

**ASHFIELD DISTRICT COUNCIL**



**Ashfield**

Council Offices,  
Urban Road,  
Kirkby in Ashfield  
Nottingham  
NG17 8DA

## Agenda

### Cabinet

Date: **Thursday, 13th October, 2016**

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Time: **6.30 pm**

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Venue: **Main Committee Room, Council Offices, Urban Road,  
Kirkby-in-Ashfield**

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For any further information please contact:

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# **CABINET**

## **Membership**

**Chair:**

Councillor Cheryl Butler

**Councillors:**

Jim Aspinall  
Don Davis  
Keir Morrison

Tim Brown  
Jackie James  
Nicolle Ndiweni

### **FILMING/AUDIO RECORDING NOTICE**

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### **SUMMONS**

You are hereby requested to attend a meeting of the Cabinet to be held at the time/place and on the date mentioned above for the purpose of transacting the business set out below.



**R. Mitchell**  
**Chief Executive**

## **AGENDA**

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1. **To receive apologies for absence, if any**
2. **Declarations of Disclosable Pecuniary and Non Disclosable Pecuniary / Other Interests**
3. **Minutes** 5 - 12
4. **Place Enhancement Project. Appointment of Expert Advisers** 13 - 16  
**Decision included in the Forward Plan of Executive Decisions.  
Portfolio Holder: Cllr Don Davis**
5. **Operational Market Restructure** 17 - 20  
**Decision included in the Forward Plan of Executive Decisions  
Portfolio Holder: Don Davis**
6. **Approval of the Housing Strategy 2016-20** 21 - 116  
**Key Decision included in the Forward Plan of Executive  
Decisions  
Portfolio Holder: Cllr Keir Morrison**
7. **Leisure Review - Transformation Programme** 117 - 128  
**Key Decision included in the Forward Plan of Executive  
Decisions  
Portfolio Holder: Cllr Jim Aspinall**

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## CABINET

**Meeting held in the Council Chamber, Council Offices, Urban Road, Kirkby-in-Ashfield,  
on Thursday, 22nd September, 2016 at 6.30 pm**

**Present:** Councillor Cheryl Butler in the Chair;

Councillors Jim Aspinall, Tim Brown, Don Davis,  
Jackie James, Keir Morrison and  
Nicolle Ndiweni.

**Officers Present:** Craig Bonar, Carol Cooper-Smith,  
Edd deCoverly, Ruth Dennis, David Greenwood,  
Alan Maher, Robert Mitchell, Carys Turner-Jones  
and Pam Wharfe.

**In Attendance:** Councillors Rachel Madden, Paul Roberts and  
Jason Zadrozny

### **CA.25 Declarations of Disclosable Pecuniary and non Disclosable Pecuniary / Other Interests**

No Declarations of Interest were received.

### **CA.26 Minutes**

The minutes of the meeting held on 14 July 2016 were approved as a true record.

### **CA.27 Ashfield Publication of Local Plan (2017 to 2032)**

Cabinet was told that the Council is required to agree a Local Plan for the District. The Government expects all local authorities to do this and to have submitted their plans to the Secretary of State for approval by March of next year. If they do not, then the Government might take away control of the process and appoint outside Inspectors to produce local plans for them.

Members were reminded that Ashfield's first attempt at producing a local plan was rejected by the Planning Inspectors, primarily because it failed to explain adequately why certain sites had been chosen and others had not. The meeting heard that extensive work had taken place to make sure that this was not repeated. Consequently, a new Local Plan had been developed, which was based on robust evidence. Cabinet welcomed this.

The report to Cabinet now sought approval of the Ashfield Publication Local Plan and its 6 week period of legal compliance consultation, prior to the Local

Plan being submitted to the Secretary of State.

Cabinet was told that the Plan would help to ensure that both the housing and economic development needs of the District were met in a sustainable way. Under it, approximately 480 new homes per annum would be built. Sufficient outline planning permissions were already in place for most of this development, with the additional required sites now identified in the Plan. As the District had successfully managed to re-use most of its former industrial sites, some of the overall development would have to be on green field sites.

Cabinet was reminded that there had been extensive public consultation about the Plan earlier in the year. This had provided constructive comments and information about specific sites, highlighting the issues which any future development would have to address. However, Members were informed that none of these comments had identified any fundamental deliverability issues with the proposed sites that would stand in the way of their successful development. This was a key requirement, which the Council and its stakeholders would have to successfully demonstrate for the Plan to be approved.

Members discussed the Ashfield Publication Local Plan. They reiterated the point that the Council was required by law to agree a Local Plan for the District and that future building was required in order to meet the growing requirements for housing. Which, in turn, was necessary to enable economic development and to create jobs. They recognised that the choice of sites was always going to be difficult, but they welcomed the fact that those which had been chosen and included in the Publication Local Plan were clearly evidence based. They hoped that this point would be acknowledged by the planning inspectors:

#### RESOLVED

That Council is recommended to approve / ratify:

- a) the Publication Local Plan;
- b) the revised Affordable Housing Policy in the Publication Local Plan;
- c) the Preferred Approach Statement of Consultation under Regulation 18;
- d) the legal compliance consultation of the Publication Local Plan and its accompanying evidence base to begin as soon as possible following approval;
- e) the revised Local Development Scheme (LDS);
- f) grants delegated authority to the Chief Executive (in consultation with the Leader and Portfolio Holder) to approve minor amendments to the Publication Local Plan and any accompanying documents prior to the legal compliance consultation and submission to the Secretary of State.

#### Reasons

It is a legal requirement for the Council to have an up to date Local Plan and

the Council believes the Publication Local Plan will achieve this requirement, guiding sustainable development across the District up to 2032.

#### **CA.28 Ada Lovelace Business Centre Development**

Members next considered proposals to convert the Council owned building, Ada Lovelace House, in Kirkby town centre into lettable office accommodation for use by small businesses. This would be at no direct cost to the Council. Members were informed that the project would be funded by the Local Enterprise Partnership and from the Section 106 allocation (money provided by developers for wider community uses as a condition of successful planning applications) received for the Lindley's Lane development.

Cabinet discussed and welcomed the project, which they felt would benefit businesses and the economy of Kirkby town centre as a whole. Members were also pleased that it would secure the long term future of what is a local landmark building. Cabinet expressed support for the use of solar slates on the roof of the building in order to meet its energy needs in an environmentally friendly way.

RESOLVED

That Cabinet agrees:

- a) That Ashfield District Council allocates £143,946 from the Section 106 allocation received for Lindley's Lane as match funding towards the project;
- b) That the Council's Capital Programme for 2016/17 be updated to include this project totalling £287,892 with funding being provided by the Section 106 allocation above and £143,946 from the Local Enterprise Partnership's Local Growth Fund;
- c) That approval is given to utilise the EMPA SCAPE Framework and a direct award is made under that framework to appoint a contractor;
- d) That Legal Services are granted authority to complete the necessary documentation required in order to complete the appointment of the contractor.

Reasons

To bring back into use this currently vacant Ashfield District Council owned property.

#### **CA.29 Review and Revision of Land Charges Fees**

Members considered a report which asked Cabinet to accept the revised fees for the Local Land Charges service, which were introduced on 4 July 2016. The report made it clear that Local Land Charges fees are reviewed on an annual basis to ensure that they properly reflect the cost of providing the service.

## RESOLVED

That Cabinet accepts the revised Local Land Charges fees.

### Reasons

The fees have been set to better reflect the time required to provide responses to the various enquiries made as part of the search service.

## **CA.30 Selective Licensing Implementation**

Cabinet was reminded that it first discussed the introduction of Selective Licensing in November 2015 as a way of getting all landlords to manage appropriately their rented properties and to keep them in good states of repair. Members were told at the time that they would have to base any selective licensing scheme on tangible evidence. Two specific areas were subsequently identified as having sufficient evidence of low-quality, badly maintained, rental housing to make them suitable for a Selective Licensing Scheme – Stanton Hill and Sutton Central.

The report to Cabinet made it clear that an extensive statutory consultation exercise had taken place, which had confirmed that there was considerable support for the approach. It recommended, therefore, that both Stanton Hill and Sutton Central be now designated as Selective Licensing areas. Before this could happen a further three month consultation period would have to be held in order to tell consultees and the public about the decision.

Members discussed the report. There was widespread support for the suggested approach, which, it was felt, showed how the Council was concerned about improving the standards of housing for all the District's residents, not just those in its own accommodation. Members hoped that it could provide the basis for similar action across the rest of the District.

Cabinet was reminded that Scrutiny Panel 'B' had looked at the issue of Selective Licensing and had supported the proposal. The panel had gone on to make several recommendations about how it should operate, which Members were asked to consider. These were generally accepted, although with some modifications. In particular, Cabinet asked that ward members be continuously consulted, engaged and kept informed on the selection of any sites and boundary lines for the further roll out of the scheme in the future. Members also felt that any financial surplus generated by the scheme should be spent in the areas themselves.

## RESOLVED

- a) That Cabinet accepts that there is evidence and considerable public support for the selective licensing of private rented properties in identified areas within the district;
- b) That Cabinet formally designates the areas of Stanton Hill and Sutton Central as Housing Act 2004 Part 3 Selective Licence area as set out in Appendix 5 of the report and with the Licence Conditions set out in Appendix 6 of the report and for Council to note the designation;
- c) That Cabinet notes that following a decision to introduce a selective licensing scheme, a public notification period of 3 months is required by statute ahead of the implementation in order to communicate the



decision to consultees and the public;

- d) That Cabinet agrees and supports the financial implications of implementing a selective licence scheme (including the proposed fee of £350 for a licence for 5 years, with a discount of £100 to £250 for those landlords who meet the criteria) set out in paragraph 5.4 of the report;
- e) That Council recognises the risks in relation to the unknown elements of delivery of the scheme and commits to undertake a review to ensure the fees and resources deployed to the scheme are appropriate, and to enable further recommendations to be made to Cabinet as necessary after 12 months.

That in addition following on from the recommendations made by Scrutiny Panel B Cabinet also agrees that:

- f) The Council explores the possibility of carrying out EPC tests for landlords as part of its commercialisation agenda;
- g) If any financial surplus is made by the scheme (within the 6% designated as part of the scheme) this should be spent in the designated area;
- h) Subject to the success of the pilot scheme, this be used as a template to replicate in other areas to drive improvements to rented accommodation, landlord responsibility and a reduction in anti-social behaviour;
- i) Ward Councillors continue to be consulted, engaged and kept informed on the selection of any sites and boundary lines for the further roll out of the scheme in the future;
- j) Scrutiny be asked to review the topic again in approximately twelve months' time.

#### Reasons

Selective licensing is an important component of the Council's wider regeneration strategy. It is the only option available to local authorities that compels landlords to look at how they manage their rented properties and, where required, make improvements to their management practices.

#### **CA.31 Confirmation of Domestic Violence Refuge Provision within Ashfield**

The report to Cabinet sought agreement to mainstream, or in other words make ongoing provision within the Council's budget, so that the existing initiatives to help combat Domestic Violence in the District can continue. In particular, it recommended that the provision of up to six houses or flats as refuges for victims continue and that the post of Domestic Violence Prevention Officer be made permanent.

Cabinet discussed and welcomed the proposals. There was a consensus that combatting Domestic Violence remained a priority for the Council. Members noted that the Authority, had achieved White Ribbon accreditation for its efforts to tackle the problem, established a specific Domestic Violence prevention policy and had undertaken numerous awareness raising campaigns, both within the Council and across the District. Members felt it especially important that the six houses or flats continued to be made available. This was seen as a

practical way of helping to end the cycle of abuse, by giving victims a safe place to live.

#### RESOLVED

- a) That Cabinet agrees to mainstream the resources allocated to support domestic violence prevention and to incorporate a responsibility to consider and to link to wider, but related vulnerability issue (e.g. child sexual exploitation, hate crime) and the Council's responsibilities under the Prevent (anti-radicalisation) agenda;
- b) That Cabinet approves the permanent establishment of the Domestic Violence and Vulnerability Prevention Officer;
- c) That Cabinet agrees to continue the Council's provision of up to 6 properties for use as refuges for those fleeing abusive relationships;
- d) That Cabinet gives authority to initiate a procurement exercise to identify an appropriate partner to take on both the housing management function for the properties and provide wrap-around support to those housed temporarily within the properties and to provide funding to the chosen partner equivalent to the rental income of the 6 properties;
- e) That Cabinet delegate's authority to the Service Director – Place and Communities to pursue any funding opportunities which help to fully or part subsidise the Council's efforts in supporting Domestic Violence prevention.

#### Reasons

To mainstream the resources allocated to help tackle domestic violence in the area.

#### **CA.32 The Council's Efficiency Plan**

Members were told that the then Secretary of State for Communities and Local Government had written to all councils in the spring of 2016 offering them a four-year financial settlement for Revenue Support Grant (RSG). They were given specific figures setting out what they would receive under this. It was pointed out that these were diminishing amounts, as the Government was phasing out Rate Support Grant. Cabinet was reminded that the amount of RSG which the Council receives had fallen sharply since 2010.

The then Secretary of State had also made it clear that these settlements would be conditional on councils preparing Efficiency Plans explaining how they intended to become more cost effective. He warned that those authorities who failed to do this would not be guaranteed to receive their grant allocations at the proposed levels.

The report to Cabinet explained that in order to make sure that the Council continued to receive the expected level of RSG, which had been built into the assumptions that underpinned its Medium Term Financial Strategy, a draft Council Efficiency Plan had been drawn up. This illustrated how the Council had already used its resources more effectively and what more it hoped to achieve in the future.

Members discussed the report. There was a consensus that it was important for the Council do all that it can to retain RSG. It was noted just how

successful Ashfield had been at working in a more efficient way and what more could be achieved in the future through its Commercial Enterprise Strategy.

RESOLVED

- a) That Cabinet agrees in principle the draft Efficiency Plan;
- b) That Cabinet delegates to the Leader and the Chief Executive the authority to make any changes to this draft, to take into account the forthcoming budget consultation and any further information about the Council's future resources which may emerge between now and 14 October 2016.

Reasons

In order to ensure that the Council is in a position to secure at least a minimum level of Government grant over the next three years.

**CA.33 General Fund and Housing Revenue Account (HRA) Budget Monitoring Report to July 2016**

Cabinet was next asked to consider a budget monitoring report for the first quarter of the financial year (April to July 2016). In terms of the General Fund, Members were told that net expenditure was significantly lower than set out in the budget. The reasons for the various underspends were explained. Many of these were attributed to one-off factors and unlikely to be repeated in future years. However, it was emphasised that the savings would contribute to the Medium Term Financial Strategy and had helped to place the Council into a better financial position.

The report also explained that in terms of the Housing Revenue Account (HRA) net income was £82k lower than budget. Again, the reasons for this were explained.

The report also asked Members to agree several Supplementary Estimates, to fund new spending requirements that had emerged since the budget had been agreed.

RESOLVED

- a) That Cabinet notes the results of the budget monitoring to 31 July 2016;
- b) That Cabinet approves Supplementary Estimates (budget growth) of £26.5k for the Better Together Project (one year) funded by the Housing Revenue Account (HRA) and £48k be approved for the extended Domestic Violence Prevention Fund and Refuge Provision; £34k funded by HRA and £13.5k funded by the General Fund;
- c) That Cabinet approves other virements outlined (above the limit permitted within Financial Regulations);
- d) That Cabinet recommends to Council changes to the budget in accordance with Financial Regulations.

Reason

To update Members on the Authority's financial position and to ensure that it operates within approved budgets.

**CA.34 Exclusion of Public and Press**

**RESOLVED**

**That in accordance with the provisions of Section 100A of the Local Government Act 1972 the press and public be now excluded from the meeting during the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act and in respect of which the Proper Officer considers that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.**

**CA.35 Write Off of amounts over £5,000**

Members were informed of cases where no further action could be taken to recover debts owed to the Council and which would have to be written-off.

**RESOLVED**

That Cabinet notes and agrees the amounts for write-off as set out in the report.

Reasons

To inform Members of the write-off of unrecoverable sums.

The meeting closed at 7.40 pm

Chair.

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**REPORT TO:** Cabinet **DATE:** 13 October 2016  
**HEADING:** Place Enhancement Project: Appointment of Expert Advisers  
**PORTFOLIO HOLDER:**  
**KEY DECISION:** NO **SUBJECT TO CALL-IN:** YES

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## 1. PURPOSE OF REPORT

To seek approval to apply Contract Procedure Rule 66.6 to appoint an independent specialist marketing company, "Thinking Place", to provide advice to ADC in order to progress its Place objective.

## 2. RECOMMENDATION(S)

- a) That Cabinet agrees to apply Contract Procedure Rule 66.6 to allow the appointment to proceed.
- b) That Cabinet agrees to approve use of funds from Section 106.

## 3. REASONS FOR RECOMMENDATION(S)

Within the Corporate Plan, the Council has expressed an aspiration towards "Place Enhancement". This is about making Ashfield a location and destination of choice for business and visitors and as a desirable place to live for all of its residents. An early project has been to install improved attractive boundary signs at specific "gateway" sites in order to denote a sense of arrival and place.

As an initial stage in the development of the Place agenda, the Council wishes to procure expert advice in order to guide ADC on identification of strengths, assets, community engagement (including the business community) and to formulate a plan of action for moving forwards.

It is proposed to procure Thinking Place, because this company has recently been appointed by the new Nottinghamshire Place Marketing Organisation to undertake Place Making work on behalf of the N2 LEP region. It makes sense therefore for ADC not only to contribute to this work as a Regional partner, but also to use Thinking Place to undertake a more detailed study for Ashfield under our own Corporate Plan objective.

It has been decided after taking Legal advice that Contract Procedure Rule 66.6 may apply for the reasons stated above.

## 4. ALTERNATIVE OPTIONS CONSIDERED (with reasons why not adopted)

- a) To go through the formal procurement process. This is not advised on value for money terms. If an unknown company was selected, there would necessarily be a learning curve and allied to this, their work would not be integrated with the Regional project described above. Not recommended.
- b) Appoint Thinking Place by applying Contract Procedure Rule 66.6. Recommended.

## 5. BACKGROUND

As stated above in paragraph 3, the Council has articulated within the Corporate Plan, an aspiration towards “Place Enhancement”. This is about making Ashfield a destination of choice for business, visitors and as a place to live. The first stage on this journey has been the establishment of improved boundary signs which are being installed across the district.

The next stage is to undertake a piece of work to identify the strengths and assets of the area, build a consensus within the community and business and thus to strengthen the district’s message and reach regionally and nationally.

A place marketing specialist can assist us in undertaking a review of our assets, advise on how best to leverage them, help to build consensus with other business and community stakeholders and then provide us with a visual identity and narrative that we can collectively sign up to and use.

Specific expectations of this specialise advice would include (not exhaustive):

- Research the perceptions of the area (both residents & non-residents, local businesses & businesses based outside of Ashfield);
- Identify the strengths and assets of Ashfield which could translate into a meaningful and positive narrative for both the local community and for business investment (including the visitor economy);
- Review and consider impacts on existing approaches to place marketing within the district, including those being developed by the Nottingham Place Marketing Organisation;
- Seek to address any perceived barriers to living/working or investing in Ashfield; demonstrate an understanding of the challenges that Ashfield and Mansfield face in terms of maximising opportunities for inward investment and community pride;
- Condense the Unique Selling Points (USPs) of the area into a simple concept, visual identity and language;
- Identify key messages and appropriate target market;
- Develop a common brand, visual identity and narrative for Ashfield as a destination for residents, visitors, existing visitors and new investors;
- Develop a brand, visual identity and narrative to engender pride and aspiration within the communities within Ashfield. This could be the same or different to the business-focussed brand but it is expected it would necessarily take into account the individual districts or areas to increase community relevance and support;
- Maximise stakeholder involvement and assist in securing the buy-in of key partners;
- Provide a costed implementation plan (the outline of which will be evaluated as part of the tendering process with Thinking Place).

