.
- The Council has responded to the government's consultation on the reform of Council Housing Finance (October 2009).
- A Stock Condition survey of the Council housing stock has been completed (2009).
- An Options Appraisal update has been completed (September 2009).
- A report will be submitted to the Council Cabinet on the 3rd December 2009 from the Stock Option Appraisal Commission providing an update on stock options appraisal work and making recommendations on the way forward.
- There is a housing association preferred partner forum where strategic management and investment issues can be discussed.

We will measure our success in responding to these challenges using the following indicators:

The challenges	County priorities	Sherwood Forest housing priorities	Newark and Sherwood priorities
<p>Improve the quality of non-decent homes and reduce levels of fuel poverty in the private sector</p>	<ul style="list-style-type: none"> ● % of vulnerable people supported to achieve independent living (NI 141) ● Per capita reduction in CO2 emissions in the LA area (NI186) ● Tackling fuel poverty - % people receiving income based benefits living in homes with a low energy efficiency rating (NI187) 		<ul style="list-style-type: none"> ● All households in the area spend less than 10% of their disposable income on fuel supplies and are warm enough to maintain good health (local) – How do we measure this, 5-year stock condition survey, the energy cost aspects can be updated each year, but cannot afford to do annual stock condition survey. However NSH stock can do annual analysis, and RSLs can probably do (EPCs) ● All new homes meet sustainable energy standards (local) ● % reduction of carbon impact of households reduced by 2020 and 2050 (local) ● Neighbourhoods are safe and healthy – measures and targets to be agreed by partners ● Number of people enabled to remain living in their own home (local) ● % vulnerable people living in a decent home (local) ● % private sector tenant satisfaction with quality of home and management service received from their landlord (local)
<p>Maintain the quality of social housing</p>	<ul style="list-style-type: none"> ● 		<ul style="list-style-type: none"> ● Theoretical CO2 emission performance for the private and social housing stock ● Fuel Poverty proofing the social housing stock/ the entire housing stock ● % reduction in hazards in the home ● % satisfaction of tenants of Newark and Sherwood Homes ● % satisfaction of tenants of housing associations ● Clean and green (CP)

3.5 Meeting the needs of the Gypsies and Travellers Community

There is an unmet need for new pitches for the Gypsy and Traveller Community

The Council completed a Gypsy and Traveller Accommodation Assessment in 2007 and further to this the East Midlands Regional Plan identified a need for 84 pitches across the district. Future sites must provide a high quality environment for people. They must also be accessible: access to services at the right time can be particularly difficult for the Gypsy and Traveller community, resulting in a negative impact on health, wellbeing, educational attainment and income.

Our housing strategy will support our local development framework to: -

- Challenge negative perceptions of the Gypsy and Traveller community to support their integration into the area.
- Engage with the Gypsy and Traveller community to understand their accommodation needs and what types of services and amenities are required.
- Manage the impact of new pitches to ensure a positive and sustainable impact on the environment and on existing communities.

What is Newark and Sherwood already doing?

- There is a Community Cohesion Forum in Newark and Sherwood. Linked to the local strategic partnership this is where action to respond to Gypsy and Traveller needs is agreed primarily.
- The Travellers Health Alliance, informed by a Traveller Health Worker, is linked to the Partnership and is working towards challenging negative perceptions through Culture Awareness Training for front line staff. Action by the Health Worker has included ensuring that heaters in trailers are serviced which has contributed to an improved home environment.
- The Nottinghamshire Gypsy and Traveller Liaison Group meet in Newark. It brings together key partners to discuss relationships between the Gypsy and Traveller communities and settled communities and to improve these. It also focuses on enabling access to services.
- A floating housing support service has recently been developed specifically for Gypsy and Traveller communities, funded by Nottinghamshire Supporting People Partnership. It is working to address some of the identified support needs of the Gypsy and Traveller community.
- Gypsy and Traveller accommodation options are included in the Local Development Framework Core Strategy Options report, which is currently out for consultation. The

Local Development Framework will incorporate policies to address the provision of new pitches.

- A county-wide group Gypsy and Traveller Accommodation Action Group is in place and presently finalising an action plan to update the findings of the Gypsy and Traveller Accommodation Assessment and to clarify the picture on numbers of unauthorised encampments which will help evidence continued need for additional pitches.

