

Newark and Sherwood District Council

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Housing Strategy and Delivery Plan 2023 – 2028

Serving People, Improving Lives



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Foreword

‘Everyone should have access to a safe, warm, secure and suitable home that meets their needs’



As Portfolio Holder for Homes and Health, I am delighted to introduce you to Newark and Sherwood District Council’s new Housing Strategy 2023 – 2028.

The strategy will play a key role in helping to deliver the Newark and Sherwood Community Plan’s objective of *‘creating more and better-quality homes through our role of landlord, developer and planning authority’*.

Those who live in the district know that it’s a great place to live and work as well as a wonderful place in which to invest. Our aim is for it to be a place where all residents are able to contribute to, and benefit from, sustainable prosperity. We acknowledge that housing is our key to the success of our communities as well as being of paramount importance to the quality of life, health and wellbeing of residents.

The Council is proud of its long history in delivering and influencing housing provision and services within the district. Whilst building and managing council homes and delivering the associated services to our tenants is a key element of this, the Council’s housing roles extends much further.

Its housing role includes planning for delivering sustainable housing growth, strengthening communities, intervening in private sector housing to ensure homes are decent and safe to live in and empty homes are brought back into use, as well as supporting our most vulnerable groups to ensure their housing needs are met.

The Council recognises that much of its work around housing cannot be delivered without the vital support of a wide range of stakeholders and partners. We strongly value the input of the many organisations and individuals who help us to provide the homes that our residents need and therefore have fully consulted with all stakeholders.

The housing strategy provides the opportunity to bring together in one place the varied housing related roles which are undertaken by different teams across the Council. It aims to give a clear sense of our priorities and the work we do to address these important issues. Ultimately it sets out how we will continue to deliver high quality housing and housing services for all of our residents in Newark and Sherwood.

Councillor Tim Wendels

INTRODUCTION

THE VISION FOR HOUSING

Housing in Newark and Sherwood should be 'healthy', good quality, sustainable and secure, providing the environment for people to thrive and achieve. Good housing in our vibrant and attractive towns and villages supports a strong economy and helps create a community where people want to flourish and fulfil their potential.

The strategy will play a key role in helping to deliver the Newark and Sherwood Community Plan's **vision** of 'enabling local residents and businesses to flourish' and *the priorities of 'creating vibrant and self-sufficient local communities ...' and 'creating more and better-quality homes through our roles as landlord, developer and planning authority'.*

Achieving our vision will not be easy in these times of constant change but it is important that we continue to be ambitious and innovated in our work, that we keep our corporate plan at the forefront of our efforts and look forward to engaging with the community and working with our partners to improve housing services and to deliver more and better homes in the district.

Together we can work to ensure that every Newark and Sherwood resident will have a home that meets their needs and aspirations, serving as a foundation to support their health and wellbeing and springboard to achieve their vision of having a good life.

KEY PRIORITIES

The Newark and Sherwood Housing Strategy identifies the key priorities over the next five years and sets out in the delivery plan what the Council and its partners are planning to do to address them and move Newark and Sherwood forward by identifying opportunities and setting out how they can be realised. The four strategic priorities are:

- **ENABLING HOUSING GROWTH AND REGENERATION TO SECURE SUSTAINABLE COMMUNITIES**
- **DELIVERING AN INCREASED SUPPLY OF AFFORDABLE HOUSING**
- **MEETING HOUSING NEED FOR THE DISTRICT'S DIVERSE COMMUNITIES**
- **DRIVING EXCELLENCE IN HOUSING STANDARDS ACROSS ALL TENURES**












The strategy will be refreshed every three years to ensure it remains up to date and addresses the most recent challenges and opportunities and references the latest statistical evidence.



NATIONAL AND LOCAL CONTEXT

The 2023 – 2028 strategy has been shaped by Legislation and policies at a national, regional and local level and informed by data and information about our local housing market. A strong evidence base is essential to ensure the key strategic priorities and action plans are intelligence led.

There are a number of new challenges and opportunities that have emerged in the past few years including, rising cost of living, increasing housing prices and high private rent levels, changes to the welfare benefits system, decarbonisation, the use of technology to deliver services more efficiently and regulatory changes affecting landlord and tenants in the social housing and private rented sector i.e. a new amendment to the Social Housing Regulation Bill to include Awaab’s Law. The key legislation and policies that relate to the housing strategy are detailed in Appendix 1.