## 6. IMPLICATIONS

### **Corporate Plan:**

Place Enhancement is a key priority within the Corporate Plan.

### **Legal:**

Contract Procedure Rule 66.6 (b) enables the Council to apply an exception to the usual procurement processes by approaching a single contractor because of the specialist nature of the proposed contract. Permission to apply the exception must be obtained from Cabinet or the relevant Portfolio Holder.

**Financial:**

Up to £15,000 is required for the study, which can be taken from Section 106 and there is therefore no requirement for General Fund expenditure. No further financial implications are envisaged within this project.

**Health and Well-Being / Environmental Management and Sustainability:**

No implications.

**Human Resources:**

No direct HR implications contained within this report.

**Diversity/Equality:**

No direct implications in the proposed study. However these issues will be taken account of in terms of, eg advice on accessibility.

**Community Safety:**

No implications.

**Other Implications:**

Communications: the report provides an opportunity for a press briefing. There is likely to be public interest in this issue and its outcome.

**REASON(S) FOR URGENCY (if applicable)**

Not applicable.

**EXEMPT REPORT (if applicable)**

Not applicable.

**BACKGROUND PAPERS**

None.

**REPORT AUTHOR AND CONTACT OFFICER**

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The report should be signed off in the name of the relevant Chief Officer eg:

**Rob Mitchell**

**CHIEF EXECUTIVE**

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# Agenda Item 5

**REPORT TO:** CABINET **DATE:** 13<sup>th</sup> October 2016  
**HEADING:** OPERATIONAL MARKET RESTRUCTURE  
**PORTFOLIO HOLDER:** DEPUTY LEADER – ECONOMIC GROWTH  
**KEY DECISION:** NO **SUBJECT TO CALL-IN:** YES

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## 1. PURPOSE OF REPORT

This report seeks approval for a change in the Markets Manager post in order to deliver a greater degree of commercialism, in line with the Council's new Commercial Enterprise approach.

## 2. RECOMMENDATION(S)

**Cabinet is recommended to approve:**

1. That the change in Grade be agreed from an E to an F and funded initially from the Corporate improvement fund whilst an operational review takes place
2. That the post title change be agreed from Markets Manager to Market Retail Manager
3. That the proposed recruitment process can commence

## 3. REASONS FOR RECOMMENDATION(S)

On 28<sup>th</sup> April 2016, Cabinet approved the redevelopment of the Indoor Market at Sutton alongside the already redeveloped Kirkby and Sutton Outdoor Markets. The Council has adopted a strategy relating to Commercial Enterprise and this report facilitates a realignment of a key commercial role. After appointment, the new Manager will assist in the team realignment to deliver a more commercial approach to markets and town centre enterprise.

## 4. ALTERNATIVE OPTIONS CONSIDERED (with reasons why not adopted)

- a) To keep the post vacant whilst the review of the markets takes place. Given that the implementation of the redevelopment of the Indoor Market has commenced, it is felt appropriate that the post should be filled to support the development whilst the review of the service takes place. Not recommended.
- b) Keep the post at a lower grade. This is unlikely to attract a high calibre appointment with the necessary background and experience to deliver a step change in the commercial approach needed. Not recommended.
- c) Change the post to facilitate a greater degree of commercialism and experience and to allow the successful candidate to contribute to the operational review and the redevelopments. Recommended

## 5. BACKGROUND

On 28<sup>th</sup> April 2016 Cabinet approved a recommendation to redevelop the Indoor Market in Sutton-in-Ashfield. The Council have also redeveloped the outdoor market offer both in Kirkby and Sutton Town Centres. Hucknall Market is also being redeveloped as part of the Hucknall Inner Relief Road Scheme and will be completed in Spring/Summer 2017.

In November 2015 Council approved a Commercial Enterprise Strategy in seeking to make a positive contribution to the MTFs; this committed the Council to becoming more commercially focussed. The aim is to both enhance existing and create new income streams such that fewer savings are required and vital public services can be protected. Following the

commitment by the Council to make capital investments into the Indoor and Outdoor Markets, this report is seeking to make the markets offer more commercial.

In order to support this approach a review is taking place on the existing indoor and outdoor market operational structures so that it is both fit for purpose and receives a degree of future proofing.

The existing Market Manager Post has been vacant whilst awaiting a decision on the future of the Indoor Market. Following the decision to redevelop the markets, officers have taken the opportunity to review the current Market Manager post. It is recommended that the main proposed change is for the post to be more retail and commercially focused.

Given that the implementation of the redevelopment of the Indoor Market has commenced, it is felt appropriate that the post should be filled immediately to support the development and contribute to the overall review of the service.

The job description and person specification for the post have been developed and evaluated under the Council's Job Evaluation Scheme. Following a review of this post it has been scored from an E to an F due to the changing nature of the duties. A post title change is necessary to reflect the commercial aspects of the role.

#### Markets Retail Manager Post

The Markets Retail Manager post will create and develop commercial opportunities for both the indoor and outdoor markets. By being innovative and forward thinking, the aim is to both maximise income whilst increasing the towns retail offer; giving the opportunity for individuals or groups to develop their ideas and use our town centres in a positive and progressive way. The designation of promotional spaces gives us the opportunity to use this post as a conduit to reinvigorate and refresh the town centre experience.

**Table A – Existing and proposed structure salaries**

Existing Post			Proposed Post		
Post	Grade	Salary	Post	Grade	Salary
Markets Manager (Vacant)	E	£29,606 (top of scale)	Markets Retail Manager	F	£33,881 (top of scale)
<b>Total budget variation</b>	<b>£4,275 (top of the scale)</b>				

There is an increase on the budget based on the Job Evaluation upgrade. The budget required from the Corporate Improvement Fund whilst the review takes place:

2016/2017 – £1,068. (circa 3 months)

The review of the service will go to the Council's Transformation and Efficiency Board for approval before going to Cabinet at a later date. Once the Market Retail Manager post has been approved by Cabinet, the recruitment will commence.

## **6. IMPLICATIONS**

### **Corporate Plan:**

Vibrant town centres, which provide destinations for a variety of goods and services. The Indoor Market is a key project in the Corporate plan.

To review the Indoor Market provision at Idlewells and the options moving forward. Delivering Commercial Enterprise and IT Transformation are key parts of the new Corporate Plan.

**Legal:**

Financial Regulation B14 requires the allocation of monies from the Corporate Improvement Fund to be made by Cabinet (or the Portfolio Holder for Corporate Services if needed urgently) where the allocation is less than £50,000.

**Financial:****Health and Well-Being / Environmental Management and Sustainability:****Human Resources:****Diversity/Equality:**

An Equality Impact Assessment (EIA) has been carried out which considers all the equality implications on the project.

**Community Safety:**

There are no direct Community Safety implications arising from this report.

**Other Implications:**

Not applicable

**REASON(S) FOR URGENCY (if applicable)**

Not applicable

**EXEMPT REPORT (if applicable)**

Not applicable

**BACKGROUND PAPERS**

Cabinet 13<sup>th</sup> February 2012, Review of Markets

Cabinet 9<sup>th</sup> July 2015, Indoor Market.

Cabinet 3<sup>rd</sup> December 2015, Indoor Market – Information only report

Cabinet April 2016, Indoor Market

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**Carol Cooper Smith**

**Interim Service Director - Economy**

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# Agenda Item 6

**REPORT TO:** CABINET **DATE:** 13<sup>TH</sup> OCTOBER 2016  
**HEADING:** APPROVAL OF THE HOUSING STRATEGY 2016 -2020  
**PORTFOLIO HOLDER:** HOUSING AND ASSET MANAGEMENT  
**KEY DECISION:** YES **SUBJECT TO CALL-IN:** YES

## 1. PURPOSE OF REPORT

To seek approval of the Housing Strategy 2016 – 20 to enable delivery of the four year action plan and wider publication and circulation of the final version to stakeholders

## 2. RECOMMENDATION(S)

1. That Members grant final approval of the 4 year Housing Strategy including the delivery of the action plan
2. That Members note the content of the final version of the Housing Strategy and associated Executive Summary

## 3. REASONS FOR RECOMMENDATION(S)

To enable the delivery of and publication of the document to replace the previous 4 year Strategy.

The Council's previous Housing Strategy expired at the end of 2015 and although not a mandatory requirement, it is good practice to set out the Council's housing priorities for the next four years to enable better strategic planning and targeting of resources

This strategy emphasizes the links between housing and health in line with both national and local policy drivers with intention that this will strengthen the Council's existing partnership working arrangements thus improving health and housing for the residents of Ashfield.

## 4. ALTERNATIVE OPTIONS CONSIDERED (with reasons why not adopted)

Not to approve the final version of the Housing Strategy 2016 – 2020 – this was not considered as the strategy document will provide a clear strategic steer on improving homes and access to housing across the district. It will also enable wider joint working partnerships to deliver the tasks outlined in the action plan

## 5. BACKGROUND

The Housing Strategy for Ashfield 2016 – 20 replaces the Housing Strategy 2010 – 15. It details what has been achieved in the last four years and sets out the 6 priorities that were agreed by Members and key stakeholders at the end of 2015. It provides a steer and focus for housing

delivery over the next four years for the Council and its partners.

Although there is no longer a statutory requirement to produce a Housing Strategy it is an opportunity to take stock of what has been achieved, what needs to be done, and how we need to work in future as national policy changes continue to impact on the way councils deliver housing and housing related services

The strategy is structured into 3 main areas, the first section sets the scene in terms of demographics, what has been achieved since the last strategy and outlines how recent major policy changes have impacted on councils and their ability to deliver housing services. The second section analyses the data and examines how existing partnerships are evolving to comply with the requirements of the joint housing and health agendas. The final section includes the homelessness priorities and states what Strategic Housing in conjunction with other service areas are doing to both mitigate the impacts of welfare reform whilst ensuring our statutory functions are carried out.

This Strategy incorporates a review of how the Council deals with homelessness and considers the conditions in the private sector to give a broader view of housing issues in the district in one document.

### **Developing the Strategy**

The strategy has been compiled over a 5 month period with input from both internal and external stakeholders. The actions have evolved around the 6 priority themes and the final version has direct input from partner agencies and organisations that will be involved in the delivery of the action plan. The stakeholder event held at the beginning of September provided the opportunity for feedback at the themed workshops. Individual opinions had a direct influence on the final content of the four year action plan. The Housing Strategy 2016 – 20 is now ready for final adoption by the Council to enable work on the actions to commence and allow wider distribution of the document and its associated Executive Summary.

### **The new housing agenda**

The strategy has been compiled during a period of considerable change at national policy level. Its contents reflects the new legislation and policy guidance contained in the recent Acts of Parliament;

- The Housing and Planning Act 2016
- The Welfare Reform & Work Act 2016

These Acts will have a significant impact on a wide range of service areas and also on the Council's medium to long term financial planning and investment as a result of the policy implications and new pressures on the Housing Revenue Account. Implications of these new Acts have been covered in the Housing Strategy.

### **Housing and Health – the requirement for a joint approach**

This strategy document provides an overview of housing in the district and details of our plans to deliver new housing and housing services over the next four years as in previous strategies. However, this strategy incorporates the wider issues around housing related health issues caused

by fuel poverty, excess cold, hazards in the home and suitability of accommodation.

There is an increasing requirement to involve and engage with our partners in Health when shaping our future housing services. Many of the targets and priorities set out in the action plan have direct links to health and have a primary focus on improving the wellbeing of residents to prevent or limit crisis intervention by health services at a later date.

### **The six priority themes**

The six themes chosen by Members back in 2015 form the basis of the 4 year action plan with tasks allocated under each of the following headings;

- Ensuring supply of suitable and available accommodation
- Energy and sustainability
- Regeneration
- Tackling disrepair
- Reducing and preventing homelessness due to violence
- Environment and planning

At the consultation event held on the 9<sup>th</sup> September, stakeholders were asked to vote on the most important actions and improvements that should be delivered or enabled by the Council over the next four years. Since the draft strategy was presented to Members back in July 2016, the actions contained in the plan have been amended to reflect these stakeholders' views.

### **Financial Implications - Delivery of the Action Plan**

The majority of the actions can be delivered within existing resources and through improved partnership working arrangements. A number of actions – such as the development of a letting agency incorporating private sector housing and a new Local Authority Scheme will require a separate Cabinet reports incorporating detailed financial information as well as other implications. The capital programme will be updated to reflect project proposals as the Housing Strategy is implemented and individual schemes are approved by Cabinet or Council as appropriate.

### **Consultation and Stakeholder Engagement**

Following the approval of the draft strategy at June Cabinet, the document was circulated to wider external stakeholders from Monday 25<sup>th</sup> July for 8 weeks with the consultation closing on Friday 16<sup>th</sup> September 2016. Stakeholders and residents were asked their opinions on the content of the draft and specifically the six priority themes that underpin the 4 year action plan. A consultation event was held on Friday 9<sup>th</sup> September and stakeholders and Members had the opportunity to ask questions and provide feedback on the document. The event was well attended and following presentations that included an overview of the strategy and the research findings from the recent Health Impact Assessment report and stock modelling data, stakeholders were asked to choose and vote for the most important tasks to be included within each of the six priority themes contained in the action plan.

## **6. IMPLICATIONS**

### **Corporate Plan:**

The delivery of the Housing and Health Strategy for Ashfield 2016 – 20 is aligned to the following corporate priorities;

### **Housing**

- Increase overall supply of affordable homes in the district.
- Reduce levels of fuel poverty.
- Minimise the use of bed and breakfast accommodation to house families who are homeless.

### **Legal:**

There is no longer a statutory requirement to produce a Housing Strategy document. There may be specific tasks within the action plan that will require legal advice prior to delivery and this advice will be sought at the appropriate stages

### **Financial:**

Financial Implications are outlined within section 5 of this report

### **Environmental Management and Sustainability:**

Actions contained in the document will have a positive impact in terms of improving the thermal comfort of homes and ensuring new homes are built or adapted to lifetime standards to ensure they remain sustainable in the future

### **Health and Wellbeing**

The key focus of this Housing Strategy is improving the health and wellbeing of residents through better housing provision, improving supply and access to an affordable home, and improving homes to enable independence and sustainability in the longer term. Housing has a major and direct role in improving people's health and wellbeing and the strategy supports the Council's aims and objectives in helping to address health inequalities both through its own direct provision and in partnership.

### **Human Resources:**

There are no direct implications arising from the approval of the document relating to employees or terms and conditions of employment



**Diversity/Equality:**

Please see associated Equality Impact Assessment for the delivery of the Housing Strategy 2016 – 20

**Community Safety:**

Many of the actions and priorities will have a positive impact on community safety by improving our neighbourhoods and communities including private sector housing, the services available for victims of domestic abuse and designing out crime

**Other Implications:**

**Corporate Communications** – The New Housing Strategy 2016 – 20 will be available on line from End of October (following call in period). All stakeholders and respondents to the consultation will be sent a copy of the approved Housing Strategy via email

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**Rob Mitchell**

**CHIEF EXECUTIVE**

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# Executive Summary

Ashfield's Housing Strategy 2016-20





## Vision

**To ensure the population of Ashfield are living in or can access homes that are affordable, warm and within a safe community that promotes the health and wellbeing of residents.**

### What we want to do

All the analysis of need contained in the strategy for both people and buildings has led us to put forward the following priorities with a new set of key projects to meet those needs. We are now going out to consultation to see what partner organisations and residents think of these projects. If there is support for them we will include them in the final version of the Housing Strategy and produce fully costed business plans, where necessary, to ensure that we can deliver them.

The Council made a major strategic decision on the 14th April 2016 to bring

its housing services back-in house from the Arms-Length Company that was set up in 2002. This has been done so the two organisations can work better for tenants and residents together. A project has started to bring the two organisations together smoothly by 30th April 2017. By combining the two organisations £500,000 a year of savings will be realised and there will be a greater ability to focus on residents' housing needs. The Council will look to bring out the best from both organisations from the transition project and will add further new projects to the list laid out below.

## 1. Ensuring there is a good supply of suitable accommodation

The Council wants to ensure that the quality of housing in the District is of a high standard across public and private sectors. The Council is wants to be able

to help all those seeking housing in the District and is particularly concerned about the supply of specialist housing for people with particular needs.

Project	Benefit
<b>The Council is to looking to use its land to deliver housing to meet a range of needs across the district (for social rent, home ownership and private renting)</b>	Opportunity to meet housing need across the district and be a model private landlord.
<b>Extend the Home Finder Choice Based Lettings Scheme to incorporate affordable private sector accommodation</b>	Easier access to private rented housing in the district and more choice for those looking for housing.
<b>Negotiate delivery of an additional 50 affordable rented units with developers and registered providers during 2016/17 before starter homes replace s106 affordable rented/intermediate housing provision</b>	Housing needs being met as more households rehoused from the waiting list
<b>Explore the creation of a new ADC lettings agency for private landlords</b>	Guaranteed compliance for landlords and peace of mind for private tenants as
<b>Explore the option of providing another local authority mortgage scheme in the district following the success and full take up of the initial scheme</b>	More first time buyers able to access the housing market / less pressure on social housing waiting lists

## 2. Energy and sustainability

The Council is looking to increase the sustainability of all housing in the district and make them more energy efficient.

Project	Benefit
<b>Further rollout of Solar PV panels to communal blocks and sheltered courts to generate electricity for communal schemes</b>	Reduces the cost of providing council housing via savings to ADC from feed in tariff
<b>Ensure new homes are built to high energy ratings incorporating grey water systems, energy efficient heating systems etc. (previously the code for sustainable housing level 4/5)</b>	Reduction in fuel poverty / cheaper utility bills and lower carbon emissions
<b>External rendering programme on Carsic estate to improve thermal comfort of 118 non – traditional wimpy concrete council homes</b>	Reduction in overall costs to the tenants and improved appearance of the dwelling
<b>Consider adopting large scale energy switching scheme for council owned homes,incorporating utilities and broadband</b>	Reduction in number of council tenants living in fuel poverty and improved value for money from wider savings to utilities



### 3. Regeneration (Housing) and

#### 4. Tackling disrepair

The Council is looking to use housing developments to help with the regeneration of parts of the District. A key aspect of this is bringing empty homes back into use so that there is more economic activity in the District. The Council also recognises that while council housing in the district is in good condition this not always true in the private sector. It is particularly around poor standards in the private sector that the Council can have the most positive impact on health for those living there

Project	Benefit
<b>The Council will work to bring a further 100 empty homes back into use through the work of the private sector housing enforcement team during 2016/17 and see how this can be replicated over the following 3 years</b>	Reduced crime / ASB / disrepair issues and increased supply of rented housing in the district
<b>Complete the consultation on the proposed two areas for selective licensing. If agreed to go ahead start to consider whether the approach could have benefit elsewhere in the district.</b>	If the scheme is able to go ahead it will have a significant impact on anti-social behaviour in the area and will ensure that housing quality standards are improved.
<b>Address issues identified by Building Research Establishment research into housing conditions in Ashfield</b>	This will enable the Council to evidence the health impacts from work on housing conditions.

#### 5. Reducing / preventing homelessness due to violence

The Council recognises that domestic violence is the single biggest cause of homelessness in the district and that this is significantly different from other local authorities. It is therefore committed to understanding why there are higher levels in Ashfield and putting measures in place to prevent it and to help those experiencing it.

Project	Benefit
<b>Work with Schools to promote healthy relationships and assist children who have been affected by violence in the home</b>	Prevention of DV in the longer term & support to children affected
<b>Delivery of the Freedom Programme at ADC on a rolling basis to women who have escaped domestic violence</b>	Ending the cycle of abusive relationships through empowerment
<b>Investigate new ways to create housing with support</b>	By having suitable supported housing available this will avoid people being trapped in a homelessness cycle

## 6. Environment and planning

The Council will use its place making powers via both planning and housing to provide good new neighbourhoods and helping improved established ones. It will also use its community safety role to design out crime.