3.6 Reducing inequality and social exclusion

Newark and Sherwood is home to diverse communities living in a large and predominantly rural area. Action is needed to reduce inequality and social exclusion faced by some households

An ageing population will be the most significant demographic change in the area, with increases particularly in the older age groups (75 years+). Nearly 25% of households in the area are already older person households. Newark and Sherwood has the highest mean age (40.12) of all seven Nottinghamshire districts and the highest percentage of people over the age of 65 (17.32%). The Office for National Statistics has forecast that the 65+ age range will grow by 80.7% by 2031, with the number of 80-84 year olds increasing by 3,100 people (106.9%) and the 85+ by 4,100 people (151.9%).

The demise of the mining industry in Newark and Sherwood has impacted heavily on the health and wellbeing of some of its communities. The 2009 Housing Needs Study found that 23.9% of households in the district contain someone with a disability or long-term illness, which is high compared with the national average of 19.7%¹⁵. Of those within the district with a disability 52.9% had a walking difficulty, 29.6% had a limiting long term illness and 8.2% of households contained someone who was a wheelchair user. The 2009 Housing Needs Study found that only 22.4% of properties, in which people using a wheelchair lived, had been adapted, which the researchers considered a relatively low number from their previous experience in other areas¹⁶. The Strategic Housing Market Assessment (2007) has identified that there are a greater proportion of people with a disability in the most deprived areas, and a greater number of over 50s claiming benefits in the former mining communities.

There are pockets of deprivation in the District, with 6 wards within the bottom 20% nationally for the most deprivation, clustered with the town of Newark and in the mining areas to the western part of the District. Wards facing the most deprivation are Clipstone and Devon.

There is a clear link between health and poverty. People living in deprived areas are more likely to die prematurely and to suffer from ill health during their lives. Health inequality is not only geographical, however, as there is health inequalities within the District related to gender, age and ethnicity. The Gypsy and Traveller communities in particular have poorer health outcomes when compared to other communities.

The infrastructure in Newark and Sherwood is such that it is not always possible to access public services or employment by public transport. Households living in rural areas also face challenges from not being connected to mains utilities. Often there is a perception in rural areas that residents do not have the same education and employment opportunities as other, larger and better connected, settlements. Lincolnshire is more accessible to some of our residents than other parts of the Newark and Sherwood, and so, due to better transport links, many young people attend school in Lincolnshire rather than within the District.

¹⁵ Department for Work and Pensions Family Resources Survey 2006.

¹⁶ Newark and Sherwood Housing Needs, Market and Affordability Study 2009 David Couttie Associates

Some households need support to enable them to live independently. Support can be for a number of reasons, for example to give young people the skills to manage a home, to give households fleeing domestic violence support and confidence to move on, or to enable substance misusers to complete treatment successfully. One form of support, referred to as housing related support is currently funded by Nottinghamshire County Council from a programme called Supporting People. From April 2009 funding will be used primarily to deliver the priorities identified in the local area agreement for Nottinghamshire, which has been driven by Supporting People reviewing all funded services. Funding for services in Newark and Sherwood will be affected unless clearly aligned to the Supporting People Strategy.

People have greater aspirations for the quality of services that they receive. In recognition there is a national move to providing personalised services. This means that people will be able to buy services that meet their individual needs. This will change how we provide services to people in the future.

To respond to these challenges we will:

- Where relevant, align our plans to contribute to the vision for Nottinghamshire and the priorities identified in the Local Area Agreement (LAA).
- Develop our understanding of the relationships between housing, health, education, crime etc, and use this to inform our housing plans and policies
- Inform and assess the impact of housing plans and policies on equality, diversity, health and well-being, and take action to address negative impact
- Improve access to housing and high quality housing services for all, and meet unmet need for services where we identify a gap. This will include enabling access to affordable housing for those who are ready to move-on from supported and/or temporary accommodation
- Deliver, procure or influence others to deliver housing services that clearly contribute to social inclusion and equality, providing access to other services that can help achieve these e.g. learning and skills, health etc.
- Engage with the community to understand their wider needs and aspirations, and support them to explore how housing can contribute to meeting these.
- Work with partners to provide the choice and means for local residents with support needs to remain in their own homes if they so wish.

What is Newark and Sherwood already doing?

- The area has an Economic Development Strategy. Improving housing opportunities and access to services are two of its main objectives.