<p>5,543</p> <p>Council owned homes</p> 	<p>2911</p> <p>Registered Providers affordable homes across the district</p>	<p>240</p> <p>Council homes let in 21-22</p> 	<p>46</p> <p>Average Bids per council home as Advertised</p> 
<p>4914</p> <p>On Council housing register (April 2023)</p> 	<p>22</p> <p>Right to buy sales</p> 	<p>Average private rents</p> <p>£674.00</p> <p>pcm</p>	<p>District Tenure Breakdown</p> <p>15% private rented</p> <p>15% Council and RP</p> <p>70% owner occupied</p>
<p>7.36</p> <p>£ House price to earnings ratio</p> 	<p>Average Gross Salary</p> <p>Median= £26,734 – lower quartile = £19,875</p> 	<p>248</p> <p>People presented as homeless 21/22</p>	<p>252</p> <p>per annum Shortfall of affordable housing</p> 
<p>ONS average Household Income</p> <p>Gross - £43,577</p> <p>Net - £36,038</p> 	<p>House Price Trends</p>  <p>188% Increase</p> <p>2000 - £63,000</p> <p>2019 - £181,750</p> <p>Oct 2022 - £241,411</p> <p>Jan 2023 - £243,099</p>	<p>Population Change to 2033</p> <p>All ages – 8.7%</p> <p>65-74 = 21.8%</p> <p>75-84 = 33%</p> <p>85+ = 66.1%</p>	<p>330</p> <p>new build council homes completed since 2018</p> 

LINKS TO OTHER STRATEGIES

The Housing strategy works alongside existing Council plans, policies and strategies, providing a framework for the delivery of Newark and Sherwood's housing priorities. Where relevant, these documents will be reviewed to reflect the direction of our housing strategy, providing the mechanism to support the activities and deliver many of the outcomes detailed in our action plan (see below).

A STRATEGY INFORMED BY EVIDENCE



This strategy has been informed by, but not exclusively, the Arc4 District Wide Housing Needs Assessment, the Strategic Housing Market Assessment, both identifying the numbers, types and location of housing need across the district along with census data, Council Housing demand data and evidence from Parish and resident surveys. Further details on the evidence base can be found at Appendix 2.

PARTNERSHIP WORKING

The priorities set out in this strategy will only be achieved by working in partnership with a range of stakeholders. Whilst we have a central role, we need the support and co-operation of all those involved in building, providing and managing homes in the district to deliver the best outcomes for our residents.

PRIORITY ONE:

ENABLING HOUSING GROWTH AND REGENERATION TO SECURE SUSTAINABLE COMMUNITIES

WHY IS THIS IMPORTANT?

Our role in enabling housing growth and regeneration is to work with developers, landowners and landlords to encourage innovation and delivery in the construction sector and on our regeneration led projects. Much of the new housing that will come forward in the district will be developed by private developers or registered providers as well as the Council's own Housing Revenue Account (HRA) development programme that will be completed next year.

The Council has a significant role in supporting regeneration, as direct owner of land, local planning authority or convenors, accessing funding, commissioning services and providing wider place-based regeneration and local growth and supporting cohesive communities. We also have a crucial role in ensuring good urban design principles are applied so that estates become well connected, distinctive and attractive neighbourhoods that integrate with their surroundings.

The Council has several estates that are characterised by poor quality housing, unattractive buildings in physical decline and large areas of underutilised and degraded open space. They are often inward looking and physically, socially and economically disconnected from their surroundings leading to higher concentrations of social deprivation and lack of opportunities for communities living there.

The Council recognises that estate regeneration can often be challenging and that no two areas are the same and therefore a 'one size' fits all is not appropriate but believes that with an engaged community, the Council's support and leadership and a willingness to work with the private sector to access commercial skills and lever in investment has the potential to deliver hundreds of new homes over the next 10 to 15 years in areas such as Yorke Drive, Ollerton and Boughton, Clipstone, Bilsthorpe and the Hawtonville area of Newark.



WHAT HAVE WE DONE SO FAR?

- Undertaken a neighbourhood study in Hawtonville, Newark and Ollerton and Boughton to help understand the views of the communities.
- Submitted a reserved matters planning application to progress the regeneration of Yorke Drive in Newark to reflect community consultation
- Commenced a community assets feasibility study in Bilsthorpe
- Support local employment on the HRA 5 Year Development Programme and encourage small to medium enterprises to participate and engaged with local schools to encourage young people

OUR OBJECTIVES ARE?