Project	Benefit
<b>Establish joint working protocol to enable closer links with planning to ensure identified housing needs are met through negotiation of new sites</b>	Housing needs of newly forming households are met appropriately
<b>Ensure all new 100% affordable housing schemes have agreed local lettings plans in place (approved by CBL Board) to ensure sustainability of new communities</b>	Sustainable new communities are created that provide affordable housing for people in housing need

### Monitoring and Review

In the Housing Strategy 2016 - 20, there is a detailed action plan contained in Appendix 2. This action plan will be monitored and reviewed on an annual basis to ensure the tasks are delivered within set timescales and that partnership working arrangements are maintained.

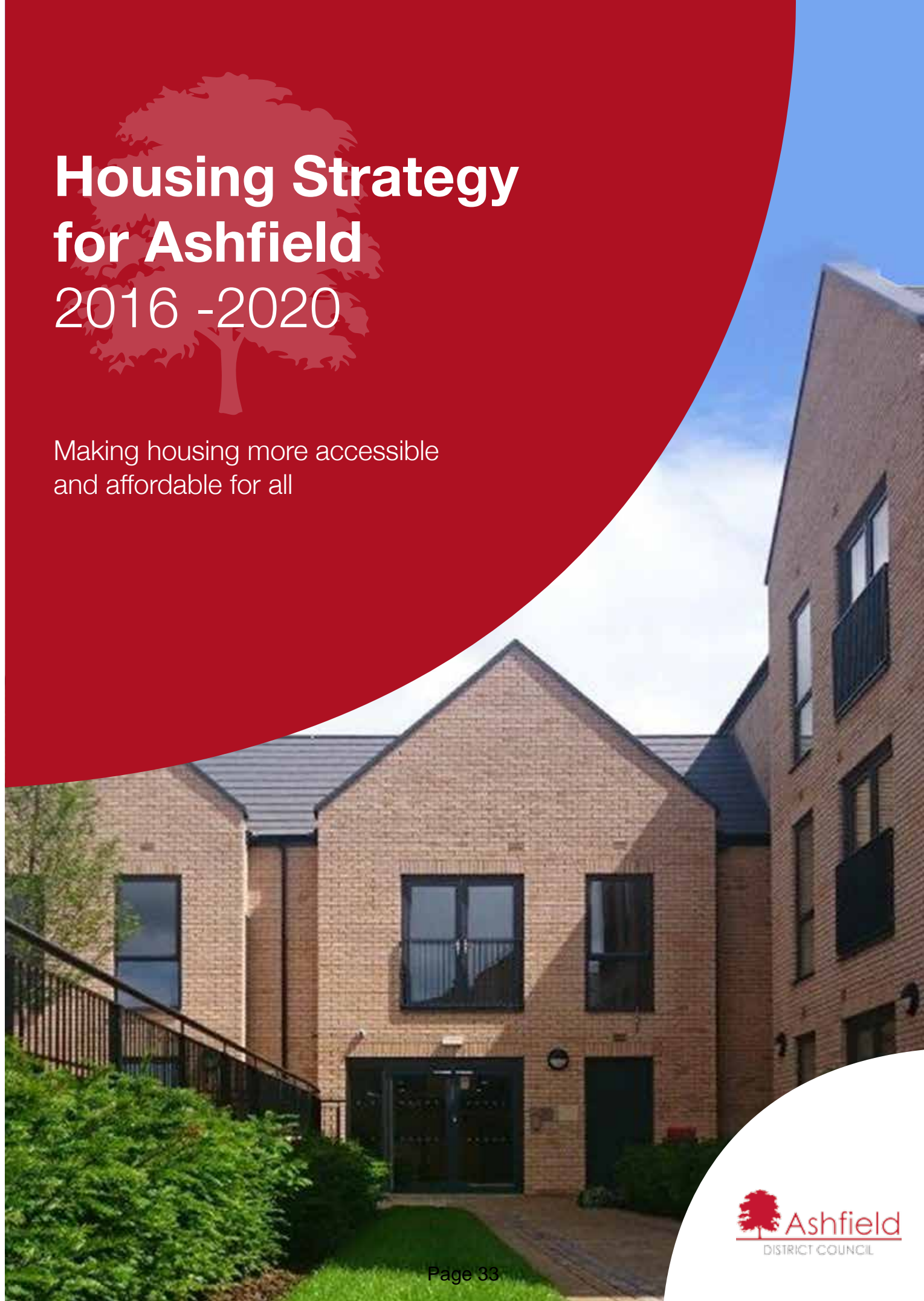
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# Housing Strategy for Ashfield 2016 -2020

Making housing more accessible  
and affordable for all



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We are pleased to introduce this new Housing Strategy for Ashfield. We believe that everyone should have access to secure, warm, affordable housing. It is now widely recognised that the homes we live in have a direct impact on our health and wellbeing. This Strategy therefore focuses on the links between health inequality and poor housing conditions and seeks to directly tackle these issues in its delivery.

As a Council we are very proud of the new housing schemes recently delivered in Sutton in Ashfield and Hucknall and whilst this strategy's primary focus is improving existing housing conditions across all tenures, it will also set out new targets to deliver a range of more affordable housing for households unable to access market housing.

Partnership working remains paramount as we go forward and our action plan sets out the key tasks to be delivered over the next 2 years and is structured to reflect the 6 identified priorities for the district from the Council's Corporate Plan.

Many thanks to all who contributed to the development of this Housing Strategy throughout the consultation period and at the stakeholder event.

Signed :



**Cllr Keir Morrison**  
**Portfolio Holder for Housing**

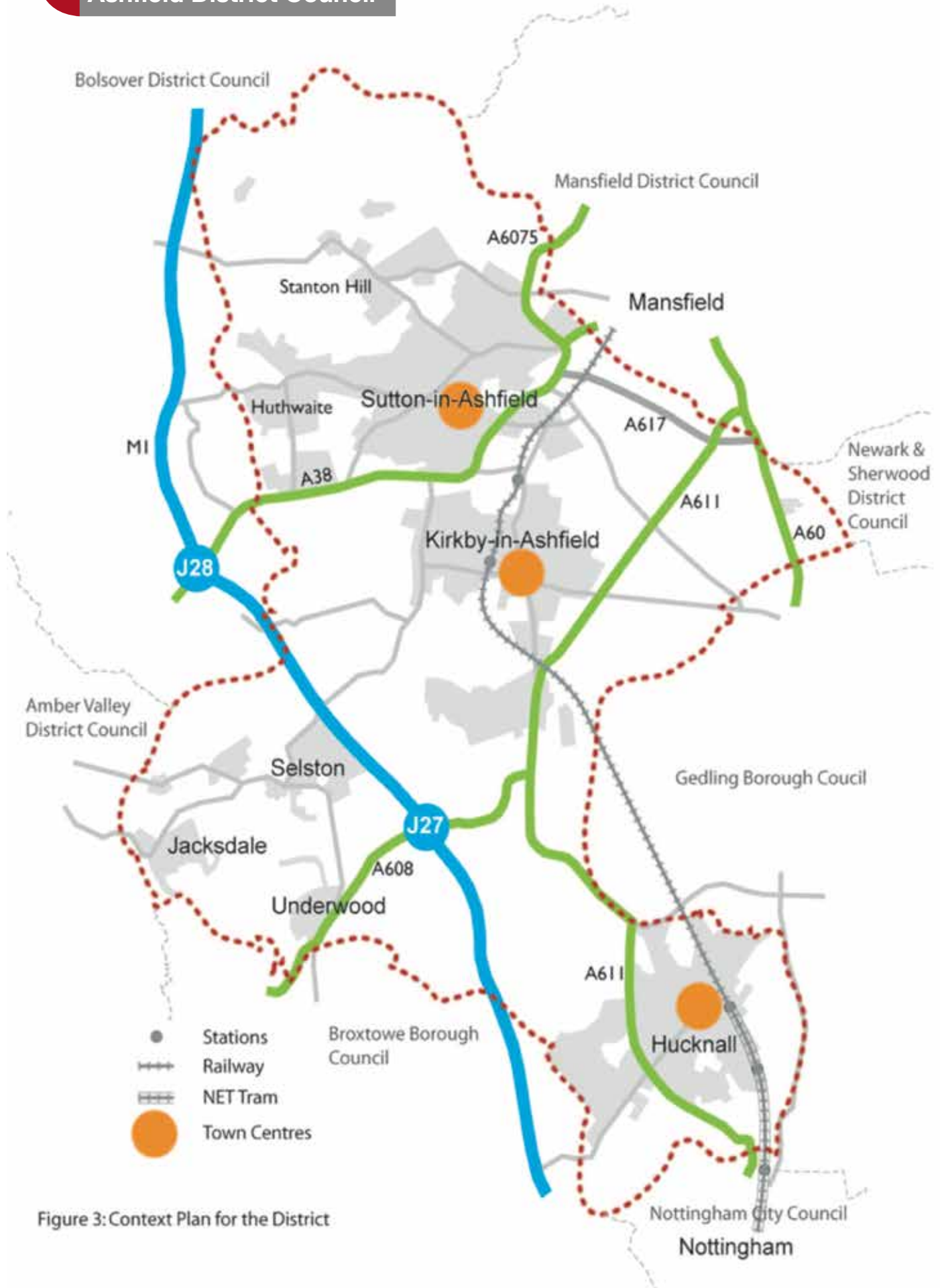


Figure 3: Context Plan for the District



## Context

Ashfield has a very exciting set of housing opportunities compared to many other parts of the country. This is because it has neither an overheated nor a depressed housing market.

The cost of a house is half that of the national average (£120,000 compared to £240,000) while the average income is 17% below the national average meaning that quality of life (in terms of income versus costs) can be better in the district than in many other areas in the UK. This does not mean that the area is without its problems – there are a lot of people living on low wages throughout the district and for some families there has been more than one generation of people without work but it does mean that the Council can, and has been, taking initiatives to deal with these problems. The Council is very aware that it is at the intersection of health, housing and employment that it can make the most difference to the life chances of people living in the district

This Housing Strategy sets out the Council's housing vision over the next 4 years and is underpinned by an annual housing delivery plan that is reviewed and updated each year.

By working with planners, developers and social housing providers, the Council will continue to deliver new build and enable affordable housing across the district. In addition, we will make better use of existing social housing

stock to address the increasing number of households in housing need on the housing register.

It is now widely recognised that the housing conditions we live in have a direct impact on our quality of life in terms of both physical and mental health. Nationally, health and social care is going through fundamental changes to the way services are provided and the Ashfield and Mansfield CCG (Clinical Commissioning Group) is now responsible for commissioning health care services at a local level.

This Strategy aims to support statutory services particularly the County Council who is experiencing large scale funding reductions for adult social care. The provision of front line housing services have a direct impact on the health and wellbeing of residents and now, more than ever, there is a necessity for the Council to work in partnership with external organisations and voluntary agencies to tackle the health and housing inequalities that exist in our communities.

This Strategy is structured into 3 main areas, the first section sets the scene in terms of demographics, what has been achieved since the last strategy and outlines how recent major policy changes have impacted on councils and their ability to deliver housing service. The second section analyses the data and examines how existing partnerships are evolving to comply with

the requirements of the joint housing and health agendas and the final section includes the Council's homelessness priorities and states what Strategic Housing in conjunction with other service areas are doing to both mitigate the impacts of national welfare reforms whilst ensuring that statutory functions are carried out.

Although the primary focus of the strategy is the Council's housing stock, new housing delivery and increasing access to housing, this Strategy provides details about the condition of the district's private sector housing stock. The Strategy also incorporates an increased emphasis on the health benefits of good housing and addresses the obvious links between bad housing and poor health.

It suggests what can be done to tackle housing related health issues arising mainly from either excess cold or the presence of hazards in the home.

Another key focus of the strategy is tackling the widespread issue of domestic violence in the district that currently accounts for over a third of all homeless acceptances. Actions include prevention through perpetrator programmes and delivering lessons in schools, awareness raising and standardisation of our service provision through the DAHA (Domestic Abuse Housing Alliance) accreditation scheme and also direct provision of accommodation and support for those who leave their abusive partner.

### Diagram showing key relationships for housing with other services



### All of the above leads to the Vision statement

“To ensure the population of Ashfield are living in or can access homes that are affordable, warm and within a safe community that promotes the health and wellbeing of residents”

## 2 Key Achievements in the last 4 years

Since the last Housing Strategy was produced in 2012, there has been major progress in terms of increasing the supply of affordable homes, improving access to housing and improving the standards of existing homes across the district. The following key tasks have now been successfully achieved from the previous Strategy Action Plan from 2012;

### **In terms of increasing supply of new homes the Council has;**

- Worked with the Homes and Communities Agency (HCA) to successfully deliver the Empty Homes Programme bringing back 20 empty homes back into use with £400k grant funding
- Built new council housing at Brook Street Court comprising of 25 apartments and bungalows for older people
- Built an Extra Care Housing Scheme at Darlison Court in Hucknall to provide 39 additional council properties for older people
- Reviewed the Council's land assets to identify future sites for new developments

### **The Council have improved housing standards by;**

- Bringing 985 derelict and empty homes back into use since 2012
- Delivering 245 grants to improve thermal comfort of private sector homes across the district

- Delivering over £2m of Disabled Facility Grants to help residents live more independently in their own homes
- Enabling the delivery of over 100 thermal comfort grants to residents across the district to improve energy efficiency and reduce fuel bills

### **Access to housing in the district has been improved by;**

- Successfully bidding for funding and developing six specialist refuge houses across the district where domestic abuse victims can access safe accommodation alongside tailored support and advice
- Successfully bidding for funding from the Department for Communities and Local Government (DCLG) to appoint a Relocation Plus Officer to assist vulnerable households to downsize or move to more appropriate accommodation
- Working with Adult Social Care to deliver a new Hospital Discharge scheme in the district so that people can move more quickly out of hospital
- Establishing a successful sub-regional joint landlord forum to engage and inform private sector landlords across the three districts
- Undertaking two reviews of the Home finder Choice Based Lettings Policy to reflect new guidance and legislation

## 3 Living in Ashfield – Key Facts

### 3.1 Demographics

There are 55,876 dwellings within the district (2015), house prices are still amongst the lowest in the region although house prices have continued to rise in recent years with the average price now at £124,258 (2013 – 14).

The population of the district currently stands at 122,508 and is made up of four localities, Sutton in Ashfield, Kirkby in Ashfield, Hucknall and the rural villages at Selston, Underwood and Jacksdale.

These main settlements have strong links in terms of their cultural heritage and economic conditions due to the previous growth and decline of the mining and textile industries. The district is ranked as 63rd most deprived area

of the country (out of 326 authorities in 2010) and the 7th most deprived in the East Midlands Region

There are 6866 council owned properties making up neatly 13% of the total stock and a further 1860 owned by other Registered Housing Providers (at March 2015)

The private rented sector makes up around 15 % of all stock with over 8000 homes across the district whilst the majority of homes, are owner occupied. Rents in the private sector are also comparatively low with median monthly rents of around £450 (compared to £495 in the County, £517 regionally and £595 at national level).





The current population in Ashfield is 122,508 and is expected to increase by 11.3% to around 136,351 by 2033

Ashfield District Council's housing stock has decreased from 7354 in 2005 to 6866 in March 2015 representing a 7% loss in the last 10 years

Whilst the Council are now building and acquiring new homes for social rent, on average around 40 – 50 homes move in to the private sector every year through Right to Buy.

At March 2015 there were 5359 people on the Council's housing register including 1935 in that were in housing need. On average households in band 1 (the highest needs band) are rehoused in around 13 weeks

Domestic violence is the cause of a third of all households becoming homeless,

### ***Overview of Housing in the District***

The Council is looking to take a more active role in the local housing market. In the last 4 years the Council successfully planned and built 64 new homes at Brook Street (Sutton in Ashfield) and Darlison Court (Hucknall). This new housing strategy is looking to take that work further by looking at how the Council can use its land to build housing to meet a range of housing needs (social rented housing, private rented market housing and low cost home ownership) particularly to meet shortages in housing for households with special needs.

The Council will also strengthen its use of its statutory powers to improve

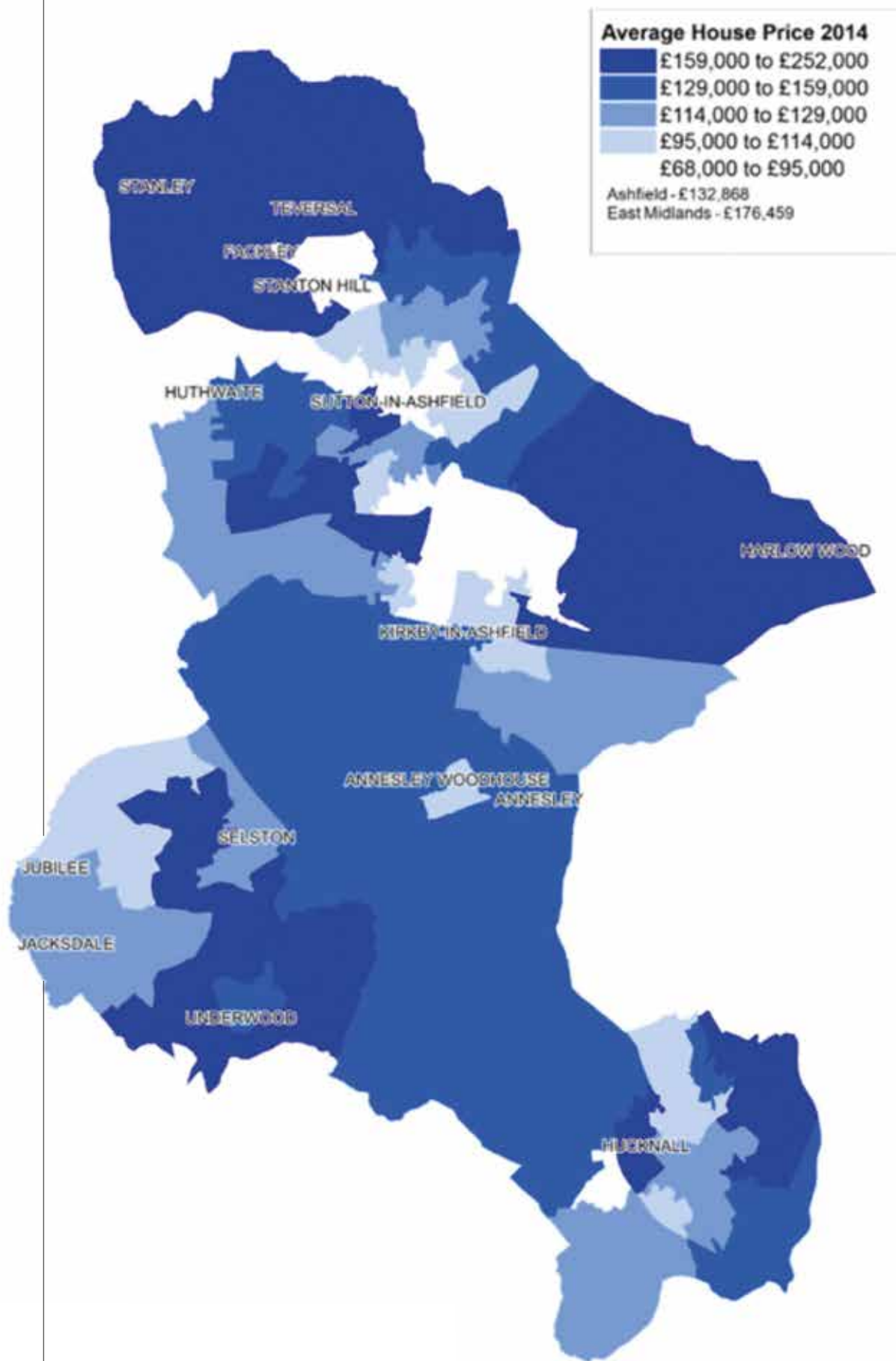
conditions in private sector housing in the district. This has resulted in a major initiative looking to create two selective licensing areas in Stanton Hill and Sutton Central. The Council will investigate whether this should also apply to other areas within the district and at whether setting up a council run letting agency would enable local people to better access private rented properties in the area.