- A revised Choice Based Lettings policy has been developed, and the housing register has been reviewed. Subsequent (rolling) reviews will include consideration of need in rural areas and for households who have a health and/or support need in particular.
- Nottinghamshire Supporting People, in partnership with all stakeholders (including the district Council), are producing a Housing Related Support Strategy for the period 2010 - 13.
- Nottinghamshire Supporting People are currently undertaking a review of services provided (young people, domestic violence, homelessness, older people, mental health and physical disability) which will help direct housing and service development. A review of Home Improvement Agencies is also scheduled to begin, meaning services may alter if there is need for them to be more effective.
- The Council and its partners have completed a Homelessness Review and implemented a new Homelessness Strategy 2008 -13 for the district. See: www.newark-sherwooddc.gov.uk/pp/gold/viewGold.asp?IDType=Page&ID=13566
- Locally, an inter-agency homelessness forum is already established and well attended, with its remit is to oversee the actions of the Homelessness Strategy.
- An Inter-agency Homelessness Forum has recently been established with our sub-regional partners Mansfield and Ashfield and a number of joint actions have already been identified.
- Within the Local Strategic Partnership the Health and Well Being Alliance aims to raise aspirations and increase access for the people of Newark and Sherwood to health improvement opportunities, including transport, facilities and information. It targets action on those areas of greatest need, working closely with other groups to achieve a positive impact on the health of local people and focus activities on key areas of the Choosing Health agenda to help communities in Newark and Sherwood make healthier choices. Sub-groups focus on relevant issues including older people and their carer's, accessibility, obesity and transport to health services. The Alliance also engages with local communities by holding Healthy Community Events and targets older people through Warm, Well and Wise events which inform and consult with older people about local services.
- The Council has completed a Strategic Housing Market Assessment (2007), which has identified particular issues of exclusion and inequality around the District.
- The Council has completed Housing Needs, Market and Affordability Study (2009), which has provided an extensive evidence base of issues affecting many residents within the District.

We will measure our success in responding to these challenges using the following indicators:

The challenges	County priorities	Sherwood Forest housing priorities	Newark and Sherwood priorities
<p>Meet the needs of the Gypsies and Travellers Community</p> <p>Reduce inequality and social exclusion faced by vulnerable households, diverse, new and emerging communities living in a large and predominantly rural area</p>	<ul style="list-style-type: none"> ● % of vulnerable people supported to achieve independent living (NI 141) ● % of people who believe people from different backgrounds get on well together in their local area (NI1) ● % of people who feel they can influence decisions in their locality ● Adult re-offending rates for those under probation supervision (NI18) ● Number of drug users recorded as being in effective treatment (NI40) ● Emotional health of children (NI50) ● 16 to 18 year olds who are not in education, employment or training (NEET) (NI117) ● Percentage of vulnerable people achieving independent living (NI141) ● Overall employment rate (NI151) ● Working age people on out of work benefits (NI152) ● Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 2 or higher (NI163) ● Working age people with access to employment by public transport (NI176) 	<ul style="list-style-type: none"> ● % older people satisfied with home and neighbourhood (NI138) ● The extent to which older people receive the support they need to live independently at home (NI139) ● % if vulnerable people who are supported to maintain independent living (NI142) ● Number of households in temporary accommodation (NI 156) ● % proportion of vulnerable households receiving support who are accessing training and employment opportunities (Supporting People outcome) ● Number of households prevented from homelessness (local.) ● Number of homes adapted to meet needs (local) ● Measure and target to be agreed with education, economic development and health partners ● % satisfaction with quality of information provided to enable choice ● % satisfaction with services that enable access to a choice of accommodation and services (local) 	<ul style="list-style-type: none"> ● % satisfaction of Gypsies and Travellers with their home and neighbourhood (local) ● Narrowing the gap (LSP) ● Healthy (LSP and CP) ● Safe and strong (CP) ● Learning and earning (CP) ● Accessible (CP)

3.7 How we will manage delivery of the Local Housing Strategy

The local housing strategy details clearly the housing priorities, needs and aspirations facing our local residents not only now, but into the future. In response the strategy and the accompanying action plan outlines how we intend, with our partners, to deliver appropriate actions and responses to address local priorities and link in with the priorities of the Sherwood Forest Housing Strategy, reflecting regional and national policies.

On reading the local housing strategy this always needs to be considered in the context of our Community Plan 2006 – 2016 and Local Development Framework, which reflect and support the housing priorities and actions to address these to benefit our local residents.

It is recognised by partners that the local housing strategy is not a concern solely for the Council. Its effectiveness will rest on ensuring that all external partners and stakeholders take forward the actions together to deliver positive outcomes for our residents. As such, much of the strategy's monitoring and delivery will be done through already existing cross-agency and organisational forums. The most important of these is the Housing Forum, which is part of the Newark and Sherwood's Local Strategic Partnership and ensures that the areas housing priorities are considered within this framework.