- Maximise regeneration programmes and development opportunities based on need and strong evidence to create vibrant and self-sufficient communities
- Build a strong and balanced quality housing market that meets the needs of all residents
- Spread opportunities and improve public services, especially in those places where they are weakest
- Restore a sense of community, local pride and belonging especially in those places where it has been lost.

PRIORITY TWO:

DELIVERING AFFORDABLE HOUSING TO MEET LOCAL NEED

WHY IS THIS IMPORTANT?

This priority looks at how we can increase the supply, mix and quality of affordable housing. Due to the rising cost of living including rent and purchase costs, there is a pressing need for more affordable housing in Newark and Sherwood.

'Affordable Housing essentially means homes for people who cannot afford to rent or buy on the open market. It includes Council rented homes, Housing Association rented homes and affordable home ownership products such as shared ownership (where people buy a percentage of the home they can afford and pay rent on the remaining) and First Homes (where people can buy a new home with a 30% discount off full value).

- We need to respond to diverse needs ranging from smaller homes for young people and people looking to downsize through to larger family homes.
- We have a growing population of older people whose housing needs need to be anticipate and planned for.
- Home ownership is increasingly out of reach for households on low incomes.

The Council is playing a major role in building and enabling more affordable homes alongside housing associations and is committed to delivering more by June 2024. However, more homes are needed, as demonstrated by the fact that there are over 5,557 people on the Council's Housing Register.

WHAT HAVE WE DONE SO FAR?

- Since 2018, the Council has completed over 300 high quality, energy efficient new build Council homes on a range of sites across the district, including Newark, Ollerton, Southwell and in our rural locations with a further 50 under development by 2024.
- Delivered small rural affordable exception site housing schemes in partnership with Nottingham Community Housing Association and East Midlands Housing Association. To date we have delivered schemes in Southwell, Walesby, Caunton, North Muskham and Elston.
- We have worked with housing association partners in 21/22 to deliver 112 affordable homes through either S106 agreements and 100% affordable housing schemes across the district for affordable rent, shared ownership, discount for sale and First Homes. (1,785 since 2005).



Rural Affordable Housing Exception Site, North Muskham

- The Council has secured nomination rights to the majority of these housing association homes meaning people from the Council's housing register can access them.
- We have worked with private developers to purchase affordable homes provided as part of Section 106 Planning Policy requirements to bring into the Council's housing stock where Registered Providers have not offered.

OUR OBJECTIVES ARE: -

- Understand the need for a full range of affordable housing in the district including type, tenure and location.
- Deliver a range of affordable homes that meet the needs of local residents and workers
- Work in partnership with registered providers, private developers and local landowners to accelerate delivery of rural affordable housing.
- We will explore opportunities to continue to deliver our Housing Revenue Account new build programme to provide additional affordable homes to add to the 350 due to be completed since 2018.



Council HRA Programme - Bungalow at Collingham

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PRIORITY THEME THREE: MEETING PEOPLE'S HOUSING NEEDS

WHY IS THIS IMPORTANT?

The Council is committed to meeting the housing needs of all its residents and recognise that that the more vulnerable and often marginalised residents have access to good quality housing that promotes their independence and well-being.

In 2021 the Council commissioned Arc4 Consultants to prepare a District Wide Housing Needs Assessment providing detailed information on the type, tenure and mix of housing required and the needs of specific groups. The key strategic messages regarding housing need for Newark and Sherwood are: -

- New development needs to reflect the needs of an ageing population whilst continuing to develop housing for younger age groups and a range of income groups to support economic growth. The overall focus needs to be around the delivery of 2- and 3-bedroom dwellings and a marked increase in the delivery of bungalows is needed.
- Affordable home ownership for key workers should be considered given the affordability challenges across the district.
- The majority of older people wish to remain in their own home with help and support if required. There is a need to improve support services available to older people across all tenures.
- There is a need to increase the specialist older persons housing provision, for instance extra care and retirement housing.
- There is a need to regularly review the needs of different groups (inc Veterans) and the impact of physical disability and mental health on housing need.
- There is a specific need to delivery 1% of new dwellings to M4(3) wheelchair accessible standard and minimum of 23% of new homes to M4(2) accessible and adaptable standards.