Over the last 5 years, the Private Sector Enforcement team has worked to bring over 1100 empty and derelict homes back into use across the district, whilst this is a big achievement for the Council, work continues to bring the remaining 750 long term empty homes back into use.

Whilst the cost of market housing in Ashfield is comparatively low compared with neighbouring districts and at regional and national levels, due to lower than average earnings and higher benefit dependency, affordability is still a real problem for newly forming households in the district.

In the last 3 years the Council has secured 179 new build affordable homes across the district. In addition to the 2 new developments at Brook Street Court and Darlison Court for older people, the Council are set to deliver a further 110 affordable homes during 2016/17 through both planning (section 106) negotiations and via the provision of grant support to Registered Providers

The table below shows the contrast in average house prices across the district.



## Council Housing

The Council's housing stock is maintained through the capital programme and all Council Housing meets the decent homes standard. In 2014 the Council commissioned Ridge to carry out a stock condition report and the survey summarised that the stock is of varied type, age and construction and will require investment over the next 30 years to ensure the housing is continued to be maintained at a decent standard. The only council homes not currently meeting the decent homes standard are either homes in areas set aside for regeneration or homes that are non-decent due to the tenant refusing to have works carried out.

There are 660 homes in the Council's housing stock that were built of non-standard construction (not including timber framed properties). These non-traditional homes were built in response to the need to build lots of homes quickly following the Second World War.

The non-traditional housing stock has been subject to many stock condition reports and continued investment to ensure these homes are comfortable to live in and that they remain viable assets in the future. Although many of the homes were built without a cavity wall, many have now had either an external wall added to create a cavity (enveloped) or had external rendering to increase thermal comfort within the home.

The total expenditure required for all existing stock including leaseholder costs over the next 30 years is £415,083,263. The breakdown of predicted costs are outlined in the table below (based on nil inflation and stock remaining at 6866 - Costs are predictive figures from the Ridge survey and have not been agreed in the Capital Programme or HRA Business Plan).

Type of repair	Total cost over 30 years	Average cost per unit over 30 years
Catch up repairs	£3,625,599	£514
Future major works	£183,834,641	£26,080
Service level changes	-£5,945,775	-£843
Estate works	£5,127,000	£727
Contingent major repairs	£9,091,203	£1,290
Exceptional extensive works	£16,834,875	£2,388
Cyclical maintenance	£77,294,920	£10,965
Disabled adaptations	£13,550,000	£1,922
Responsive (day to day) repairs and vacancies	£111,670,800	£15,842
<b>Total</b>	<b>£415,083,263</b>	<b>£58,885</b>

## Housing Association Stock in Ashfield

### **Private housing**

In the private sector there are many owner occupied homes that are in a state of disrepair at the last Private sector stock condition survey in 2006, 31% of the homes in the private sector did not meet the decent homes standard.

The Council's Private Sector Enforcement Team has seen a significant increase in requests for assistance from private tenants who are living in homes with chronic disrepair issues. Over the last 4 years case numbers have risen year on year especially in the winter months with many of the problems linked to excess cold, damp and mould due to fuel poverty, and chronic disrepair. The enforcement team check for 29 hazards each time they inspect a property where disrepair has been reported, the most common hazards in the Ashfield district are electrical hazards, damp and mould, fire safety, excess cold and structural collapse.

All of the 29 hazards have a significant impact on the health and wellbeing of occupants and visitors when present in the home.

The majority of cases where homes are deemed to be non-decent following and inspection, are households where occupants are aged between 75 – 84 years followed by households aged 16 – 24 years following the trend that disrepair and is associated with the most vulnerable people who are likely to have the lowest income levels. These households are also more likely to have a Category 1 Hazard.

Between April 2011 and March 2016 the Private sector Enforcement Team received 2241 service requests from households needing assistance with a range of issues including harassment from landlords, illegal traveller encampments, overcrowding and advice on houses in multiple occupation in addition to the requests to investigate disrepair.



Empty home prior to intervention



Empty home brought back into use following intervention by the empty homes scheme private sector enforcement team

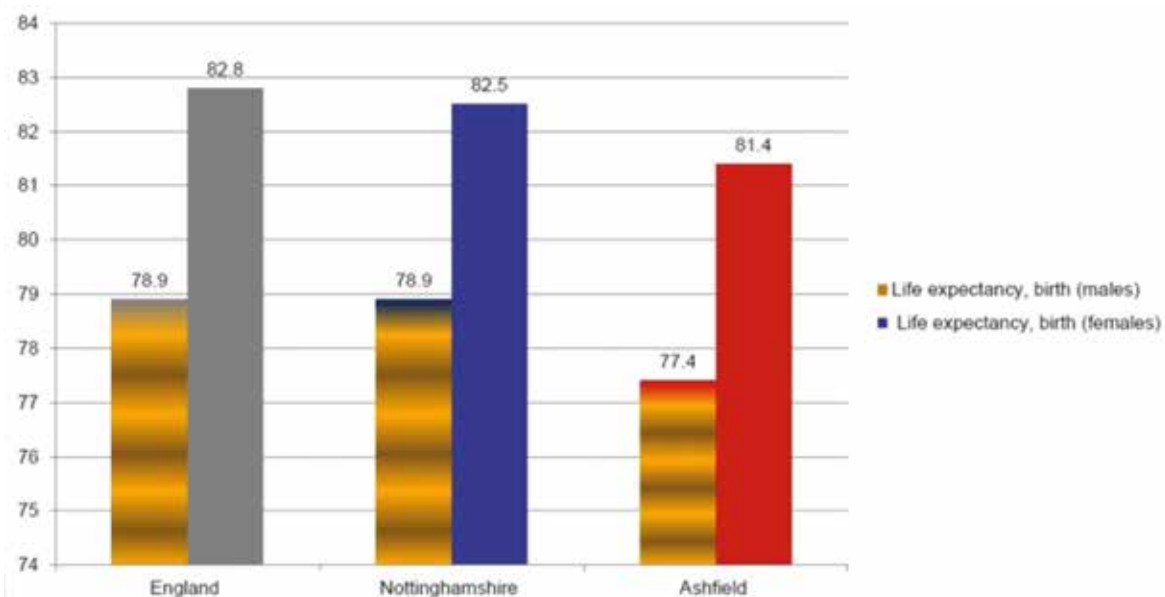
### 3.2 Our Health key facts

The health of people in Ashfield is generally worse than the England average. This can be seen in a number of areas:

- There are more people diagnosed with diabetes than the England average
- Obesity in children aged 4-5 is lower than the England average but obesity amongst 10-11 years is above average
- Obesity in adults at 29.3% is higher than the England average (23.9%)
- There are health inequalities within Ashfield by gender and level of deprivation. The difference in life expectancy between the most and the least deprived areas of Ashfield is 8.7 years for men and 10.6 years for women (based on death rates from 2006-2010)

- Over the last ten years life expectancy has increased for men and women in Ashfield, the improvement is in line with the England average rates although they remain below average for England
- The health picture is improving across most measurements in line with the national picture
- Lifestyle indicators are generally worse than the average for England. Smoking causes, proportionately, more deaths in Ashfield each year than it does nationally. Most indicators are worse than the national average

**The graph below shows life expectancy in Ashfield compared to regional and national levels**

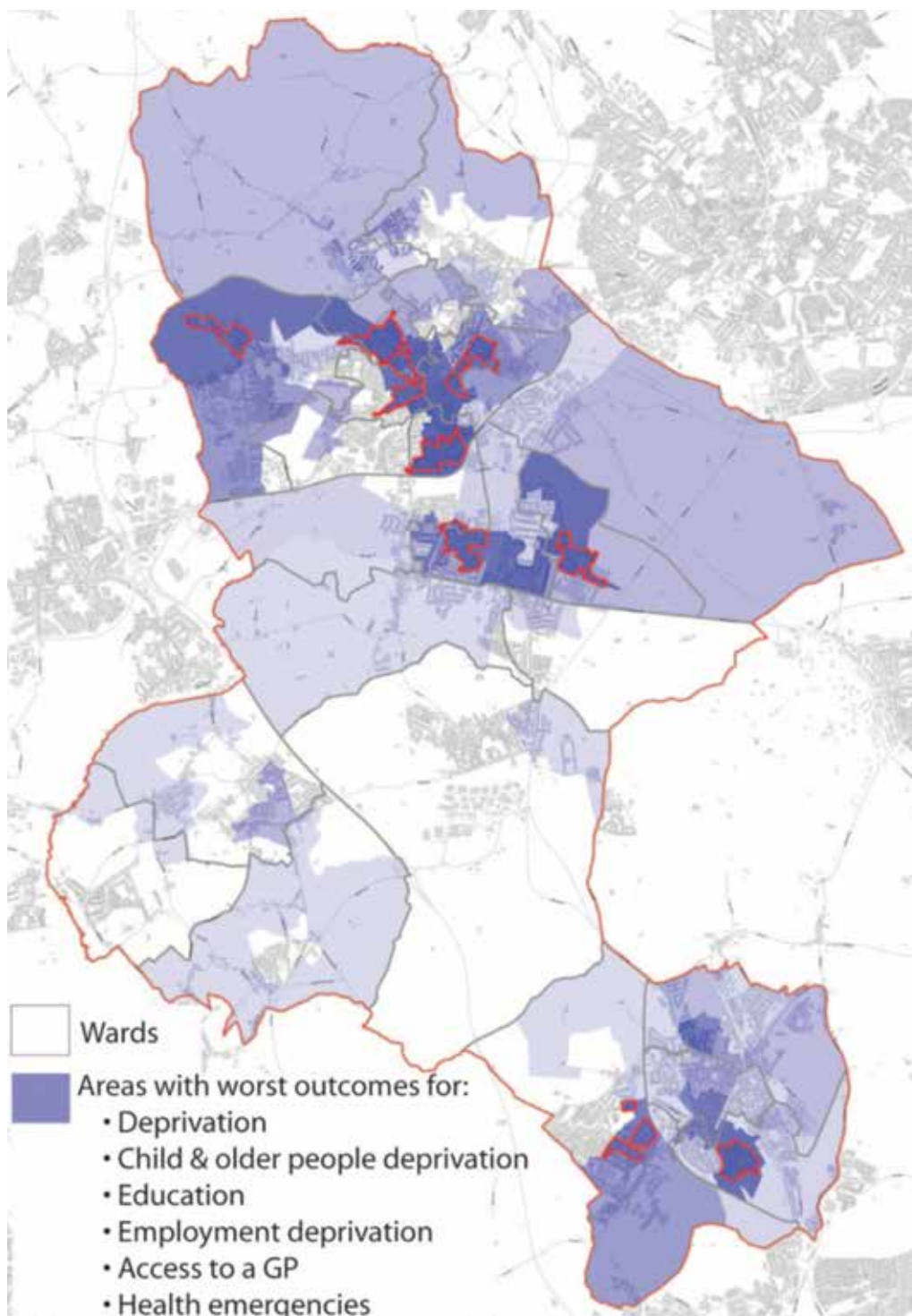




In December 2014 a range of national housing, health and social care organisations signed a joint memorandum of understanding which recognised the need for joined up action and a shared commitment to improve health and wellbeing outcomes. At a local level, Nottingham City Council is now developing a similar agreement with housing, social care and health to

develop a joint approach to partnership working to deliver a shared action plan.

The map below highlights the areas of the district (within red line) that are worst affected with multiple problems in terms of both health and deprivation



### 3.3 Our Communities key facts

#### Population

Ashfield's population has risen to 122,508 (2014) and is broken down into area level data as detailed below;

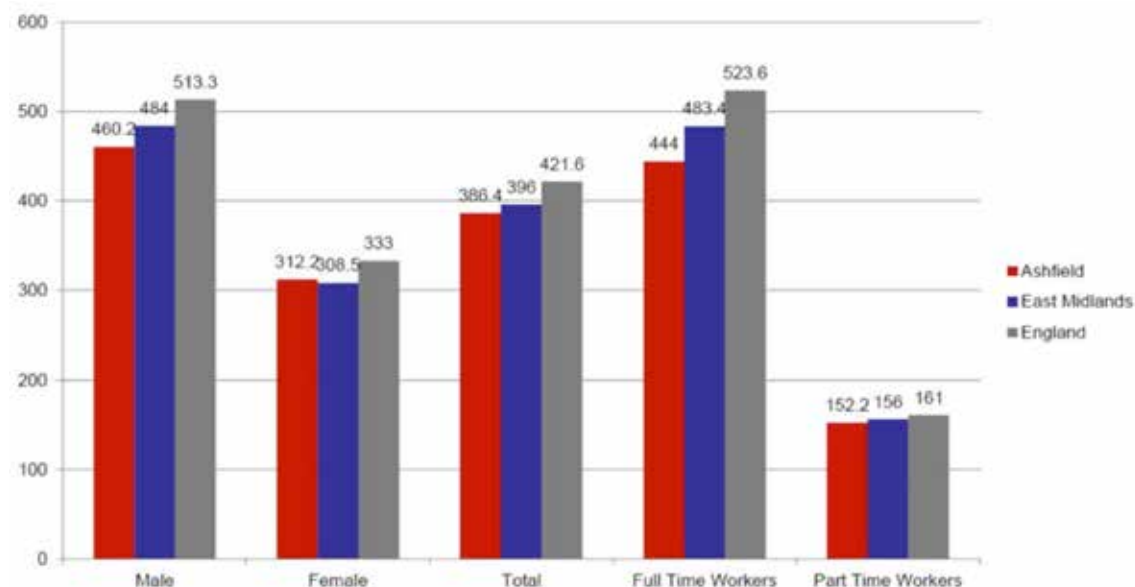
Hucknall	<b>33,322</b>
Sutton in Ashfield	<b>47,847</b>
Kirkby in Ashfield	<b>28,349</b>
Selston, Jacksdale & Underwood	<b>12,990</b>
Total for Ashfield	<b>122,508</b>

#### Earnings

Average earnings in Ashfield remains amongst the lowest in the region at £23,893 per annum compared with £26,092 in Nottinghamshire and £27,869 nationally (2015). This could be attributed to lower attainment levels and

higher number of the population with long term health conditions

The table below shows median weekly income levels for residents in the district compared to regional and national levels

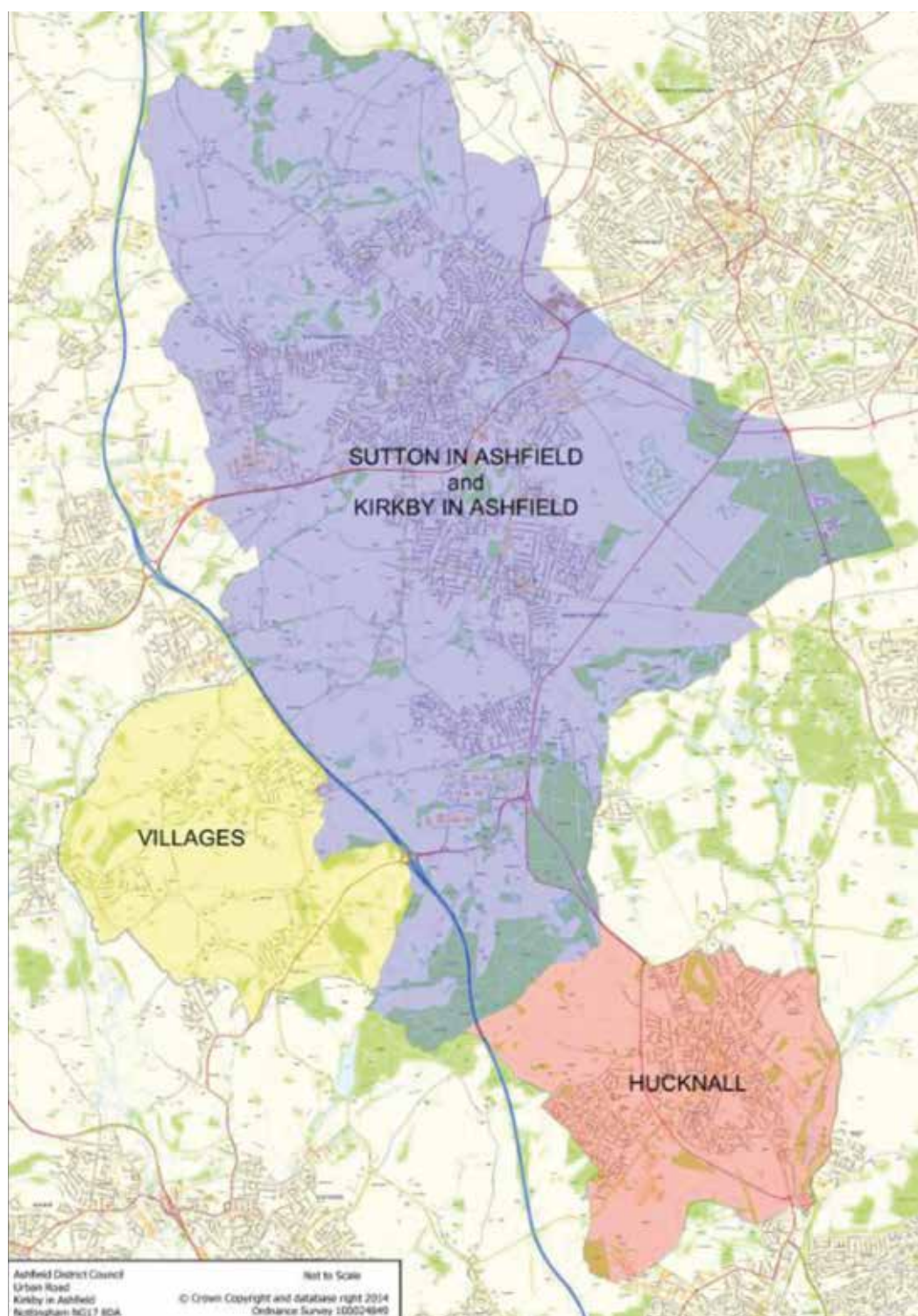


## The housing market

The Ashfield District sits within the Nottingham outer sub regional housing market area, the recently published Strategic Housing Market Assessment identified sub areas within the district not defined by ward boundary, the map below highlights the three defined sub

areas within Ashfield,

- Hucknall
- Sutton in Ashfield & Kirkby in Ashfield
- The rural villages to the west of the M1





## Private rents

The table below shows the cost of renting in Ashfield compared to the county, regional and national median rents.