The Housing Forum, still in its infancy, already has a broad coalition of bodies with a variety of housing interests, including membership from the local PCT, Supporting People, the Council's ALMO, local RSL's and chair of the Homelessness Inter agency Forum. A key role for the Forum will be to oversee and deliver much of the strategy's priorities, with named organisations assigned to lead on relevant parts of the action plan. Other specific issue forums will supplement this, such as the Homelessness Inter Agency Forum.

Within the Council, through its yearly service and performance planning process the priorities and actions of the strategy will be taken forward and reflected in this context through the relevant Service areas. Scrutiny from Council Members will continue through the established route of Council, Cabinet, Committee and Task and Finish Group meetings. This will ensure that district Member involvement continues as the strategy and its actions are taken forward

A value for money exercise needs to be undertaken, which will be an ongoing process in a time of reducing public service budgets. We need to ensure the best use is made of the resources available to deliver the strategy's priorities and innovative working is encouraged to bring about positive outcomes for our local residents.

It is recognised that the priorities of the strategy may not be solved by the end of its' lifespan. Conversely, it is also recognised that new issues will arise and therefore the strategy should be seen as a working document that will need to be reviewed on a regular basis to ensure its focus is attuned to the needs and aspirations of the residents of Newark and Sherwood.

4.0 Glossary of housing terms

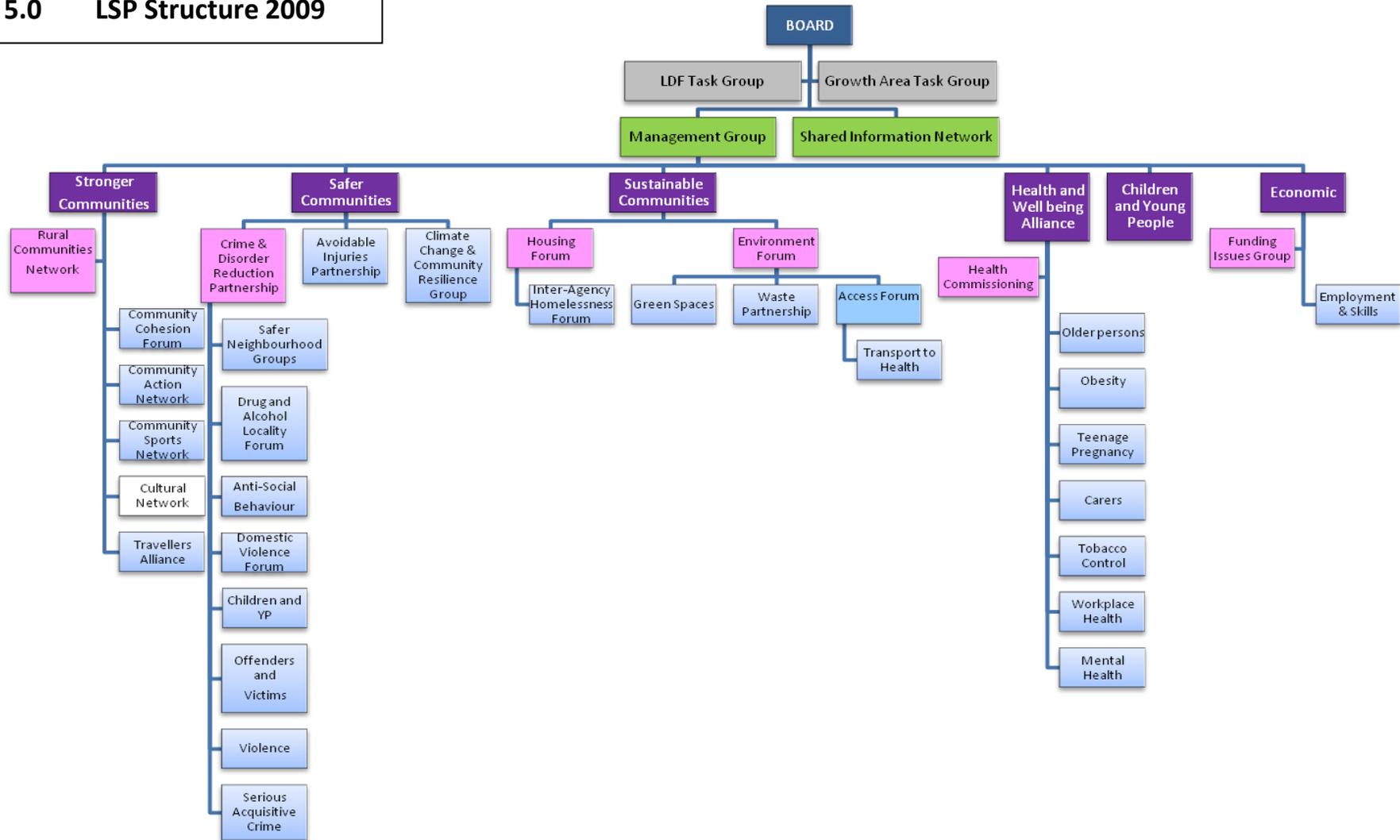
Term	General definition
Affordability ratio	The ratio of rent to income: several versions exist.
Affordable rent	Used by social landlords to describe rents that does not go above the means of low income households.
Affordable social housing	Affordable housing includes <i>social rented</i> and <i>intermediate</i> housing, provided to specified eligible households whose needs are not met by the open market. Affordable housing should: <ul style="list-style-type: none"> • Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices • Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
Arms Length Management Organisations (ALMO)	An organisation owned, but separate from, a local authority to manage its council housing
Choice Based Lettings	Choice-Based Lettings (CBL) is a way that some Councils and Housing Associations let their affordable rented properties. Whilst there maybe variations in application across different areas, the common feature of CBL is that registered applicants bid for available properties rather than waiting to be offered one.
Co2	A naturally occurring gas, and also a by-product of burning fossil fuels and biomass, as well as land-use changes and other industrial processes. Classed as one of the greenhouse gases responsible for global warming.
Decent homes Standard	A minimum standard of housing conditions, which includes modern bathrooms and kitchens, weather-proof and easy to heat homes.
Decent Homes Plus Standard	An extension of the above, which may include more ambitious targets in relation to thermal comfort of dwellings, higher accessibility standards for the elderly and disabled people and the fitting of internal noise insulation between properties.
Fuel poverty	The definition of fuel poverty is when a household needs to spend more than 10% of their household income on all domestic fuel use including appliances to heat their home to an adequate level of warmth.
Homelessness	The legal definition of homelessness for England and Wales can be found in the <i>1996 Housing Act</i> . A person is homeless if: <ul style="list-style-type: none"> • There is no accommodation that they are entitled to occupy; or • They have accommodation but it is not reasonable for them to continue to occupy this accommodation.
Homes and Communities Agency (HCA)	The Homes and Communities Agency (HCA) is responsible for the land and money to deliver new housing, community facilities and infrastructure, providing grants where necessary to allow RSLs and other agencies to provide affordable housing. It also has a key role to play in regenerating communities.
Housing	A non-profit making voluntary body formed to provide housing. They are