- *By 2033 there will be a 30% increase in the population over the age of 65 and 66.1% increase aged 85 or over*
- *1,355 units of older specialised accommodation required*
- *12.9% of BAME households in housing need compared with 9.9% of all households*
- *Up to 2035 there are expected to be an additional 2,418 people aged 65 and over with a mobility problem*
- *A need for 118 additional Gypsy and Traveller pitches up to 2033*

Demand for accessible homes and supported housing is increasing and this is not just driven by an ageing population. Increasing and more complex needs relating to homelessness, mental health, learning and disabilities and autism are more prevalent than ever before.

WHAT HAVE WE DONE SO FAR?



Broadleaves Extra Care Scheme, Boughton

- We have delivered two new Council owned and managed purpose built 'state of the art' extra care schemes in Newark (Gladstone House) and Boughton (Broadleaves) providing 100 apartments and bungalows.
- Regional Local Authority Build Control regional award (East Midlands) winner for Broadleaves (2022).

- Provided 9 extra care bungalows at Bilsthorpe amongst a scheme of 25 for older people.
- Implemented an extensive adaptation programme at Gladstone House to meet residents' specific needs including hoisting facilities in two properties
- Reviewed Tenancy Strategy 2022 and renewed Tenancy Policy in 2020
- Reviewed tenancy agreement to make fit for purpose and contemporary 2022
- Provided annual tenant report for 2022
- Undertaken a homelessness review to support strategy in early 2023
- Improved financial resilience amongst the population at risk of homelessness by introducing Credit Union
- Delivered additional supported housing and housing related support by securing funding through the Next Steps Accommodation Programme ensuring the support needs of households at risk of, or experiencing homelessness are appropriately met after being awarded countywide funding through the Rough Sleeper Initiative

OUR OBJECTIVES ARE: -

- Support residents to have a suitable home where they can live independently
- Consider how the strategy will address the varied housing needs of different groups i.e., older people, refugees, support for armed force
- Increase opportunities for people to access low-cost home ownership



Maintain people living independently in their communities is one of the priorities of the strategic priorities of Newark and Sherwood's Health and Wellbeing Strategy 2022 – 2026

PRIORITY THEME FOUR: IMPROVING HOMES ACROSS ALL TENURES

WHY IS THIS IMPORTANT

Continuing to improve the quality and sustainability of Newark and Sherwood's housing stock is a key priority of this strategic theme. Higher quality and more energy efficient homes bring direct benefits to individual households, neighbourhoods, and the wider community.

- 🏠 Poor quality homes have a negative impact on older and younger people and people who have additional care and support needs. We are therefore committed to invest in existing homes where we can help our most vulnerable residents, helping to reduce energy bills (through improved energy efficiency) and improve overall health and wellbeing.
- 🏠 The Council recognises that meeting the housing needs and aspirations of Newark and Sherwood's residents relies on both building new homes and maximising the use of as many existing homes as possible.
- 🏠 A range of adaptations and home improvements are required by households. This includes, more insulation, (45.6%), better heating (34%), Double Glazing (27.1%), bathroom adaptations (20.2), internal handrails (16.1%), external handrails (13.3%), improved ventilation (12.2%), and adaptations relating to sensory needs (10.1%).
- 🏠 On average, **around 0.5% percent of Newark and Sherwood's Private housing stock is empty** at any given time and whilst some of these properties can be problematic, especially when left empty for long periods of if they fall into disrepair. The Council's recognises the wider social, economic and environmental benefits of bringing these properties back into use.
- 🏠 The Council will lead on a range of initiatives and encourage others across all types and all tenures of homes to understand the impact of climate change and de-carbonisation, raise housing standards, address energy efficiency, reduce fuel poverty and decrease the number of empty homes.

WHAT WE HAVE DONE SO FAR?

- 🏠 We are investing **£6 – 7M** in major refurbishment programme of our Council homes year on year to replace kitchens, bathrooms, roofs and some windows working with a range of different partners to deliver the programme.
- 🏠 Have submitted a bid to the 2023/25 Social Housing De-Carbonisation Fund focussing on the district's off-grid properties (in rural areas where no gas is available)
- 🏠 **49** energy efficiency measures have been installed in private sector houses in partnership with Nottingham Energy which included solar panels, external wall insulations and cavity wall insulations and **14** solar panels fitted in Council owned homes.
- 🏠 Commenced the next three years programme for Warm Homes on Prescription for local income households in the private sector.
- 🏠 Achieved **98%** decent homes standard in Council owned stock.