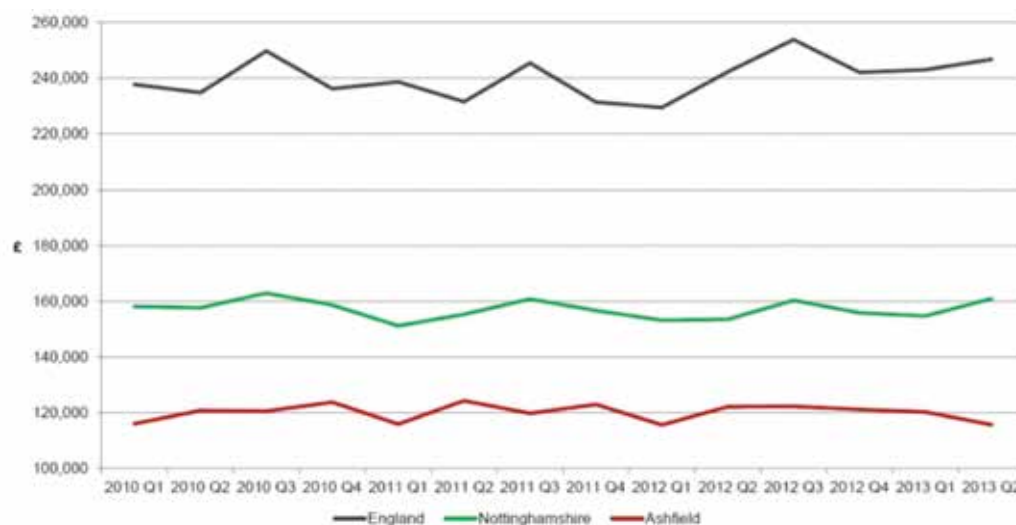
## Home ownership

Although home ownership is beyond the reach of the majority of newly forming households due to rising house prices and tighter lending criteria, house prices in the Ashfield district are relatively

affordable with income to house price ratio at 4.8 (cost of average home = 4.8 x annual income) compared to 6.2 in the County and 8.9 at national level. (see chart below)



The graph below shows average house prices in the district compared to average prices across the county and at national level



### **Employment**

The district has a high percentage of full-time jobs across a range of sectors, the largest including the service sectors; public administration, education and health; and manufacturing

Ashfield has a history of industrialised wealth as a result of coal mining and textile industries. However, both declined in the 1980s, creating high unemployment and wide spread deprivation throughout the district.

Ashfield is well represented in 'Manufacturing' sectors, which account for 20% of workforce employment relative to a national average of just 9%. Manufacturing employment has begun to shift away from the previous dominance of low-value manufacturing towards hi-tech manufacturing, with large employers within Ashfield including Rolls Royce (involved in the manufacture of transport equipment).

### **Crime**

Total crime logged in the district was 6770 for 2015/16 which was an increase of 9.79% against the same period for the previous year. However dwelling burglary did reduce by 16% compared to the previous year. There was an increase in violent crimes, violence against a person without injury, violence against a person without injury (none DV) and criminal damage in comparison to the previous year.

Anti-social Behaviour has reduced by 7.4% with 286 less incidents recorded in comparison to the previous year. The Council takes anti-social behaviour seriously and utilises tools and powers appropriately to address ASB taking place across the district including the new tools available under the Anti-social Behaviour, Crime and Policing Act 2014. A multi-agency case management

system has been introduced to improve information shared between partners and a number of partners are co-located into the Councils 'hub' which further strengthens partnership working.

Five areas known as partnership plus areas were identified as areas most in need of intervention by the partnership. Additional activity was focussed in these areas which has led to positive reductions in most crime categories.

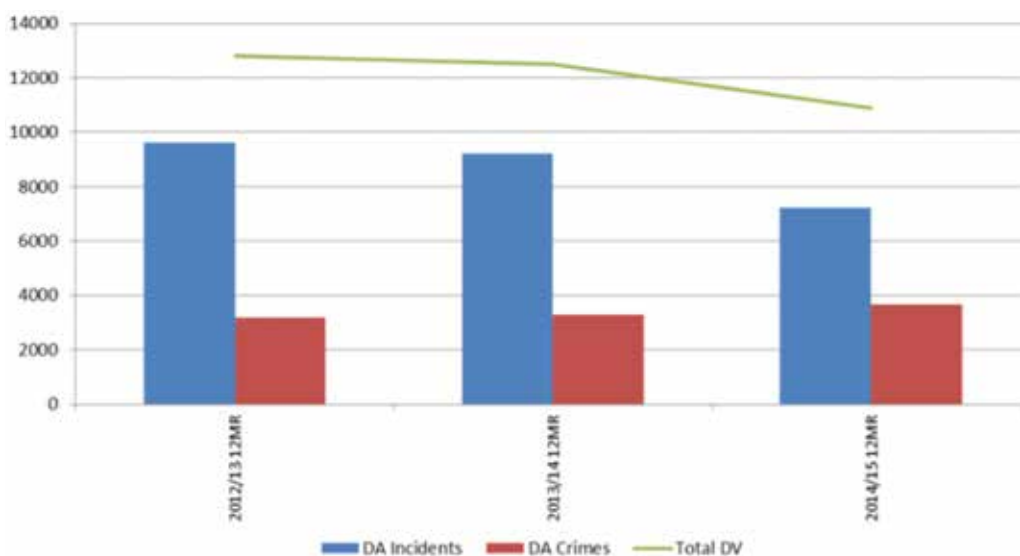
### **Domestic Violence**

The issue of domestic violence is one that affects all of communities in the district, it accounts for over a third of all the Council's homeless cases and is therefore one of the key priorities to be addressed in this strategy.

On a national level, homeless cases arising from violence in the home accounts for around 13 % of all homeless cases accepted

The graph below shows a downward trend in Domestic abuse incidents across the County over the last 4 years, the green line shows the total number of DV cases (incidents and crimes combined).

In the first quarter of 2016, Women's Aid Integrated Services supported 265 victims of domestic abuse in Ashfield representing 37.5% of all cases.



## ***New Homes***

Based on current planning approvals together with sites proposed for housing allocations in the emerging Local Plan, it is anticipated that the following number of new dwellings will be provided in the next 4 years:

Hucknall	<b>938</b>
Kirkby / Sutton	<b>1409</b>
Rurals	<b>129</b>
<b>Total dwellings in Ashfield</b>	<b>2476</b>

New social housing at Kingfisher Walk, Sutton in Ashfield developed by East Midlands Housing





### 3.4 Why Housing Matters to the local economy...

- Bad housing has a major impact on the health of its occupants and therefore a negative impact on both the individual and wider society (in terms of GP visits, sick days lost, sickness benefits paid etc)
- Every homeless case costs the state around £26,000
- The less people spend on housing costs the more disposable income they have to spend in the local economy
- The condition of the housing stock can have a positive or negative impact on the overall image of the district which may influence future investment
- By increasing the thermal comfort and energy efficiency of homes, levels of carbon emissions are reduced having a positive effect on the environment
- Homelessness and temporary housing damages children's education having a longer term impact on employment opportunities

Public Art in Kirkby in Ashfield town centre shopping area



### 4.1 National Policy Agenda – A Time for Change in Housing

This strategy has been compiled during a period of considerable change at national policy level. Its contents reflects the new legalisation and policy guidance contained in the recent Acts of Parliament;

- The Housing and Planning Act 2016
- The Welfare Reform & Work Act 2016

These Acts will have a significant impact on a wide range of service areas and also on the Council's medium to long term financial planning and investment as a result of the policy implications and new pressures on the Housing Revenue Account.

The Care Act 2014 placed a duty on the Council to consider the health and wellbeing of its residents and provide preventative services to keep people physically and mentally well. These preventative services are required to avoid costly crisis intervention and have led to greater levels of partnership working with the Clinical Commissioning Group (CCG) and social care.

Since the production of the last Housing Strategy, several key policy and legislative changes have influenced the way we deliver housing services across the district. The Localism Act 2011 gave local authorities new powers to discharge homelessness duties in the private sector, introduced greater flexibility into housing allocations and made it a requirement to produce a

strategic tenancy strategy. The tenancy strategy sets out the Council's position in terms of offering fixed term tenancies to social housing tenants and is guidance for stock holding Registered Providers in the district. The act also enabled greater discounts for tenants purchasing their homes under Right to Buy and reformed the subsidy system by introducing self-financing for the Housing Revenue Account.

Since the introduction of the Welfare Reform Act in 2012, the Council has been working in partnership with the Department of Work and Pensions (DWP) and other external organisations to mitigate the impact of the various reforms that have been rolled out. The Under Occupation Charge (also known as the bedroom tax) affected over 800 households in the district and officers continue to work with those affected to either maximise their income, find employment or move to more affordable accommodation. Welfare Advisors and a Relocation Officer were specifically appointed to deal with the affects and have assisted around 1000 council tenants over the last 2 years. The Welfare Reform Board meets quarterly to review progress and prepare for future changes as well as sharing good practice adopted by other local authorities.

Councillors meet at the Members Welfare Reform working Group to oversee progress and steer any future policy decisions arising from the reforms.

Affordability of social housing will be a key issue for consideration as households without dependents who are under 35 years old will only be able to claim housing benefit at a single room rent and whilst many of the smaller council homes fall within this threshold, the majority of housing association homes cost significantly more than the weekly allowance and therefore will not be affordable to single young person households on benefits.

The new homes bonus was brought in by Government to incentivise development by offering Councils a cash lump sum for every house built or brought back into use. It has generated over £7m since its introduction in 2011/12. This funding from central government has been utilised to support the Council's general fund expenditure.

The rollout of the national Help to Buy scheme has assisted many first time buyers to purchase a new home with a 5% deposit whilst owning 100% of the property. The Council's own Local Authority Mortgage Scheme (LAMS) has assisted 40 people to purchase their first home within the district over the last 3 years.

In the 2015 Budget and Annual Statement, the Chancellor outlined proposals to bring in a 1% rent reduction for all social housing tenants for the next 4 years. This has had major implications for the Council and its long term financial planning for housing investment over the next 30 years.

The Housing and Planning Act 2016 will have major implications for Councils and Registered Providers. Although many of the measures contained in the Act

have yet to be implemented or come into effect, the following policy changes will have a significant impact on the way Councils deliver their Housing Services;

- The introduction of Pay to Stay where households earning over £31,000 have to pay higher levels of rent for their social housing from April 2017
- The ending of lifetime tenancies – all new tenants will have to sign tenancies for a fixed term up to 10 years although there will be exemptions for people with disabilities and victims of domestic abuse
- Changes to planning measures where the government can intervene where Councils have not adopted a Local Plan
- To replace the need for social rented and intermediate housing on new sites with the provision of Starter Homes that are sold at a reduced cost to first time buyers
- Changing the definition of 'affordable homes' to include starter homes
- Increasing the site size threshold before affordable housing can be requested

The Welfare Reform and Work Act 2016 gained royal assent in March 2016 and has already had a major impact on the residents. The Act present many challenges that are not only housing related but affect the way people are living and working within the district. The following parts of the Act are having a significant impact on residents across the district;

- Overall reduction in benefits – a four year freeze on means tested benefits



- Benefit cap reduction – the total amount of benefit a household can claim within the year has been reduced to £20,000 for a family and £13,400 for a single person
- Local Housing Allowance rent cap – the LHA rent cap is the locally agreed maximum benefit threshold for a dwelling or household type within a defined geographical area. These new caps are having a major impact on the way social housing providers are allocating their housing stock. As many people aged under 35 will no longer be eligible for a full rebate of their rent, many housing associations with higher rent levels are filtering applicants to ensure the accommodation is affordable.

In the longer term a consequence of this is that many younger single applicants are only being housed by the local authority where rents are considerably cheaper

- The 1% reduction in social rents – this measure was introduced to reduce housing benefit bill but has led to Councils having to reduce spending in other areas to recover the losses that will be accrued in the Housing Revenue Account. The 1 % reduction will impact on the Council's ability to build more council housing in the future as the cumulated reductions equate to a total rent loss of approximately £6 million over the next 4 years

View from new build apartments at Darlison Court, Hucknall





## 4.2 Regional and Sub regional working

The Nottinghamshire Health and Wellbeing Strategy sets out the aims of the Countywide Health and Wellbeing Board with the overarching purpose of tackling health inequality and improving the overall health and wellbeing people across the County.

The strategy is underpinned by the following four themes;

- A good start
- Living well
- Coping well
- Working together

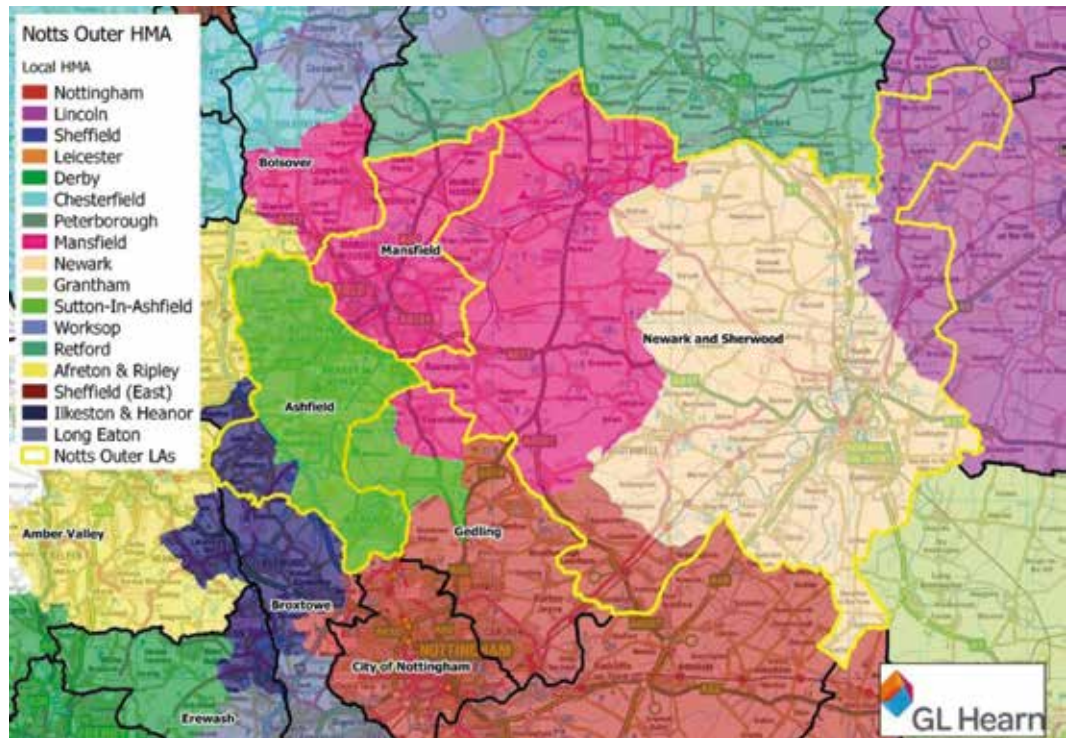
The Ashfield Sustainable Community Strategy (2010 – 2026) was developed and agreed by the Local Strategic Partnership (Ashfield Partnership) taking into account the priorities identified in the Nottinghamshire Strategy. The Ashfield Partnership consisted of many key local stakeholders and service providers who have a responsibility to improve the quality of life at a local level, including Nottinghamshire health and police representatives.

The Ashfield and Mansfield Joint Economic Masterplan (JEM) is under consultation and likely to be adopted

as ‘Ashfield and Mansfield – A plan For Growth’ in late 2016. The three main themes listed below will be the continued focus of the plan;

- Encouraging investment in the area, from both existing and new businesses
- Ensuring the local labour force has the skills to that employers will need and to allow both to achieve their full potential
- Ensuring that the local area has the infrastructure in place to allow businesses to thrive

The Ashfield District has developed close partnership working arrangements with its neighbouring Authorities within the sub region. The Nottinghamshire Outer HMA incorporates the districts of Ashfield, Mansfield and Newark and Sherwood and the three authorities share similar demographics, characteristics and migration patterns. The wider Nottinghamshire Core HMA includes the City, and the boroughs of Gedling, Broxtowe, Rushcliffe and Erewash.



The three district Councils of Ashfield, Mansfield and Newark & Sherwood work together in many areas of service and have many shared characteristics and similarities in their demographic profile. In 2008 the three Councils commissioned a Joint Housing Strategy to enable better decision making and increased resilience across the Housing Market Area.

There are many benefits to this type of collaborative cross boundary working and the following groups, projects, policies and working practices have emerged and become successful in delivering housing services across the three districts;

- Jointly commissioned the Strategic Housing Market Assessment SHMA across the three districts
- The Interagency Homelessness Forum incorporating services across the three districts
- Common policy approach to affordable housing requirements, commuted sums and site viability to prevent over / under development in any district
- Utilising the neighbouring Councils to act as critical friends in areas of major policy changes or decision making
- The Council will continue to work in this useful partnership to enhance its response to housing issues within Ashfield.
- Home finder Choice Based Lettings and associated Common Allocation Policy adopted by Ashfield and Mansfield District Councils
- The Sub-regional Private Landlord Forum – set up for private landlords across Ashfield, Mansfield and Newark and Sherwood

## **The Joint Strategic Needs Assessment (JSNA)**

The home is a wider determinant of health and wellbeing, throughout life. Ensuring the population has appropriate housing will prevent many problems well in advance of the need for clinical intervention. All district Councils within the County worked together with health and social care providers and other key stakeholders to produce the Countywide Joint Strategic Needs Assessment.

In January 2015, the seven Nottinghamshire districts worked collaboratively through the Nottinghamshire Housing and Health Commissioning Group to produce the Nottinghamshire Housing Delivery Plan which provided key actions based around the four themes identified in the Joint Strategic Needs Assessment

The four priority themes that focus on the relationship between Housing and Health within the County are:

- **Priority 1 - Poor housing conditions** – particularly the impact of falls in the home, cold and damp homes and fuel poverty, fire in the home and inadequate home security.
- **Priority 2 - Insufficient suitable housing** – including the impact of overcrowding and lack of housing that enables people e.g. older or disabled people, to live independently.
- **Priority 3 - Homelessness and housing support** – including the impact of homelessness on families and other crisis that may result in the loss of a home and an individual's ability to live independently.

- **Priority 4 - Children and young people** – ensuring they have the best home in which to start and develop well. This is an emerging housing priority.

Affordable and suitable, warm, safe and secure homes are essential to a good quality of life yet almost 90,000 homes in Nottinghamshire do not meet these criteria. In 2012/13 over 3,000 households reported being at risk of losing their home, or homeless, and this trend is increasing. These experiences place a burden on mental health and wellbeing in particular, and can exacerbate existing health conditions.

There is insufficient affordable and good quality housing in the county to meet the needs and demands from existing and new households. The combined effects of the economy and welfare reform on reducing household income means that some people may have no choice but to live in poor quality and/or unsuitable housing; to not heat their home; to have insufficient space for healthy living; to move away from support networks and the services they need and may face homelessness.

Available estimates of the cost of the impact of poor housing conditions and homelessness on the NHS include:

- At least £1.4billion per year based on 2010 healthcare costs
- The cost of not improving energy efficiency is at least £145 million per annum; locally, this figure is estimated to be over £20 million
- £2.5bn per annum is spent treating illnesses linked to poor housing

- The cost of overcrowding is £21.8m per year
- The cost of single homeless people using inpatient, outpatient and accident and emergency services is £85m a year

The wider costs to society of this poor housing are estimated at some 2.5 times the NHS costs. These additional costs include: lack of educational attainment, lost income, higher insurance premiums, higher policing and emergency services costs.

### 4.3 Local Strategic Relevance

#### ***The Corporate Plan***

The Council has recently published the Corporate Plan for 2016 – 2019, the plan sets out the Council's Vision and outlines the corporate priorities for the next 3 years. The housing priorities contained in the Corporate Plan are to ;

- Increase overall supply of affordable homes in the district.
- Reduce Levels of Fuel Poverty.
- Minimise the use of bed and breakfast accommodation to house families who are homeless.

#### ***Local Plan***

The Nottingham Outer Strategic Housing Market Area (SHMA) concludes that Ashfield District, Mansfield District and Newark and Sherwood District form the Nottingham Outer Housing Market Area. It is also important to recognise that all three Districts have significant links with Nottingham City in terms of employment and commuting patterns. Within Ashfield this is particularly

relevant to the Hucknall area – the Employment Land Forecasting Study 2015 identifies the close links between Hucknall and the greater Nottingham functional economic area.