Term	General definition
association	legally constituted and may be charitable trusts, industrial and provident societies or occasionally companies. See also RSL.
Housing market	The Housing Market refers to the supply and demand for houses, usually in a particular country or region. A key element of the housing market is the average house price and trend in house prices
Housing need	The quantity of housing required for households who are unable to access suitable housing without financial assistance.
Housing Revenue Account (HRA)	By law, every local authority that has its own housing stock must keep a HRA, to which all expenditure and income relating to the stock must be charged.
Infrastructure Delivery Plan (IDP)	The IDP outlines various forms of infrastructure that are required to meet the level of development set out in the Local Development Framework. The IDP also identifies a cost estimate for that infrastructure, the appropriate funding mechanism, an outline programme for delivery and where the infrastructure needs to be.
Intermediate housing	Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent."
Local Development Framework (LDF)	Prepared by the council this is a 'folder' of documents that collectively provides a Planning Policy Framework for delivering the spatial strategy for the District, in line with the principles of sustainable development.
Local Strategic Partnership	A body bringing together public, private, community and voluntary sector organisations within a Council's area, with the aim of coordinating and shaping future provision of local services and improving people's quality of life through the preparation and implementation of the Community Strategy.
Open market housing or market housing	Private housing for rent or for sale, where the price is set in the open market.
Nottingham Outer Housing Market Area	Area that describes the housing markets in Ashfield, Mansfield and Newark and Sherwood district councils. It has been renamed the Sherwood Forest area.
National Indicators	National Indicators are the set of indicators on which central government performance manages local government. It covers services delivered by local authorities alone and in partnership with other organisations like health services and the police. There are 198 national indicators.
Other Urban Area	Areas that are smaller in size than Sub-Regional Centres (SRC), but can still support some levels of growth through development, as they have some of the following characteristics; A large enough urban capacity, Sub-area regeneration needs or the need to support the service needs of the surrounding local area.
Regional Spatial Strategy	A statutory planning document that sets out policies for the development and use of land in a region in 15 – 20 years time
Registered Social Landlord or RSL	Housing organisations registered with the Housing Corporation (now Homes and Communities Agency). These include housing associations.
Retro – fitting	To add or substitute new parts, components or technology to some device or structure (such as a house) that was not previously available. This could be