OUR OBJECTIVES ARE?

- Improve the quality of homes across all tenures including a major £7m year on year Council homes refurbishment and condition in the private rented sector
- Improve the energy efficiency of the housing stock and reduce fuel poverty for low income and vulnerable households
- Ensure the efficient use of the housing stock and maximise opportunities to meet housing needs through a reduction in empty homes in the district and the conversion of commercial space to residential

A new Future Homes Standard will be introduced in 2025 which will require all new homes to meet these design goals, including the installation of energy efficiency measures and low carbon heating.

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EQUALITY, DIVERSITY AND HUMAN RIGHTS



Newark and Sherwood District Council is committed to ensuring that it treats everyone who lives, works and visits our district with dignity and respect.

We're also committed to:

- equality of opportunity
- tackling discrimination
- tackling harassment and intimidation
- promoting good relations through the district

We have a leading role to play in promoting equal opportunity and valuing diversity in the community, as an employer and as a provider of services to the people within the district and its visitors.

Our approach to equality and diversity is one of common sense, bringing people into the heart of everything the Council does. Our approach puts people, both our customers and our staff at the heart of what we do and forms the platform for our transparent and fair decision making and service provision.

Read our full [Equality and Diversity Strategy 2021 - 2023 \(PDF File, 1,207kb\)](#)

Having access to good quality and affordable homes is important for all our diverse communities and the Housing Strategy seeks to remove barriers people can face in accessing a home to meet their needs. We use data and consultation to understand Newark and Sherwood's communities and through all the priorities within the housing strategy will deliver homes that meet the needs of older people, people with disabilities, larger families, single people, couples and veterans and make sure the homes we provide and enable will meet their changing needs.

GOVERNANCE



The Housing Strategy is approved by Cabinet and will receive annual updates and provide scrutiny and challenge.

CONSULTATION



We have engaged with all stakeholders to develop the key priorities for the Housing Strategy and Delivery Plan. This involved Registered Providers (Housing Associations), Developers, Tenants and Residents (via Forum), Elected Members and organisations with a vested interest.

COMMUNICATIONS AND CONTACT:



We are committed to having open dialogue on matters relating to strategic housing. We shall ensure that the following information is available on the District Council's website: -


- Newark and Sherwood Housing Strategy and Action Plan
- Newark and Sherwood Arc4 Housing Needs Assessment and Sub-Area Analysis

If you wish to contact us, please either, write to us, e-mail us or telephone: -

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APPENDIX 1: NATIONAL AND LOCAL CONTEXT

Legislation and policies at a national, regional and local level have an impact on the content and delivery of the housing strategy. There have been considerable changes to the national policy framework for both housing and planning since the last housing strategy was produced in 2009. The key legislation and policies that relate to the housing strategy are listed below:

National	
	Localism Act 2011
	Laying the Foundations – A Housing Strategy for England 2011
	Welfare Reform Act 2012
	Health and Social Care Act 2014
	The Welfare and Reform Act 2016
	Housing and Planning Act 2016
	The Housing White Paper 2017 “Fixing our broken housing market”
	The Homeless Reduction Act 2017
	The National Planning Policy Framework 2018
	Homes fit for Human Habitation Act 2018
	The Social Housing Green Paper 2018
	The Licensing of Houses in Multiple Occupation (Prescribed Description) (England) Order 2018
	Tenant Fees Act 2019
Regional	
	Nottinghamshire Joint Health and Wellbeing Strategy 2022 – 2026
	Nottinghamshire Housing with Support Strategy for Adults (18 – 64) Years
	The Nottinghamshire Plan 2021 – 2031
Local	
	Newark and Sherwood Community Plan 2020 – 2023
	Newark and Sherwood Local Development Framework 2019 (Amended Core Strategy)
	Homelessness Prevention and Rough Sleeper Strategy 2019 – 2024
	Emerging Affordable Housing Supplementary Planning Doc
	Arc4 Newark & Sherwood Housing Needs Assessment 2021

APPENDIX 2: NEWARK AND SHERWOOD EVIDENCE BASE DISTRICT PROFILE

Newark and Sherwood is the largest local government district in Nottinghamshire covering a third of the landmass and located in the East Midlands region of England. The district is made up of three principal urban areas, Newark, Ollerton and Boughton and Southwell along with a number of principal villages and smaller parishes/settlements.