With regard to the duty to cooperate and the requirement to fully meet the objectively assessed housing needs of the Housing Market Area, as identified by the National Planning Policy Framework, the three Authorities are seeking to meet their objectively assessed housing needs within their own Districts.

The Strategy for the Ashfield Local Plan seeks to concentrate housing growth in Sutton-in-Ashfield, Kirkby-in-Ashfield, and Hucknall, with more limited growth in the rural areas of Selston, Jacksdale and Underwood to the west of the district. This will ensure that new housing is provided across the District, enabling communities to expand. This approach will promote sustainable patterns of development, thereby ensuring communities have good access to homes, jobs, and key services and facilities.

The Council's Planning Department are preparing a new 15 year Local Plan to give guidance on the future development of the district until 2032. The Local Plan Preferred Approach has been developed as a draft Local Plan and has been out to consultation to seek the views of stakeholders and residents. The Local Plan will be finalised and submitted to the Planning Inspectorate in spring 2017 with the anticipated adoption in the autumn of 2017.

## Strategic Housing Market Assessment (SHMA)

The Nottingham Outer Strategic Housing Market Assessment published in November 2015, analysed the whole market area within which Ashfield District Council sits and forms a key part of the evidence base that informs the Local Plan and local housing needs information.

The following issues were highlighted in the findings of this study;

- That the need for affordable housing is around 34% of total identified need to meet demographic projections within the HMA
- House prices across the Housing Market Area (HMA) are below the national average and in Ashfield and Mansfield prices are below County level. Prices did increase notably and affordability deteriorated between 2001 and 2008 to reflect national trends. However, since 2008, dynamics have changed and whilst prices in Ashfield have remained stable, house prices in Mansfield and Newark & Sherwood have fallen.
- There is a need to deliver more mid-sized market housing for newly forming households that can afford to purchase a family home and smaller affordable rented housing

for young single people and people wanting to downsize from social housing to more manageable accommodation who may be affected by benefit reductions or the under occupancy charge

- There is a need to support the aging population through delivery of specialist housing – the Strategic Housing Market Assessment identified a need of 1279 units for additional specialist units of housing for older people between 2013 and 2033 (64 units per annum) including sheltered and extra care homes. In addition, a further 650 bed spaces will be required in residential care homes during this period unless social care, health and housing organisations work together to provide better options to address the needs of the aging population.
- That Hucknall, although part of the Ashfield district, has stronger links with Nottingham City than other parts of the district in terms of migration patterns and the housing market

The table below shows the projected estimated level of affordable housing need per annum by location (over the next 20 years based on 30% affordability threshold – 30% of income spent on housing costs).

Area	Current need	Newly forming households	Existing households falling into need	Total need	Supply	Net shortfall/homes required
Ashfield	36	423	236	695	531	164
Mansfield	38	361	395	794	730	64
Newark & Sherwood	32	367	277	676	500	177
Notts Outer	106	1151	909	2166	1761	405



The table below shows projected household growth across the sub-region based on 12 year migration trends;

	Ashfield	Mansfield	Newark & Sherwood	Nottingham outer
Households 2013	51,956	45,575	49,728	147,260
Households 2033	61,217	52,786	58,416	172,419
Change in households	9,261	7,210	8,687	25,159
Per annum	463	361	434	1,258
Dwellings (per annum)	480	376	454	1,310
From demographic model	469	356	446	1,271
Potential uplift	11	20	8	39
% uplift	2.5%	5.6%	1.7%	3.1%

### Stock modelling and Health Impact Assessments

During 2016, the Council commissioned the BRE (British Research Establishment) to carry out a research project that will inform future decisions around investment in the districts housing stock. The results of these research findings will inform the Councils future investment in terms of both mitigation of hazards in the home and improvements that will increase thermal comfort and reduce the risk of ill health to its occupants.

From the research findings, owner occupied properties in the district contain the greatest number of category 1 hazards requiring an estimated £13.7 million to mitigate. The most common hazards are falling on stairs etc. (4,249), falling on level surfaces etc. (1,973), and excess cold (1,049). Therefore there needs to be appropriate services to assist owner occupiers in addressing

these most common hazards - this may range from financial assistance to support with the specification of remedial works and finding appropriate contractors.

Within the private rented sector, the annual cost to society of category 1 hazards is estimated to be £3.6 million. Work to mitigate these hazards will need to be carried out by landlords in accordance with legislation in the Housing Act 2004. The Private Sector Enforcement Team facilitate this action on a day to day basis and hold regular landlord forums for private sector landlords to assist and educate landlords about their responsibilities to maintain the properties and mitigate hazards.

The table on the next page illustrates how the mitigation of identified category 1 hazards can lead to savings within the NHS and to wider society

Housing hazard type	Numbers of hazards (total private sector stock)	Estimated number of instances requiring medical intervention	Cost of mitigating all hazards	Potential annual costs of not mitigating hazards		Potential annual savings from mitigating hazards		Cost benefit analysis		
				Costs to NHS	Costs to society	Savings to NHS	Savings to society	Cost benefit to NHS	Cost benefit to Society	
										Positive cost benefit year where 20% works are carried out
Damp and mould growth	104	52	£732,320	£165,316	£35,200	£165,307	6	15	2	4
Excess cold	1,261	7	£6,061,018	£3,799,634	£190,770	£3,797,340	4	12	1	1
Crowding and space	45	4	£744,019	£790,415	£55,570	£790,405	15	15	2	2
Entry by intruders	63	23	£77,295	£71,807	£14,650	£71,722	4	5	1	1
Domestic hygiene, Pests and Refuse	5	2	£4,755	£1,868	£560	£1,868	Excluded	Excluded	Excluded	Excluded
Food safety	62	10	£182,036	£30,259	£11,700	£30,258	Excluded	Excluded	Excluded	Excluded
Personal hygiene, Sanitation and Drainage	56	9	£66,181	£27,362	£10,630	£27,361	Excluded	Excluded	Excluded	Excluded
Falls associated with baths etc	723	40	£383,969	£1,630,078	£145,390	£1,630,009	1	3	1	1
Falling on level surfaces etc	2,595	139	£2,434,409	£1,489,996	£478,260	£1,486,916	2	4	1	2
Falling on stairs etc	5,395	169	£5,654,415	£7,411,965	£853,670	£7,406,272	2	4	1	1
Falling between levels	425	42	£392,503	£200,136	£47,540	£230,117	2	7	1	2
Electrical hazards	33	2	£53,532	£30,738	£7,800	£30,736	Excluded	Excluded	Excluded	Excluded
Fire	154	3	£733,178	£400,149	£28,100	£480,118	4	11	1	1
Flames, hot surfaces etc	73	12	£149,003	£49,682	£10,220	£49,649	1	1	1	1
Collision and entrapment	52	9	£31,143	£40,398	£4,990	£40,358	2	7	1	1
<b>TOTAL</b>	<b>10,961</b>	<b>523</b>	<b>£17,599,806</b>	<b>£16,249,793</b>	<b>£1,895,010</b>	<b>£16,238,437</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>

### ***HRA Business Plan***

Local housing authorities are required by Section 74 of the Local Government and Housing Act 1989 to keep a Housing Revenue Account (HRA). The HRA reflects a statutory obligation to account separately for local authority housing provision. It identifies the major elements of housing revenue expenditure such as maintenance, administration, and contributions to capital costs and how these are funded, mainly being by housing rent

The Council continually assess the future viability of the HRA and associated 30 year investment plan for its Council Housing stock. Since the announcement of the 1% social rent reduction, further analysis has been undertaken to assess how the HRA can remain viable and how the Council can maintain its stock to a decent standard. In addition to the 1% reduction, the government will require local authorities to pay the treasury a set fee each financial year based on the amount of money they would expect each individual authority to receive in each year from the sales of higher value homes.

### ***Health and Wellbeing Board – Housing Delivery Plan***

In January 2015, the seven Nottinghamshire districts worked collaboratively through the Nottinghamshire Housing and Health Commissioning Group to produce the Nottinghamshire Housing Delivery Plan which provided key actions based around the four themes identified in the Joint Strategic Needs Assessment 'An assessment of the Impact of Housing on Health and Wellbeing in Nottinghamshire, November 2013'.

The four identified themes are:

- **Poor housing conditions** – particularly the impact of falls in the home, cold and damp homes and fuel poverty, fire in the home and inadequate home security.
- **Insufficient suitable housing** – including the impact of overcrowding and lack of housing that enables people e.g. older or disabled people, to live independently.
- **Homelessness and housing support** – including the impact of homelessness on families and other crisis that may result in the loss of a home and an individual's ability to live independently.
- **Children and young people** – ensuring they have the best home in which to start and develop well.



## 4.4 Corporate Context

The Council's Corporate Plan 2016 – 19 has identified the following priority areas for improvement within the district;



### Health and Wellbeing

To narrow the gap between Ashfield and our comparator groups

- Increase participation in sport and physical activity.
- Reduce Adult obesity.
- Reduce Child obesity.
- Reduce Children in poverty.
- Reduce Smoking prevalence.



### Housing

- Increase overall supply of affordable homes in the district.
- Reduce Levels of Fuel Poverty.
- Minimise the use of bed and breakfast accommodation to house families who are homeless.



### Economic Regeneration

To narrow the gap between Ashfield and our East Midlands comparator group in respect of:

- Average workplace earnings levels
- Employment levels
- Skills levels – NVQ level 3 and above
- Increase the number of business start-ups.
- Increased business survival rates.
- Reduced vacancy rates of shops and commercial units.



### Place and Communities

- Improved public perception that Ashfield is a cleaner and more attractive place.
- Improved resident satisfaction with the area; People enjoy living and working here.
- Increase in the number of visitors to the area.
- More people involved in community/voluntary work.
- Young people more optimistic about their future.
- Increase footfall in our town centres.



### Organisational Improvement

- Increased perception that the Council provides value for money services.
- Increased perception that the Council provides community leadership.
- Increased perception that the Council is seen as a good employer.
- Increased perception of how well residents feel informed and engaged.

### 5.1 Improving the Housing stock

Ashfields Energy Performance Certificate data has been sent to the Building Research Establishment who are compiling a report detailing the condition of housing stock across the district – the study will be completed in July and findings will be incorporated into this section for the final version of the strategy

### 5.2 Demand for housing

The Council works closely with the 16 Registered Providers who have stock in the district, registered providers own around 1800 affordable homes across

the district and when vacancies arise, the majority are offered through the Council's Homefinder Choice Based Letting scheme. There are currently 5359 applicants on the housing register of which 1935 are deemed to be in housing need. The remaining applicants are waiting in Band 5 with no identified housing need and are unlikely to be re-housed unless they are bidding for low demand properties. One solution would be a full review of the waiting list and a revised banding system that would keep bands 1 – 4 and remove Band 5 altogether to create a simpler system where housing is only offered to those in need.



### ***Specialist housing to meet local needs***

The Council work closely with supported housing providers to ensure the housing needs of vulnerable people are met. There are a number of identified areas of unmet housing need within the following groups,

- **people with a disability**  
– the CIH Disabled Housing Needs Study carried out in 2012 concluded that Ashfield needs more adapted homes and housing built to lifetime homes standard. The Strategic Housing Team work pro-actively with developers to ensure that wherever possible adapted homes are included in the S106 negotiation, in addition the Grants Team continue to adapt homes for disabled households through the provision of Disabled Facilities Grants
- **victims of domestic abuse** – although there is now a refuge scheme operating in the district, the provision only has funding until December 2016. The

council will be working closely with Women’s Aid Integrated Services to extend this project by securing its financial viability in the longer term.

- **young people leaving the family home** – young person households (under 35’s) are important for the long term stability of the local economy, however young people often find it difficult to secure permanent employment to meet the lending requirements for a mortgage and those who are not working will be negatively affected by the impending welfare changes to limit housing benefit to a single room rent payment
- **extra care housing for the elderly** – there is a real challenge to meet the housing needs of the aging population, based on current projections 15% of all new housing should be built for the over 85’s, census data states that 87% of this age group have some level of disability

### ***Licensed caravans sites***

There are seven licensed caravan sites within the Ashfield district providing accommodation for a number of families and tenants. These sites are managed by licensees and supported by the Private Sector Enforcement team who oversee licence compliance. The sites range from traveller owned and occupied, traveller owned and tenanted

by others and touring sites which are predominately used for caravan club members and tourists within our district.

The Ashfield Planning Policy S2 sets out the strategic approach to Gypsy and Traveller accommodation in the District and in particular any further provision requirements within the district.

The 'Providing Homes' section is a criteria based policy to be used in guiding the process of future site identification, and to help inform decisions on planning applications.

Travelling Show people do not require a licence by law, there are 3 show people's sites in Ashfield. They do not generally share the same culture or traditions as Gypsies and Travellers. Due to the nature of their business sites often need to accommodate large amounts of fairground equipment to enable storage when not in use and for maintenance. For this reason, show people require much larger plots rather than pitches, and can have a greater impact on the surrounding area both visually and in terms of noise levels. Most show people are members of the Showman's Guild.

### 5.3 Future Supply of Housing

Every year around 60 Council Homes are sold under right to buy, in Ashfield the council have been building new council homes to meet the needs of the aging population whilst acting as a strategic enabler of new affordable homes through negotiation of s106 for on-site affordable housing on new sites and liaison with developing Registered Providers to enable grant funding to be secured for new affordable housing across the district.

During 2015/16 there were 555 relets of existing social housing units through Homefinder, the Council's Choice Based Lettings Scheme.

Following the implementation of the changes introduced within the Housing

and Planning Act 2016, it will be much harder to secure affordable rented housing through section 106 negotiation as it is likely that developers will build starter homes to meet the affordable on site requirement. There are however other ways of delivering affordable housing in the district including;

- The Homes and Communities Agency's affordable Housing Programme – the Council provide bid support to registered providers building social / intermediate housing
- Empty Homes programmes – that have previously been delivered in Ashfield where the Council can purchase empty and derelict housing to renovate and utilise as council housing stock
- Rural Exception Site Development – to deliver housing to meet specific identified need within a rural community
- The Council building new homes by using funding from the Housing Revenue Account - this was done previously to build new housing at Brook Street Court in Sutton in Ashfield and Darlison Court in Hucknall

Other funding sources can also be utilised for specialist accommodation such as extra care housing for the elderly

When calculating the existing and future shortfalls of affordable homes in the district there are two figures that need to be considered;

- A. Number of newly forming households that are unable to meet the cost of housing
- B. Number of existing households that will fall into need

Based on the 30% affordability threshold (30% of total income spent on housing cost), the total of A added to B gives a shortfall of 712 per annum.

The number of new affordable homes built added to the number of social housing lettings in the district is then taken from the 712 figure to give the net affordable housing shortfall of 164 units per annum.

The table below shows the breakdown of new affordable homes required annually by location

Area	Homes required based on 30% affordability threshold
Hucknall	49
Villages	15
Sutton in Ashfield & Kirkby in Ashfield	100
<b>Ashfield total</b>	<b>164</b>

Private sector rents are comparatively low in the district,

The table below shows the average monthly cost of renting social housing in Ashfield compared to neighbouring areas,

Size	Ashfield	Mansfield	Newark & Sherwood
1 bedroom - average	£250	£292	£307
2 bedrooms - average	£290	£322	£335
3+ bedrooms - average	£326	£339	£344
Lower quartile (all sizes)	£258	£287	£309

Source: CoRe (2014)

The provision of Starter homes on new sites will make it more difficult for councils to meet the needs of newly forming households in the district. Although the starter homes can be purchased at 20% under market value, this initiative will only benefit those newly forming households over the age of 23 who are in employment and earning enough to sustain a mortgage. It is proposed that 200,000 starter homes will be built at 80% of market value, a discount that would remain in place

for a period of 8 years (currently under consultation)

The Council have been working in partnership with Lloyds bank to assist first time buyers. Since the scheme was set up in 2014, the Council have guaranteed 40 first time buyer mortgages for homes in the district. There are now many national schemes available for first time buyers to get onto the housing ladder

### **Health begins in the home**

The government has emphasised the pivotal role of all local authorities in improving health and wellbeing. The Council are exploring the cost benefit of carrying out proactive improvement works to reduce the overall cost of crisis intervention from both the housing and health sectors. This can be done through identification of hazards (e.g. trips and falls, mould etc.) and by assessing their cost to the NHS, the cost of mitigating these hazards is then calculated so that resources can be focused in these areas (e.g. installing stair rails, fire doors, new boilers)

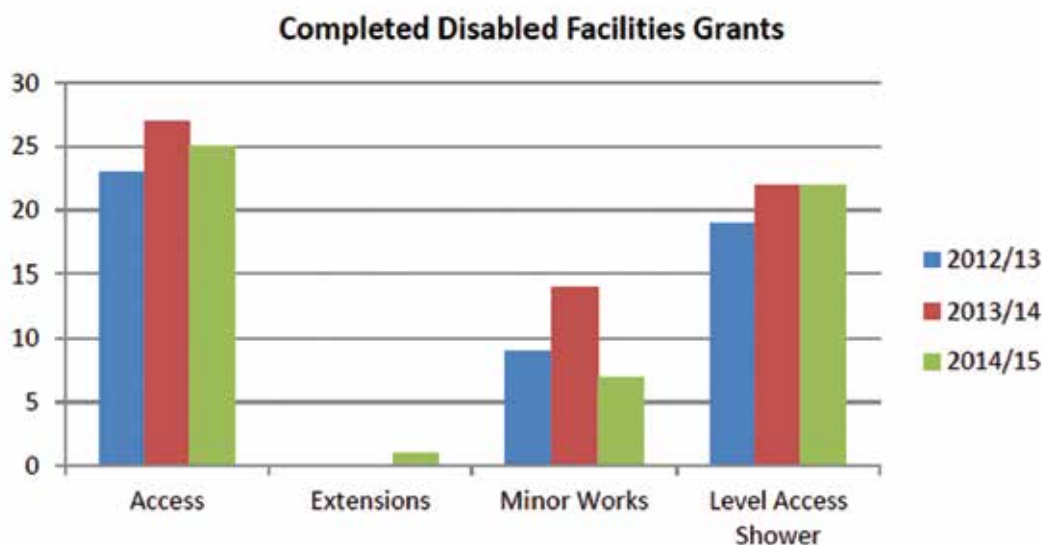
### **Disabled Facility Grants (DFGs)**

Since 1990, local housing authorities (the district or borough authorities in two-tier counties) have been under a statutory duty to provide grant aid to disabled people for a range of adaptations to their homes. DFGs can either be mandatory, where specified conditions under the legislation are met, or the local authority can give discretionary grants for other purposes in accordance with their adopted policy. The legislative framework governing DFGs is provided by the Housing Grants Construction and Regeneration Act 1996.

There is a considerable amount of published research which identifies the benefits of DFGs. They keep people out of hospital and residential care, reduce strain on carers, and promote social inclusion. They are also shown to be hugely beneficial in cost benefit terms with calculations that an annual spend on DFGs of around £270 million is worth up to £567 million in health and social care gains. Researchers have concluded that spending on adaptations appears to be a highly effective use of public resources. They suggested that an investment of health resources to increase over-all funding for adaptations could well be justified.

For 2015-16, the DFG allocation formed part of the Better Care Fund (BCF) allocation to upper tier authorities. In Nottinghamshire, a total of £3.204m was ring-fenced in the BCF allocation for DFGs with amounts, specified by central government, allocated to each district council. The money was given to the district councils at the start of the financial year and did not form part of the BCF "pooled budget". Information to monitor each local authority's spend on DFGs is collected by a single point of contact and reported back to the BCF Finance, Planning and Performance Sub-Group, and then to the BCF Programme Board.