Term	General definition
	done to make a home more energy efficient or modernise the structure.
Rural	The Government's definition of rural areas is based on density of population. Rural areas are those with settlements with a population under 10,000. Around 19% of the English population live in rural areas. It is not always possible to get data that can be analysed for settlements under 10,000 so, where it is useful to do so, the relationship with Districts defined as rural is also explored.
PLACE survey	Survey carried out to help councils and their partners to understand the views of local people. It also provides a set of national indicators which will be common to all areas. It asks respondents about their views on the area, rather than their views about the local authority.
Social rented housing	Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant
Seedcorn funding	Funding for individual projects or research, usually small in scale and often, that have the potential to grow into greater activities or projects if successful.
Strategic housing market area	An assessment of the estimated demand for market housing and need for affordable housing in a defined geographical area, in terms of distribution, house types and sizes and the specific requirements of particular groups and which considers future demographic trends.
Stock Options Appraisal	Process through which the Council, together with its tenants, leaseholders and other stakeholders, has to look at a range of possible options for the future ownership and management of its housing.
Sub-Regional Centre	Sub-regional Centres (SRCs) are areas that have been identified in planning terms as places capable of performing a complimentary role to Principal Urban Areas (such as Nottingham, Lincoln etc). SRCs exhibit many of the characteristics of a PUA but on a reduced scale, and are deemed to have the capacity to support sustainable development.
Supporting People	The programme of funding for housing related support services for vulnerable people to improve their quality of life and independence. It came into existence in 2003 and in 2010 will be paid to Nottinghamshire County Council through the Area Based Grant
Sustainable communities	Places where people want to live and work, now and in the future
Sustainable Community Strategy	The Newark & Sherwood Sustainable Community Strategy (2006-2016). A strategy required to be prepared by local authorities promoting economic, social and environmental well-being, enhancing quality of life and helping to deliver local aspirations.
Sustainable development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs
Tenant Services Authority (TSA)	The TSA acts as a watchdog for social housing tenants and regulates social housing landlords

Term	General definition
Warm Streets	Warm Streets is a partnership with a private sector delivery agent, that with a letter of introduction from the Council are promoting loft and cavity wall insulation and other energy saving measures, and where appropriate signpost households for First Contact and Government Warm Front heating grants.
Zero carbon homes	Over a year, the net carbon emissions from all energy use in the home are zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.

5.0 LSP Structure 2009



6.0 Newark and Sherwood Local Housing Strategy Action Plan (December 2009)

Our action plan outlines exactly how we intend to meet the challenges and issues identified in this strategy. The plan will be developed through the Newark and Sherwood Local Strategic Partnership Housing Forum, and it is this group that will take forward the resulting actions together. The action plan is a working document, and so will be subject to added detail and ongoing activities throughout the Strategy's lifespan. The action plan will also be reviewed on a regular basis to ensure its focus remains in tune with the needs and aspirations of the residents of Newark and Sherwood.

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
6.1 Managing housing growth			
Manage the impact of the recession on delivering plans for growth and new affordable housing (30% required)	<ul style="list-style-type: none"> • Existing action: • Local development framework and core strategy development 		
Ensure that new housing supply responds to significant household growth and increasingly diverse communities; population growth is predicted at 10.7%, household growth at 27.7% by 2026	<ul style="list-style-type: none"> • A46 • Growth point manager in post • Review of healthcare services by the NHS to inform plans • Members task group 		
Ensure that existing communities understand what growth means to Newark and Sherwood, and are able	<ul style="list-style-type: none"> • Growth agenda group 		

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
to contribute to the processes of planning and managing this so it is sustainable	<ul style="list-style-type: none"> Adopted Economic Strategy Contribution from 21 April Group – action to respond to recession/take opportunities, in partnership with HCA 		
Develop plans for growth linked to plans to increase economic growth and prosperity	<ul style="list-style-type: none"> <i>Contribution from partner</i> - Continued stream of communication that confirms the wins over the perceived losses. Timeline and regular updates communicated. 		
Enable new homes to form part of health promoting environments, with access to services, green space etc, and opportunities for meaningful activity	<ul style="list-style-type: none"> Develop a healthy communities checklist for new developments Link to planners to ensure the checklists are implemented into the developments. 	<p>Health and Wellbeing Alliance</p> <p>Planning Department NSDC</p> <p>Sustainable Communities Group</p>	Choosing Health fund and other resources relating to new developments