The cities of Nottingham and Lincoln are within half an hour of travel of Newark itself and Newark has two railway stations including an East Coast Main Line Railway Station. The A1 national highway runs through the east of the district.

The current housing offer in Newark and Sherwood is very diverse reflecting the urban and rural locations and the dispersed nature of the district. The west of the district is characterised by the housing provided for the mining communities and is focussed on family semi-detached and terraced property whereas in the east of the district the housing stock reflects its rural nature and is comprised of a breadth of housing sizes and types.

The district's housing stock provides for all levels of affordability. The Council and its partners have delivered the highest levels of affordable housing in Nottinghamshire during recent years and provides for a range of rent, discount for sale, rent to buy and shared ownership.

Newark and Sherwood's population size has increased by 7.0% from around 114,800 in 2011 to 122,900 in 2021. This is higher than the overall increase for England (6.6%) where the population grew by nearly 3.5 million to 56,489.800 but is lower than the increase for the East Midlands.

In 2021, Newark and Sherwood ranked 193rd for total population out of 309 local authority areas in England, which is a fall of one place in a decade. As of 2021, Newark and Sherwood is the 12th least densely populated area of the East Midlands 35 local authority area.

There has been an increase of 26.7% of people aged 65 years and over, an increase of 2.9% in people aged 15 – 64 years and in increase of 1.3% in children aged under 15 years.

APPENDIX 3:

ACTION PLAN:

The Action Plan is designed to be a working document which will focus activity around the key areas which will help to address the issues identified throughout the life of the strategy.

Key Actions: Priority One – Enabling Housing Growth and Regeneration					
No	Actions	Target	Responsibility & Partners	Resources Required	Target Date
1.1 Maximise regeneration programme and development opportunities based on need and strong evidence to create vibrant and self-sufficient communities					
1.1.1	Build a strong and balanced quality housing market that meets the needs of all residents	To Identify areas for regeneration and undertake neighbourhood studies to increase economic activity, improve the built environment considering the needs of vulnerable groups and the rural community	Regeneration/Planning Policy/Health & Wellbeing	Officer Time	On-going
		Progress the regeneration of Yorke Drive, Newark	Regeneration Team/Planning/Lovells/ Compendium Living	£7m Officer Time	206
		Support Self Build and Custom Build Opportunities for residents	Planning Policy/Housing Register	Officer time	Ongoing
		Take a leadership role to influence developers and demonstrate increased standards in new build housing are deliverable. Ensure that national space standards are met in both market and affordable housing	Planning Policy Planning development	Officer time	Ongoing
1.1.2	Restore a sense of community, local pride and belonging/create a place where everyone has the opportunity for a healthier and longer life	Refresh and review the Hawtonville Study	Regeneration/Planning Policy/Health & Wellbeing	Officer time	December 2023
		Refresh and review the Ollerton/Boughton Neighbourhood Study	Regeneration/Planning Policy/Health & Wellbeing	Officer time	November 2023
		Engage with residents to complete the Community Assets Feasibility Study in Bilsthorpe to progress regeneration opportunities	Regeneration/Planning Policy/Health & Wellbeing. Community Engagement Team	Officer Time	May 2023
		Undertake a feasibility study in Clipstone to form a catalyst for regeneration opportunities -	Regeneration/Planning Policy/Health & Wellbeing. Community Engagement Team/Sport and Leisure/Clipstone Welfare Charity/Heritage England/ Parks and Open spaces/Vicar Water/YMCA	Officer Time/£106k (\$106 monies) £30k UKSPF	Phase 1 – May 2023 Phase 2 – July 23