The chart below shows the number and type of DFG jobs completed by the Grants Team at Ashfield District Council during the previous 3 years



### Current position for 2016 / 17 – Disabled Facility Grants

The DFG element of the BCF in Nottinghamshire for 2016-17 has increased considerably from that in 2014-15. However, the allocation for 2016-17 contains what was the Social Care Capital Grant in 2015-16. This was a sum of £1.9 million and was allocated to the County Council. For 2016-17, it has been divided up between the district councils and forms part of the DFG allocation.

The Government has indicated that the funding for DFGs will increase to over £500m per annum nationally by 2019-20, compared to the figure of £220m in 2015-16.

### Better Care funding

Better Care Fund funding has been given to each authority with no identified split between what was traditionally DFG funding and what is the additional

funding that has come from the social care grant.

Nottinghamshire County Councils – BCF Programme Board have advised that as the national guidance on this funding indicated local councils do not necessarily have to utilise all of this funding for DFGs, however that any other initiatives should meet the requirements of the fund (both DFG and BCF-PB requirements). They have asked that a commonality of approach is agreed, with a breakdown of how the funding intends on being allocated for each authority including core DFG requirements. The BCF-PB has asked that project leads be identified for each initiative and regular monitoring provided to the group. The BCF-PB intend that funding should be ‘spent’ in each financial year and although they do not envisage moneys being returned there is an expectation that the funding is spent on the agreed programme and any underspend is identified.



## **Ashfield's Proposals for the use of the additional Social Care Capital Grant funding**

District and borough authorities in the County have been working together to identify schemes which could form the basis for the additional spend. These schemes fit in with the Nottinghamshire Health and Wellbeing Strategy, the Housing Delivery Plan 2016 produced by the Housing & Health Commissioning Group.

The schemes identified underpins the 'preventative' aims of all these documents and intends to take practical action to ensure that measures are put in place that enable people to live for longer, independently in their own homes, and with their own homes being fit for long term health – preventing people from having to go into hospital or long term care and if they do have to – ensuring that the home they return to assists in promoting improved health and wellbeing

### **Proposed schemes for 2016/17**

1. Development of a Handy Person Adaptation Scheme (HPAS) that is fit for purpose and meets each district's needs. This will include a review of the current HPAS provision which currently exists managed and funded by the County Council with each district or borough contributing on average £12,000 per year (contribution relates to the number of HPAS referrals), along with an assessment of what else exists and what linkages could be established to maximise the opportunities.
2. Assistive Technology - Home Alarms and provision of equipment to enable people to stay in their own home and maintain their independence – helping people to feel safer and able to get help when they need it
3. Preventative adaptations linking in with the Warm Homes on Prescription scheme and energy efficiency measures – ensuring people's homes are fit and warm improving health and wellbeing
4. Relocation assistance – to assist with relocation costs to more suitable property if the persons home cannot be adapted or does not meet their needs
5. New build – developer enhancements - appropriate homes in the right locations – creating opportunities for developers to make adaptations to enable people to relocate to new homes

## Reducing Fuel Poverty

In 2015 the government [produced a national Strategy to tackle fuel poverty, “Cutting the Cost of Keeping Warm – A Fuel Poverty Strategy for England” provided a revised definition based on the low income / high fuel cost indicator. The strategy focused on a range of outcomes linked to the following key overarching aims;

- Lower bills & increased comfort
- Improved health and wellbeing
- Improved partnerships
- Improved evidence base and understanding
- Improved targeting & lower carbon emissions

The measure used to determine fuel poverty that has been adopted states that a household is living in fuel poverty if;

- It has an income below the poverty line (including if meeting the required energy bill would push the household below the poverty line) and
- Has higher than typical energy costs

This low income / high fuel cost indicator enables the Council to measure the extent as well as the depth of the problem by calculating both the number of fuel poor households and gauging to what extent they are affected. This gap between actual income and income required is utilised to gain a better understanding around fuel poverty and enables government to focus efforts on the nature and causes of the worst levels of fuel poverty.

The table below shows that 15% of households in the district are living with fuel poverty, which is above average compared to 13% regionally and 11% nationally

Indicator	All stock				Private sector stock				
	Ashfield (no.)	Ashfield (%)	2012 EHS Regional (%)	2012 EHS England (%)	Ashfield (no.)	Ashfield (%)	2012 EHS Regional (%)	2012 EHS England (%)	
No. of dwelling	55,876	-	-	-	46,216	-	-	-	
HHSRS category 1 hazards	All hazards	8,838	16%	17%	15%	7,579	16%	19%	17%
	Excess cold	1,798	3%	6%	6%	1,202	3%	7%	7%
	Fall hazards	6,436	12%	11%	9%	5,914	13%	12%	10%
Disrepair	3,405	6%	6%	5%	3,157	7%	7%	6%	
Fuel poverty (10%)	10,695	19%	18%	15%	8,689	19%	18%	15%	
Fuel poverty (Low Income High)	8,632	15%	13%	11%	7,152	15%	13%	11%	
Low income households	13,260	24%	20%	33%	5,914	13%	12%	24%	

## Ashfield current position

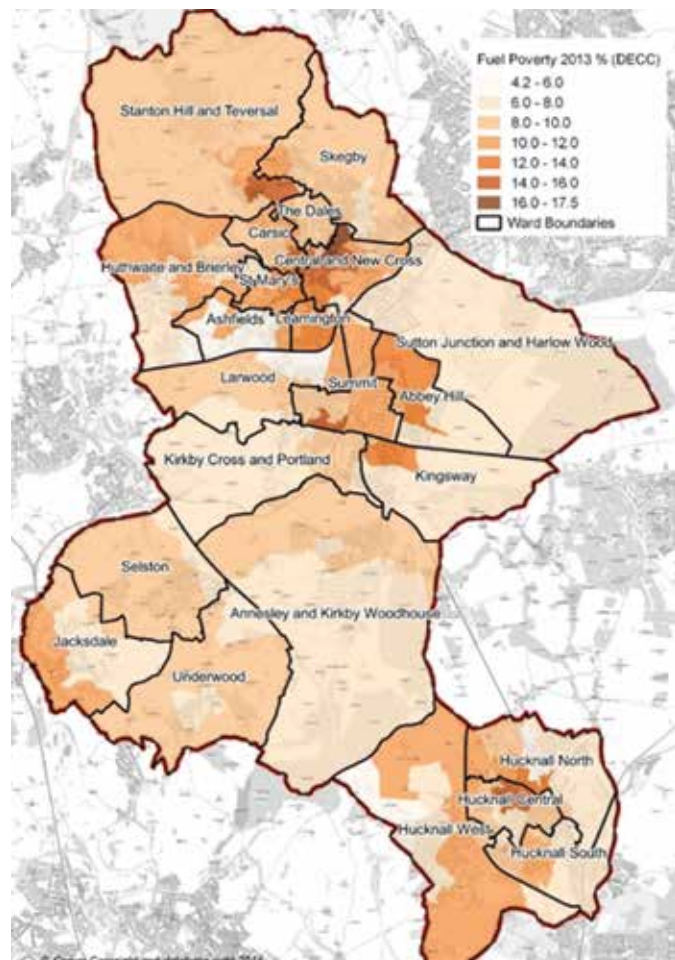
- 29% of households have one member of their family who has a long term health condition or disability
- the Ashfield district has higher than average levels of fuel poverty due to both low earnings / income and large numbers of older housing stock without a cavity (built early 1900s)
- the district has fewer excess winter deaths at 10.6% compared to 17.4% nationally
- of the 4577 private rented sector homes, 30% are living in fuel poverty

## Fuel poverty in Ashfield

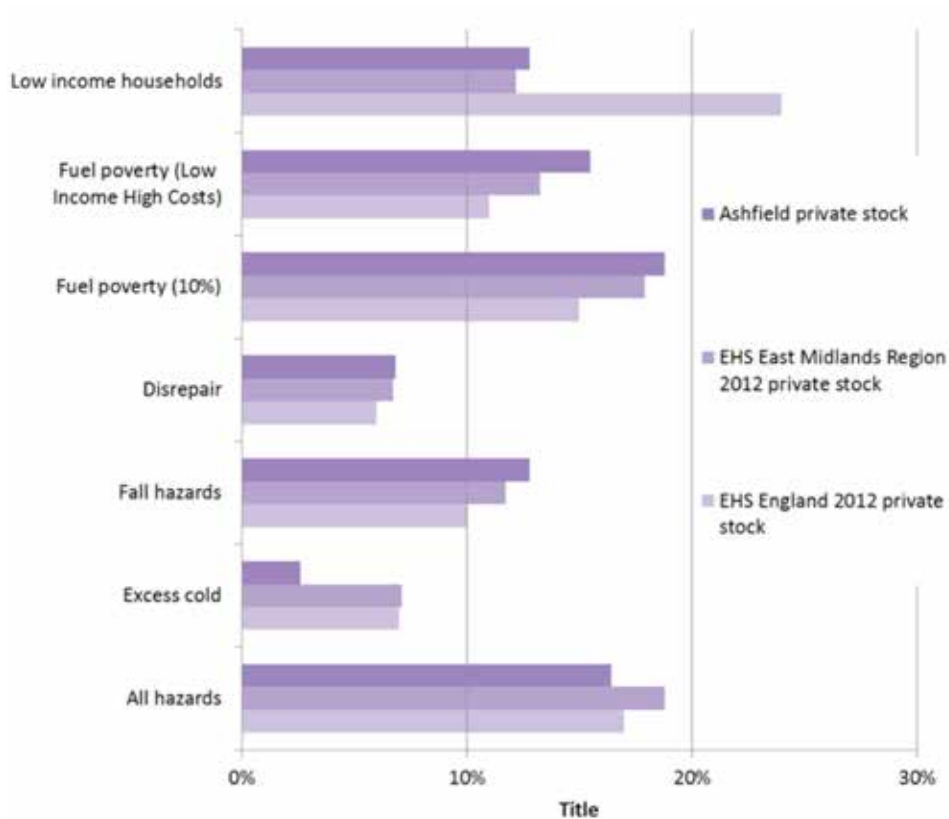
Fuel poverty in England is measured using the Low Income High Costs indicator, which considers a household to be fuel poor if:

- they have required fuel costs that are above average (the national median level);
- if they were they to spend that amount, they would be left with a residual income below the official poverty line.

The district map below indicates high concentrations of fuel poverty in the darker shaded areas



The chart below highlights higher than average levels of fuel poverty, disrepair and presence of hazards in the home in Ashfield compared to regional and national levels



The table below shows a significantly higher proportion of those affected by fuel poverty are living in privately rented housing.

Indicator	Private sector stock				
	Owner occupied		Private rented		
	No.	%	No.	%	
No. of dwellings	41,639	-	4,577	-	
<b>HHSRS category 1 hazards</b>	All hazards	6,745	16%	834	18%
	Excess cold	1,105	3%	97	2%
	Fall hazards	5,271	13%	643	14%
Disrepair	2,754	7%	403	9%	
Fuel poverty (10%)	7,317	18%	1,372	30%	
Fuel poverty (Low Income High Costs)	5,789	14%	1,363	30%	
Low income households	4,301	10%	1,613	35%	

## **Wider benefits of tackling fuel poverty**

The following points summarise the wider benefits of tackling fuel poverty in the district;

- Reduced household energy bills and potentially more disposable income to spend locally
  - Reduced number of hospital admissions and reduced hospital stays
  - Increased life expectancy particularly in less prosperous neighbourhoods
  - Improved respiratory health and mental health of occupants
  - Improvements to general health and fewer visits to the GP
  - Households that are warmer with reduced levels of damp and mould
  - Improvement works generate employment in the local area
  - Reduced reliance on state intervention
- The creation of healthy living environments for people of all ages which supports social interaction and meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments
  - Working with developers in the early stages of planning applications to ensure the built environment is conducive to outdoor activities and engagement within new neighbourhoods
  - The provision of adaptations in the home to prevent accidents and ultimately hospital admissions and the need for crisis intervention
  - Liaising with planners to ensure new estates are balanced and sustainable in the longer term to encourage social capital as new households choose to move into the area

## **Creating sustainable, healthy communities**

A healthy community is a place that is good to grow up and grow old in. It will support the health and wellbeing of individuals and reduce health inequality. The Council can encourage and enable this by promoting;

- Active healthy lifestyles that are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and safe places for active play and food growing, and which is accessible

by walking and cycling and public transport.

- The creation of healthy living environments for people of all ages which supports social interaction and meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments
- Working with developers in the early stages of planning applications to ensure the built environment is conducive to outdoor activities and engagement within new neighbourhoods
- The provision of adaptations in the home to prevent accidents and ultimately hospital admissions and the need for crisis intervention
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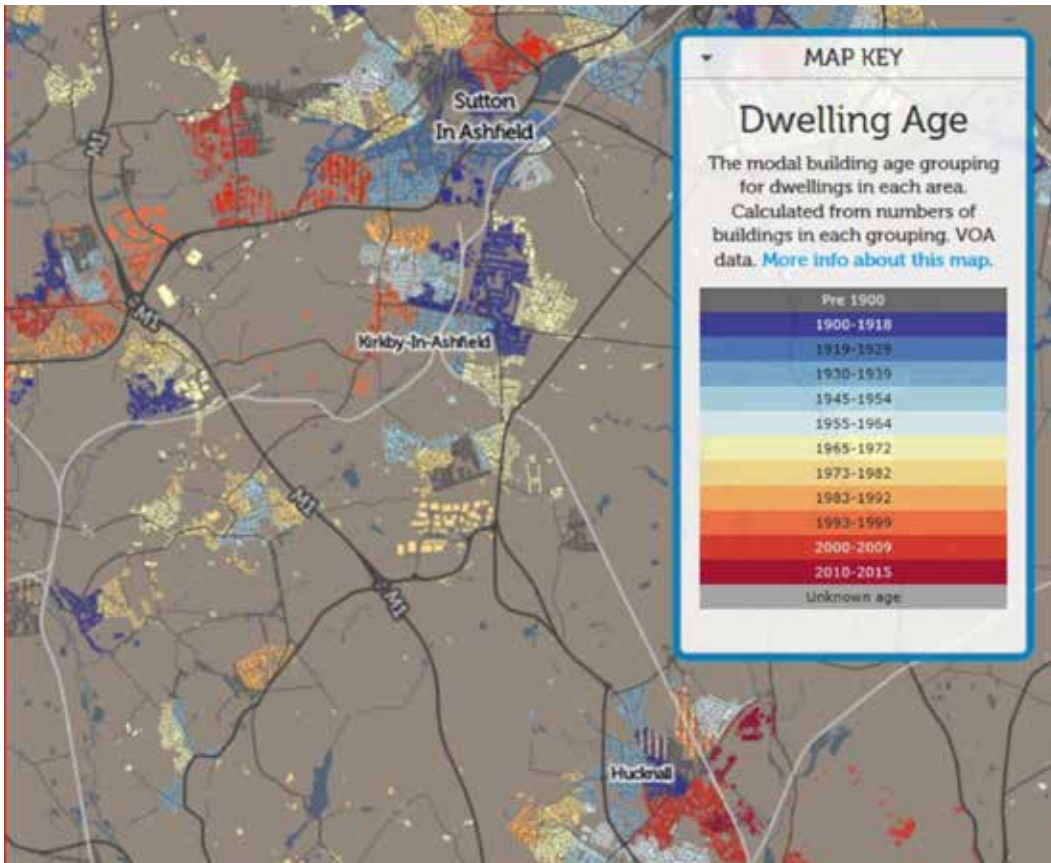
## **Counting the cost of bad housing**

Ashfield has an aging population that is going to increase significantly in the next 20 years; the district's housing stock is itself aging, and does not necessarily meet the needs of the population. The housing stock in the poorest conditions tends to be pre-war terraces built without a cavity wall that often have minimal outside space. These properties have a low energy rating and require the most work to get them to an EPC rating of C or above as is required by 2030.



The 65 year old age group will become or 85+ in 20 years therefore if these are targeted now it helps to prevent some of the care issues that may arise in the future through having appropriate accommodation.

The map below shows the district's housing stock by dwelling age, it highlights a high number of pre-war homes in the Kirkby and Sutton areas built without a cavity that are more likely to have a lower SAP rating and be difficult to heat



**Mitigating hazards in the home and associated cost savings to health and the wider society**

The housing stock models estimate that there are 10,961 category 1 hazards in 8,372 dwellings across the private housing stock. This Health Impact Assessment estimates that poor housing conditions in the private sector are responsible for over 523 harmful events requiring medical intervention each year. These almost completely avoidable events range from respiratory diseases

like COPD associated with cold homes, to fractures and injuries associated with homes containing fall hazards. It would cost £17.6 million to mitigate all of these serious housing hazards, but would return savings to the NHS of £1.9 million per year, with further savings to wider society of £16.2 million per year (which includes increased spending on benefits, loss of future earnings, demands on other services etc. as well as the estimated NHS savings).

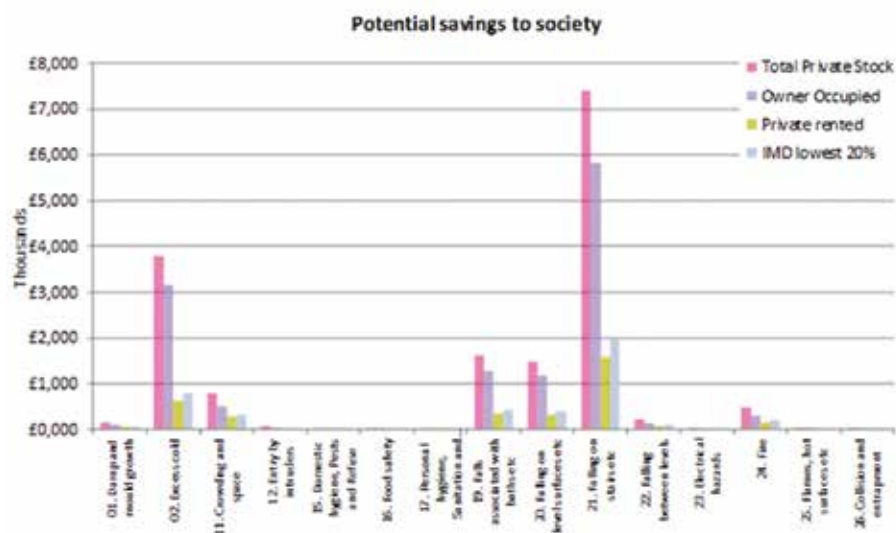
The health cost benefit analysis of interventions to reduce some of these hazards has been developed to show the costs and savings to the NHS and to society as a whole from carrying out work in dwellings with the least expensive 20% and 50% of required works. By focussing on the less expensive works, the expected payback periods (the number of years to reach the break-even point) are shorter. The summary table on the previous page shows that the shortest payback periods are for the hazards of collision and entrapment and some of the falls hazards. The longest payback periods are associated with the more complex hazards of damp and mould, excess cold and crowding and space.

The estimated annual savings to society of fall hazards associated with older people is estimated at £10.5 million. This indicates that repairs and improvements

to stairs, floors and paths, plus additional safety arrangements for baths are likely to be the most cost effective.

The estimated costs and savings are shown below by tenure. The largest costs and savings are within owner occupied dwellings but the estimated savings to society when all category 1 hazards in the privately rented sector are mitigated is around £3.5 million.

The evidence from the Health Impact Assessment indicates that initiatives to reduce the incidence of falls at home should be one of the more cost effective strategies. The cost benefit scenarios show that the best value initiatives will be small-scale repair or improvement works to stairs, trip hazards within the home and to uneven paths. Targeting this initiative towards dwellings occupied by persons over 60 will bring the greatest benefit.