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
Manage the impact of growth on services and amenities, for example education, social care and housing support, and develop services to respond to additional and changing needs arising from growth			
Support the voluntary and community sector to respond to changes in the population arising from growth			
Work with partners in the region to ensure that we have the capacity and skills to enable growth, learning from others, and the commitment to delivering the infrastructure required to ensure that growth is sustainable			
Engage and explore opportunities to work with neighbouring growth point areas primarily being Lincoln, Gainsborough, Grantham and also the Three Cities.			

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
Manage access to new homes, particularly affordable homes			
Look at ways sustainability and prosperity of communities can be helped by support for developments which integrate workspace into schemes	Work with planning and economic development teams		

6.2 Meeting affordable housing need, including in rural areas			
Enable a balanced housing market, increasing the proportion of affordable homes, the choice of location, tenure and type of housing	<ul style="list-style-type: none"> • A strategic approach to rural affordable housing by Newark & Sherwood District Council, with Housing, Development Control, Planning policy and Property Services working together to achieve a common goal. • A more strategic approach to 	<ul style="list-style-type: none"> • Newark & Sherwood District Council's Strategic Housing Team should lead. • There should be close involvement with District Planners, RSLs, Trent Valley Partnership, Parish 	<ul style="list-style-type: none"> • More consultation between Housing, Planning, and Estates Departments of Newark & Sherwood District Council. • Public transport, health and education are all resources which impact on rural communities.

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
	<p>identifying parishes to be surveyed, possibly linked to issues such as deprivation, health issues, sustainability.</p>	Councils.	
<p>Work with developers and other partners such as housing associations to identify and maximise opportunities for development, including those arising from the current economic climate</p>	<ul style="list-style-type: none"> • A firm approach to Parish Councils, where parishes are identified by N&SDC as requiring a housing needs survey - identifying housing need is the key to providing affordable housing successfully. 		
<p>Make best use of existing housing to meet the need for affordable homes e.g., through action to reduce the number of empty homes or initiatives and letting policies that encourage under-occupiers to downsize.</p>	<ul style="list-style-type: none"> • Need for a better, more co-operative working relationship between N&SDC and its preferred RSL partner for rural housing. 		
<p>Ensure our plans are based on a robust evidence of need and aspirations</p>			
<p>Engage with the community to understand the need for affordable housing in the area, including working</p>	<ul style="list-style-type: none"> • Faster, more positive, decision making is required to prevent 		

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
with Parish Councils to develop their knowledge and capacity	<p>undue delays in the process of providing affordable housing.</p> <ul style="list-style-type: none"> • Targets/timescales for achievable results should be set and monitored closely, to prevent undue delays. • Consider allocating 'exception sites' for 100% AH development within LDF. • Ensure developers are put in touch with a partnering RSL as early as possible to ensure all required HCA standards are achieved. • Housing Needs Surveys & register is kept up to date and gives an accurate representation of the need. 		
Manage the development of affordable housing in rural areas to ensure a positive impact on existing communities			
Manage the impact of development on services and amenities, for example education, social care and housing support, ensuring new residents can access these			

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
	<ul style="list-style-type: none"> • Operate a local land call system in high priority rural locations to identify possible rural exception sites. • Assess/understand why there are a high number of empty homes in the area (1118). Could this number potentially grow? • The majority of these key areas will require support/funding from the HCA. There is a key enabling/facilitator role to be played here to communicate and liaise on a consistent basis with all parties but in particular the HCA. This might entail more than one person especially bearing in mind the different aspects 		

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
	<p>being covered.</p> <ul style="list-style-type: none"> • RSLs require a more helpful approach towards exception site development from planners. • A more flexible approach towards small greenbelt developments around rural parishes is required. • More encouragement to landowners to sell at exception site values. • N&SDC to review their land asset banks and release land for development more readily. • Continued use of redundant HRA land to deliver affordable 		

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
	housing.		