Key Actions: Priority Two – Delivering Affordable Housing to Meet Local Need					
No	Actions	Target	Responsibility & Partners	Resources Required	Target Date
2.1 Understand the need for the full range of affordable housing in the district including type, tenure and location					
2.1.1	Ensure new affordable housing is in line with local identified need	Commission a New District Wide Housing Needs Survey	NSDC Hsg Strategy NSDC Planning Policy,	Planning Policy/ Strategic Hsg Budget to be agreed	September 2025
		Complete two/three Parish housing needs surveys per annum to support rural development	Trent Valley Partnership, EMH, Parish Councils, Housing Stra & Dev	Officer time NCHA Funding NSDC Funding	Ongoing Annual Delivery
		Complete research and prepare a report on affordable housing tenures and affordability	Housing Strategy & Development Registered Providers	Officer Time	September 2023
		Help to inform the Homeless Prevention and Rough Sleeper Strategy 2024	Housing Options and stakeholders	Officer Time	2024
2.1.2	Increase data collection using the Council's and partners internal databases	Review Housing Register to capture information on affordable and intermediate housing Need	Housing Choice Registered Providers	Officer Time	2023
		Review the Council's Allocation Scheme	Housing Choice	Officer Time	2023
2.2 Deliver a range of affordable homes that meet the needs of local residents and workers					
2.2.1	Work with and support Registered Providers and other organisations to deliver housing to meet Newark & Sherwood's unmet need	Maximise S106 delivery and 100% affordable housing Schemes through planning policies	Registered Providers Housing Strategy Planning Policy Housing Developers	Officer time	Ongoing delivery
		Deliver 100% affordable housing schemes at suitable locations to meet urban & rural need	Registered Providers Housing Strategy Planning Policy Housing Developers	Officer time, Homes England funding	Annual Delivery
2.2.2	Develop an Affordable Housing Supplementary Planning Document	Adopt an updated Affordable Housing SPD to complement existing Local Plan Policies and set out clear expectations and parameters to deliver the aims of the housing strategy	NSDC Planning Policy Team & Housing Strategy & Development Team	Officer Time	Draft by July 2023 Preparation of final document Sept 2023 Adoption Oct 2023
2.2.3	Explore opportunities to continue to deliver	Prepare a business case for development capacity to take	Corporate Asset Team Finance Team External Developers	Officer Time HRA Budget	March 2024

	the Council's Housing Revenue Account New Build Programme	forward HRA Development Programme			
		Complete Year 5 of the current HRA programme to delivery 50 additional units	Corporate Asset Team	Officer Time HRA Dev Budget	July 2024
2.3 Work in partnership with registered providers, private developers and local landowners to accelerate delivery of rural affordable housing					
2.3.1	Deliver two rural affordable housing exception sites.	Proposed sites at Bleasby and Oxton and Winthorpe	Nottingham Community Housing Association, East Midlands Housing Association, Independent Land Finder, NCHA, Homes England NSDC Housing Strategy & Development	Officer time, Homes England funding	Annual Delivery - 2024
2.3.2	Support community led development	Work with East Midlands Community Led Housing to consider the viability and social led value of development sites	EMCLD NSDC	Officer Time	To commence June 2023
2.3.3	Develop closer joint working between planning and Housing to facilitate planning consents and accelerate affordable housing delivery	Consult with planning policy and work with an assigned development planner to achieve a consistent approach to rural housing development	Planning Policy Development Control Housing Strategy	Officer Time	June 2023
2.4 We will explore opportunities to continue to deliver our ambitious Housing Revenue Account funded new build programme to provide additional affordable homes to add to the 350 due to be completed since 2018					
2.4.1	Consider funding, land availability and planning opportunities to accelerate delivery of additional HRA homes	Consult with planning policy, developers, landowners to determine options.	Asset Team Senior Leadership Team Finance	Officer Time Grant funding	On-going

Key Actions: Priority Three – Meeting People's Housing Needs

No	Actions	Target	Responsibility & Partners	Resources Required	Target Date
3.1 Support Residents to have a suitable home where they can live independently					
3.3.1	Continue to support and meet the demand for adaptations to assist older and disabled people to	Maximise the use of the DFG Budget for the benefit of older and disabled residents by improving the process for assessments and commission of works	NCC Environmental Health	Officer Time DFG Budget	Sept 2023

	remain living in their own homes				
3.3.2	Continue to support accessibility and adaptability in all new developments	Commit to raising the minimum standard for accessible homes to M4(2)	Planning Policy Developers	Officer time	
		Continue providing accessible homes via the HRA development Programme beyond Year 5	Assets team Planning Housing Strategy	Officer time Homes England Grant	
3.3.3	Promote use of technology to enable disabled and older people to live independently	Continue to invest in Care Line Technology	Housing Management	Officer time HRA budget	
	Support the Government's Vulnerable Persons Re-location Scheme	Re-settle Syrian/Ukraine refugee households	NSDC Homeless, Faith groups, Home Office	Officer Time VPRS Funding	Sept 2023
3.2 Consider how the strategy will address the varied housing needs of different groups i.e., older people, support for armed forces, refugees					
	Provide housing related support for households in need	Assisting in de-cluttering identified hoarded homes through employing a specialist external company to clear properties	Environmental Health/Homeless Prevention/Housing	Hoarding Fund/Officer Time/HRA/Homeless prevention	Until funding expired
		Providing training courses for getting people ready for tenancies to include budgeting and cooking skills	Housing Management	Officer time HRA budget	Ongoing
		Provide severe weather emergency provision at Alexandra Lodge	Asset Team	General fund Homes England Funding	March 2024
	Work in a co-ordinated way with local health partners to ensure residents most in need receive support to make their homes warmer	Engage with Health/Libraries to advertise warm homes on prescription	Housing Health	Officer Time	On-going
3.3 Increase opportunities for people to access low-cost home ownership					
	Secure intermediate housing through Planning Policy Requirements S106 contributions	Seek Shared Ownership, discount for sale and First Homes through S106 agreements and Registered Providers/Developers	Planning Policy Housing Strategy Registered Providers Developers	Officer time Legal/Housing Strategy/Planning	Ongoing

Key Actions: Priority Four- Improving Homes Across All Tenures

No	Actions	Target	Responsibility & Partners	Resources Required	Target Date
4.1 Improve the quality of homes across all tenures					
	Continue to invest in a major refurbishment programme of Council owned homes	Major refurbishment project to replace kitchens, bathrooms, roofs and some windows	Housing Maintenance and a range of different partners	£6-7m	Year on Year
		Achieve a level of 100% decency	Housing Maintenance	Capital funding	April 2023
	Improve conditions in the private rented sector	Undertake a private sector stock condition survey to understand the scale of future investment in partnership with other authorities	Environmental Health. Housing Strategy and Development	Council funding and Officer Time	Summer 2024
		Develop a Private Sector Housing Strategy outlining the Council's role in increasing access to and standards in the private sector, protecting tenants' health and safety and promoting energy efficiency and fuel poverty schemes	Environmental Health Housing Strategy	Officer Time	Dec 2023
		Ensure effective enforcement actions continue to be taken to improve unsatisfactory conditions in the private rented sector	Environmental Health/Planning	Officer time	Ongoing
4.2 Increase the energy efficiency of the housing stock and reduce fuel poverty for low income and vulnerable households					
4.2.1	Improve energy performance by 2035	102 Council homes will be brought up from D or E to EPC rating band C through a retrofit programme	Housing Maintenance and partners	Capital funding	2030
		The Council's HRA build programme to support carbon neutral ambitions	Corporate Asset Team	HRA Dev Programme funding	2024 and beyond
		Explore capacity in the marketplace for provision of solar panels, heat pumps etc for council stock	Housing Maintenance	Government Funding sought	2023

		Commenced the next three years programme for Warm Homes on Prescription for low-income households	Housing Support Worker (Older People)	Government Funding	2026
4.2.2	Increase awareness of council services and initiatives in relation to warm homes, energy efficiency and retrofit technologies	Promote the Home Upgrade Grant in non-gas areas (Bid submitted to the Social Housing Decarbonations fund to replace 102 oil heating systems with gas fired boilers and solar panels and other central government retro fit schemes	Notts County Council Charity Nottingham Energy Partnership Energy & Homes Support Officers/ Housing Maintenance and Asset Manager		
4.3 Ensure the efficient use of the housing stock and maximise opportunities to meet housing need					
4.3.1	Reduce the number of empty homes in the district	Project to identify empty properties and implement a 100% Council Tax premium after two years increasing to 200% after 5 years	Council Tax/Housing Strategy	Officer Time	Jan 2024
		Consider how other empty spaces such as derelict buildings and spaces above shops could be re-purposed to provide new homes	Planning/Corporate Assets	Officer time	Ongoing
		Explore opportunities to transform empty homes to affordable homes	Housing Strategy/Housing Maintenance	Officer Time HE Funding	December 2024
4.3.2	Deliver new units of housing in town centre by converting commercial space to residential	Project to convert the former M & S to apartments	Planning/Corporate Assets	Town Centre Fund/Brownfield Lane Release Fund/NSDC Capital funding	Spring 2025