6.3 Non-decent homes and fuel poverty in the private sector			
Identify and respond to non-decency and fuel poverty issues in rural communities, including in non-traditional and 'off mains' homes, and in conservation areas	<ul style="list-style-type: none"> Promotion of the EMLA scheme is linked to the Landlord Forum. Shared Landlords Forum that can target private sector landlords within the 3 participating Councils, bring consistency of approach Consider how any adopted policy (renewal and enforcement) would be implemented given how housing services are currently administered (split between reactive and proactive teams). 2011 would be an appropriate 	LSP Environment Group	
Educate and inform home owners, landlords and tenants about a) their energy consumption and b) what they can do to improve energy efficiency, reduce carbon emissions and utility bills			
Target services to vulnerable and low income households.			
Manage the impact of plans to			

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
improve housing condition, including plans for renewal, on residents and the existing communities, including through the provision of advice, information and support	<p>point to consider a new survey, appropriate to consider a joint survey between the 3 LA's considering issues relevant to the strategy i.e. more detailed energy data as was included within the NSDC 2006 stock condition survey (and also the same time include robust surveys for NI187 tailored).</p> <ul style="list-style-type: none"> • First Contact Scheme for older people 		
Engage with residents and landlords in the private sector to understand housing condition issues, housing need and how our responses should be tailored to respond these			

6.4 Maintain the quality (condition and management) of social housing			
Explore the options open to us to invest in, and manage, Council owned homes in the longer term to ensure they are to a standard acceptable to our tenants and leaseholders	Respond to the strategic options appraisal recommendations and national Housing Revenue Account review		

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
Engage with tenants and leaseholders to understand their needs and aspirations, and support them to explore the available options with us			
Engage with the wider community and stakeholders to consider the impact of options on plans for sustainable communities, and potential for options to contribute to other agendas and targets e.g., to increase affordable housing supply, to improve health etc,	Re: impacts of options on health, community safety, community cohesion, the environment		
Work with other affordable housing providers to understand the condition of homes in the area, the quality of service provided to tenants and leaseholders living there, and to work with them to make improvements where necessary.	Need response to the recession and impact on partners of this – conversations with the HCA/TSA required		

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
6.5 Meeting the needs of the Gypsies and Travellers Community			
Respond to the need for new pitches, managing these to ensure the Gypsy and Traveller community has fair access to services and amenities	<ul style="list-style-type: none"> Identify suitable land for the new sites, to start to achieve the required target of 84 pitches 	Community Cohesion Forum	
Manage the impact of new pitches to ensure a positive and sustainable impact on the environment and on existing communities	<ul style="list-style-type: none"> Work in partnerships with interested RSLs to deliver the new sites. This action needs to begin once the Regional Plan and the results of the Strategic land assessments are available which hopefully should include land to be considered for new sites, and not wait until the LDF process takes its course 		
Engage with the community to understand their accommodation needs and their need for services and amenities			
Challenge negative perceptions of the Gypsy and Traveller community to support their integration into the area	<ul style="list-style-type: none"> <i>Existing</i> – Travellers Health Alliance and County Council Forum 		

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
6.6 Reducing inequality and social exclusion			
Where relevant, align our plans to contribute to the vision for Nottinghamshire and the priorities identified in the local area agreement	<p><i>Contribution from partners</i> Disabled persons strategy required, could include;-</p> <ul style="list-style-type: none"> • Promote and improve homes for disabled people • Develop register of adapted property and disabled people needing adapted accommodation to facilitate better matching • Influence Nottinghamshire Supporting People Partnership to ensure support services in the district • Housing needs survey to inform plans 		

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
	<ul style="list-style-type: none"> • Existing - • SP action plan re: older people and extra care • NHS review of services to inform growth 		
Develop our understanding of the relationships between housing, health, education, crime, economic development, etc, and use this to inform our housing plans and policies and ensure where relevant objectives are aligned.			
Inform and assess the impact of housing plans and policies on equality, diversity, health and well-being, and take action to address negative impact			
Improve access to housing and high quality housing services for all, and meet unmet need for services where	<ul style="list-style-type: none"> • Promote the services provided by HIAs 	NSDC/Nottinghamshire CC	

Our strategy should describe how we will	The action we will take	Lead/involved	Potential source of resources (including capacity and alignment)
we identify a gap	<ul style="list-style-type: none"> • CBL action 		
Deliver, procure or influence others to deliver housing services that evidently contribute to social inclusion and equality, providing access to other services that can help achieve these e.g., learning and skills, health etc.			
Engage with the community to understand their wider needs and aspirations, and support them to explore how housing activity can contribute to meeting these	<p>Use existing forums (more detail required):</p> <p>Local focus groups, Citizen’s Panel. Place Survey</p>		