### The Introduction of Selective Licensing in Ashfield

The Housing Act 2004 gave local authorities the power to designate areas of low demand and persistent anti-social

behaviour (ASB) for Selective Licensing. This requires all private landlords operating within the designated areas to apply to the Council for a licence to operate, this designation can remain in force for a maximum of 5 years and



will contain a range of conditions that the landlord must comply with. Any breaches of the licence conditions would constitute a criminal offence and could lead to a prosecution or unlimited fine.

At the time this Strategy is being compiled, the Council are within the 12 week consultation period with a view to implementing selective licensing in two designated areas of the district that have been affected by ASB, nuisance and chronic disrepair in line with the requirements of Part 3 of the Housing Act 2004.

The designated areas for phases 1 and 2 are outlined below;

- Phase 1 – Stanton Hill Brand Lane (partial) Institute Street, Co-operative Street, cross Row, Morley Street and part of High street
- Phase 2 – Sutton Central – St Michaels, Chatsworth Street, Lime Street, Short Street, Walton Street, Stoney Street, Park Street, North Street, Russell Street, Morley Downing Street, Beighton Street, part of East Street, Tenter Close and part of Outram Street

The above areas all fall within Partnership Plus zones and have high concentrations of poor condition private rented sector stock. These areas have significant and persistent problems associated with crime and anti-social behaviour and some of the landlords are not taking action to tackle these problems. The Council has therefore made the case for the introduction of Selective Licencing in these areas based on antisocial behaviour, nuisance and

chronic disrepair to ensure that the required investment is made to bring properties up to decent standard and that private tenancies are managed effectively.

There may be further phases in years 2 and 3 to be agreed following consultation and implementation of the first phases.

### **Empty Homes**

Bringing empty homes back into use has been an intrinsic part of the Council's wider housing strategy to address low demand for many years

Homes become empty for a number of reasons and usually this is a short term situation pending sale or re-let, many remain empty while they are undergoing extensive renovation or improvement prior to occupation and more than half of the homes that are empty fall into these categories.

A long term empty derelict property can have a negative impact on the quality of the local environment which in turn can create further problems in the local area that may lead to increased fear of crime, attract anti-social behaviour and make a place less attractive for local people to live in.

One of the Council's aims is to bring empty homes back into use across the district. This can be done through agreement with the owners or in some cases through compulsory purchase. When individual properties are purchased for this reason, the homes are sold on to developers who want to improve and sell on or rent out privately.

**The successful delivery of this strategy will depend on the strength of the partnerships that exist and that can be created to take forward our ambitious plans for housing over the next four years. The key established partnerships below are integral to the delivery of positive housing and associated health outcomes in the future.**

### **Joint Home finder Choice Based Lettings Board**

The Board was established back in 2010 when ADC and MDC were entering into partnership to provide a joint housing register and common allocation policy for the two districts. The Board is made up of senior officers from both Councils and representatives from the larger stock holding Registered Providers and meets every quarter. The Board is responsible for overall management of the joint policy and the associated working practices, setting of annual fees for Home Finder, monitoring of nominations and direct lets and approval of Local Lettings Policies

### **Sub-regional Landlord Forum**

The sub regional forum was established in 2010 and meets every 6 months, private landlords across the three districts of Ashfield, Mansfield and Newark and Sherwood are invited to attend the sessions to discuss current localised issues as well as learning about new legislative and policy changes that will affect them.

The events are well received with new and returning landlords in attendance. The events have themed based presentations with various topics covered with the aim to help landlords provide good quality and safe accommodation, provide updates on legislation, and good practice and provide a networking opportunity for landlords operating within the sub region

The forum is an opportunity for landlords to meet and discuss issues and obtain advice from officers within their respective geographical areas. This approach enables landlords to receive statutory advice and guidance as well as share best practice with other forum members. The feedback from the attendees helps shape the future events to make sure they remain interesting and relevant for the landlords.

This format enables officers to develop strong working relationships with attendees and proactively seeks to ensure that the standards of privately rented housing within the District is achieved and maintained.

### **Ashfield Community Safety Partnership (ACSP)**

With the overall aim of making communities and residents feel safer, the Partnership was set up as a requirement of the Crime and Disorder Act 1998. The Partnership brings relevant agencies and organisations together to tackle a range of criminal activity including anti-social behaviour, burglary, vehicle

theft and domestic violence. This multi-agency approach enables holistic solutions to be delivered through the sharing of information, resources and expertise. Members of the Partnership include;

- Nottinghamshire Police
- Ashfield District Council
- Nottinghamshire County Council
- Nottinghamshire Fire & Rescue Service
- Mansfield and Ashfield Clinical Commissioning Group
- Nottinghamshire Probation Trust
- Registered Social Landlords including Ashfield Homes
- Women's Aid Integrated Services (WAIS)

The Partners work on a set of joint priorities in set geographical locations known as Partnership Plus areas.

### **Ashfield Homes**

Ashfield Homes is currently the Council's Arm's Length Management Organisation (ALMO) who manage the housing stock on behalf of the Council. The ALMO was created in 2002 to deliver the Decent Homes Programme and thereby ensure that all council housing met the decent homes standard. A full review of the ALMO was conducted in 2015 culminating in a Cabinet Report on 7th January 2016 which recommended that the service be returned in-house. This was on the basis of significant operational and financial efficiencies. A consultation exercise on the proposal to bring the service back in-house was then conducted with tenants,

leaseholders and residents from 15th of February to the 29th March 2016 (a 6-week consultation period). Of those tenants who responded to the survey 64.6% were either satisfied or very satisfied with the proposal to bring the service back in-house. Leaseholders and residents were also positive about the proposal. This led to a final report being produced to the Council meeting on the 14th April confirming the recommendation this was agreed and means that the service will be back in-house by 30th April 2017 at the latest.

Although this change in structure will bring significant changes for staff both at the ALMO and the Council, the front line housing management services provided to tenants will remain consistent throughout the process of amalgamation.

### **Hoarders Panel**

Hoarding is an issue that it is estimated to affect between 2 and 5% of the population. In certain cases the hoarding of items can have a detrimental impact on the health and well-being of an individual, often they may be isolated and not engaging with services. Whilst there are legal provisions to deal with certain situations the aim and successful outcome of the pilot and framework is that the individual who is hoarding is focused upon and supported throughout to identify their individual needs.

A hoarder's pilot was set up over two years to develop collaborative multi-agency working within Ashfield, the pilot was developed between Ashfield District Council and the Nottinghamshire Fire

and Rescue Service, the pilot formulated a multi-agency approach based upon national and international research and incorporated existing good working practices to deal with the issue of hoarding.

The work of the pilot helped to develop the Hoarding Framework which enables an approach to dealing with such situations using a 'person centred solution' based model, with the aim of fully achieving the best possible outcome for the individual whilst meeting the requirements and duties of each agency involved. To date the framework has successfully been rolled out to other agencies within Nottinghamshire.

The Hoarders panel, (originally a pilot) has now become a permanent panel, where multi agency meetings and joint working is undertaken, it successfully continues based around the original framework that was developed, the

panel enables effective multi-agency work to provide a multi-faceted support and holistic approach to assist with the often vulnerable individuals concerned.

In 2015 the Council's Private Sector Enforcement Manager received the Nottinghamshire and City of Nottingham Fire Authority Creating Safer Communities Award. The award recognises the significant contribution to the safety of the most vulnerable people in Nottinghamshire.

### **Nottinghamshire Police**

The Council's Community Protection Service has strong working relations with Nottinghamshire Police. This is most clearly demonstrated in the hub integration and will continue to develop these relationships and allow the Council and Police to work proactively to resolve nuisance issues across the district. Tasking is integrated between





the Council and the police to jointly prioritise the most vulnerable residents and identify solutions at the earliest opportunity. By using a range of tools and enforcement powers across both organisations, it has led to improved outcomes in terms of efficiency and effectiveness.

The private sector enforcement team also work closely with the police within both their day to day enforcement activity and in terms of their longer term strategic planning

### **Nottinghamshire Fire & Rescue**

The private sector enforcement team leader co-ordinated the creation the county wide Multi Agency Hoarding Framework which has now been adopted throughout Nottinghamshire and is being rolled out across South and West Yorkshire.

This framework is based on collaborative multi-agency working within Nottingham City and across Nottinghamshire using a 'person centred solution' based model. The associated protocol offers clear guidance to staff working with people who hoard. The protocol has been developed in partnership with Nottinghamshire Fire and Rescue Service, Ashfield District Council's Private Sector Enforcement Team and the Nottinghamshire Hoarding Steering Group.

### **Citizens Advice**

The Council work closely with Citizens Advice both on an operational and strategic level. Increasing levels of multiple debt cases and the impact

of Welfare Reforms have led to an increased demand for debt advice and the need for earlier signposting for advice to prevent people losing their home. Representatives from citizen's advice attend the Councils corporate Welfare Reform Board and provide regular updates relating to approaches made for assistance and issues faced by their services users. The Citizens Advice team work in partnership with the Council's Revenues and Benefits and Housing Options teams. The launch of a mobile information unit funded until July 2018 by the Big Lottery has allowed the service to be extended to more rural areas of the district.

### **Youth Homeless Forum**

The Forum meets quarterly and has representation from local authority homeless managers from across the County, Supported Housing Providers, the Commissioning Manager from the County Council and the Leaving Care Team. The group discuss the delivery of the action plan, current provision and accommodation based support services across the County. Each meeting has a theme within the agenda and guest speakers attend to present on these specialist areas for discussion (e.g. welfare reform, move on accommodation, mediation etc.)

### **Health and Housing Commissioning Group**

The Nottinghamshire Health and Housing Commissioning group was formed in 2014 to drive forward an integrated health and housing agenda in conjunction with the Health and Wellbeing Strategy and the Housing

Delivery Plan. The group is accountable to the Health and Wellbeing Board and the Health and Wellbeing Implementation Group.

### **Tenant Compact**

The Council's ALMO, Ashfield Homes has always been committed to tenant empowerment and involvement and have embedded tenant consultation into every level of service delivery. The Tenants' Charter is an agreement between the Council, Ashfield Homes and tenants that sets out a range of opportunities for involvement. The Charter is based on the following principles;

- To ensure that tenants can get involved in decisions on housing matters that affect them
- There is effective communication with tenants
- Housing services are continually developed and improved
- Resources are available to support and promote tenant participation
- Tenant participation is encouraged throughout Ashfield

### **Local Authorities Energy Partnership (LAEP)**

The Nottinghamshire and Derbyshire Local Authorities' Energy Partnership (LAEP) is a non-statutory partnership of all 20 councils across Nottinghamshire and Derbyshire, founded in 1996 which exists to tackle fuel poverty and climate change through carbon reduction and the promotion of sustainable energy. An annual membership subscription enables the LAEP to employ a Partnership Manager, to initiate and

co-ordinate activities, apply for funding, share best practice, raise awareness of current issues, respond to consultations and aid networking. Each council is represented on the Officer Working Group (OWG), the partnership's decision making body.

Since 2011 the LAEP has focused on domestic energy, firstly commissioning 'Warm streets' a cost-effective loft and cavity wall offer for residents under the government's CERT scheme which resulted in the installation of around 4,300 lofts and cavity wall insulations across Nottinghamshire and Derbyshire. More recently LAEP secured £2.5m of funding for the delivery of targeted fuel poverty projects which enable councils to provide over 700 free boilers to fuel poor residents in 2012-13.

Current projects have very specifically targeted residents with long term health conditions made worse by the cold who cannot afford to keep warm at home. The Healthy Home programme in Derbyshire developed this approach which is now being extended into Nottinghamshire as the Warm Homes on Prescription project, delivered by housing authorities. Eligible residents are proactively identified via GP surgeries and provided with an integrated package of home heating and insulation improvements using around £0.5m of capital funding from a range of external sources. Both programmes have an element of Public Health funding and are demonstrating that affordable warmth interventions by housing authorities can result in cost savings to Clinical Commissioning Groups, the wider NHS and Adult Care services.

### 8.1 Housing Options Service in Ashfield

Ashfield and its neighbouring district Mansfield have been operating a shared service delivering their front line homeless services since March 2015. Officers and other resources are shared to enable greater resilience and to ensure that access to advice and emergency accommodation is available at the point of need. The joint working allows schemes to be replicated across the two districts to offer benefits to service users in addition to the statutory homeless obligations of the Council.

At a time when many support contracts have now ended and tenancy support is only provided in exceptional cases. The homeless advice service is having to adapt the way they deal with applicants with increasingly complex needs. The provision of support was once available to those who needed help in maintaining

their independence and sustaining a tenancy. Since many of those support services no longer exist, the role of the homeless team has evolved to incorporate referrals and needs assessments for vulnerable people at risk in addition to their statutory homeless function.

The number of households accepted by the Council as being statutorily homeless has increased every year since the last strategy was produced. The use of bed and breakfast accommodation has significantly reduced over the last 12 months and is now only used as a last resort until more suitable emergency accommodation can be accessed.

The table below shows the number of statutory homeless households who approached the Council for assistance in the last 3 years and the main reasons for becoming homeless.

Year	Loss of private rented – tenancy ended	Parent no longer willing to accommodate	Domestic Violence	Other	Total
2013/14	19	14	31	21	85
2014/15	6	16	28	37	87
2015/16	17	15	28	33	93



## **Our Housing Options Service**

The Housing Options Service

- Other local authorities
- DV Prevention and support services
- DWP
- Nottinghamshire County Council (Adult Social Care / Children's Services)
- Drug and Alcohol Services (DAAT)
- Police / Probation
- Voluntary Sector (Citizens Advice / foodbanks / furniture project)
- Other internal departments
- Health Services
- ALMO and other Registered Providers

The Council have assisted 41 homeless households in the last 3 years through the bond scheme to secure accommodation in the private sector and prevented a further 215 households from becoming homeless through early intervention, mediation and negotiation with landlords and parents. During 2015/16, a total of 1107 households approached the Council's reception for assistance and advice.

Although many households have been prevented from losing their home, it is recognised that some groups are particularly at risk of homelessness and the Council are therefore working in partnership with other agencies to assist the following vulnerable groups;

- Young people (18 – 21) who are unable to remain living in the family home. Although 16 and 17 year olds are accommodated by NCC Children's Services with support from

the Rapid Assessment workers to access supported accommodation 18 – 21 year olds who are unable to return home are finding it increasingly difficult to access housing. This is largely due to recent changes to the benefit system although more young people are now presenting as homeless with a range of complex support needs in addition to their housing situation.

- Women escaping domestic violence. Women who wish to remain in the district
- People losing their home due to addiction. These cases are usually picked up when the applicant is discharged from hospital with no suitable accommodation to return to. Housing Options staff are often required to refer cases with alcohol and substance misuse for support and liaise with GP's and hospital staff
- People with mental health issues who may have previously received floating support to sustain their tenancy
- Rough sleepers – Although the SWEP (Severe Weather Emergency Provision) scheme is there during winter for non-priority need cases, the Council contributed £10k so that rough sleepers can access the winter shelter service based in Mansfield that provides accommodation and meals for rough sleepers from December until February each year. At the most recent count in Autumn 2015 there were 8 people sleeping rough in the district.

## 8.2 Countywide Statistics - Nottinghamshire Homeless Watch

In 2015, a two week survey was undertaken to gain a snapshot of homelessness across the City and County. Nottinghamshire Homeless Watch is carried out by the HLG across county and involve completion of surveys for every homeless presentation that is made within the two week period, it has been undertaken consistently for the last 12 years and is funded jointly by the City and district Councils.

However, 2015 was unfortunately the last year in which this survey would be undertaken.

The headline figures below were collated during September – October 2015

Ashfield specific

- During the two weeks, out of the total number of homeless presentations, 33% of applicants had been homeless 3 or more times and were classed as repeat homeless cases
- 23 households presented as homeless in Ashfield during the two weeks

Countywide

- Over a quarter of all applicants were under 25
- Nearly one third of all applicants were sleeping rough
- A total of 509 households presented as homeless across the city/ county during the two week period
- Three quarters of the applicants had extra support needs in addition to being homeless

- The main reason for becoming homeless (in every year of the survey) is 'Parents no longer willing to accommodate'

## 8.3 Current projects

### *The Hospital discharge scheme*

This scheme has recently been set up to provide four fully adapted units for people who no longer require hospital care but are not able to return home due to their ongoing medical needs. Adult Social Care lease the furnished units from the Council and provide the ongoing medical care in a home environment so that hospital bed spaces can be released. The established scheme in Mansfield has worked really well and has been nominated for a number of awards.

### *Sanctuary Scheme*

This scheme has been running since 2010 and was established to provide additional security to victims of domestic abuse who do not wish to leave their home. The funding is used to provide additional security measures in and around the home to allow the victim to remain close to family, schools and other support networks often until the perpetrator has been through the court process. The scheme has assisted 41 victims of domestic violence since it was established.

### *Refuge units for victims of domestic abuse*

This scheme has been developed so that those affected by domestic abuse can stay within the district close

to support networks and other local amenities whilst receiving support and secure accommodation. The six units are spread across the district and are managed by Women's Aid Integrated services. The scheme (the Serenity Project) was set up by Strategic Housing in conjunction with Community Protection, the day to day contract management of the Serenity Project is overseen by the Council's Domestic Violence Prevention Officer.

### ***The Gold Standard***

The Shared Homelessness service across the Ashfield and Mansfield districts is committed to improving service delivery and prevention rates and is currently signed up to the Gold Standard pledge and to undertaking the 10 step approach towards achieving the Gold Standard in service delivery.

The Gold Standard is a 10 step continual improvement pledge formalised by an application for the Gold Standard Challenge.

1. To adopt a corporate commitment to prevent homelessness which has buy in across all local authority services
2. To actively work in partnership with voluntary sector and other local partners to address support, education, employment and training needs
3. To offer a Housing Options prevention service to all clients including written advice
4. To adopt a No Second Night Out model or an effective local alternative

5. To have housing pathways agreed or in development with each key partner and client group that include appropriate accommodation and support
6. To develop a suitable private rented sector offer for all client groups, including advice and support to both client and landlord
7. To actively engage in preventing mortgage repossessions including through the Mortgage Rescue Scheme
8. To have a homelessness strategy which sets out a proactive approach to preventing homelessness, reviewed annually to be responsive to emerging needs
9. To not place any young person aged 16 or 17 in Bed and Breakfast accommodation.
10. To not place any families in Bed and Breakfast accommodation unless in an emergency and for no longer than 6 weeks

### ***Interagency Forum***

The sub regional interagency forum meets quarterly and is the central point for partnership working across the three districts of Ashfield, Mansfield and Newark and Sherwood. Representatives from all Council's, supported housing providers and external agencies attend to drive forward the local strategies and create opportunities to share best practice and standardise procedures and policies across the sub-region to ensure consistency in service delivery and expectation.

### **Tackling Youth Homelessness**

The Countywide Youth Homeless Forum meet quarterly to discuss progress against the actions in the Youth Homeless Strategy and to exchange best practice when dealing with young people approaching as homeless. Ashfield currently refer 16 and 17 year old care leavers to the NCC Family Service to access emergency accommodation.

The young person would either be placed in Core Accommodation (in a supported hostel with staff on site 24 hours a day) or in Cluster accommodation (shared houses with visiting support). Alternatively, the young person may be matched to a supported lodgings host if this is a more suitable option for them. Emergency accommodation can be provided through nightstop where the young

person stays with a family on a day to day basis until a more permanent solution can be found or they can move into the Core accommodation

### **Prevention of homelessness**

The Homeless Prevention service is provided in conjunction with other departments and key partner agencies to deliver proactive solutions before the applicant needs emergency assistance. Preventing homelessness is often a complex task and officers work with landlords, parents, mortgage providers and other statutory agencies to secure alternative accommodation or to retain the home the applicant is at risk of losing. The Housing Options team offer drop in services for housing advice and home or hospital visits are available for applicants who are unable to get to the Council offices.





## 8.4 Homelessness priorities for 2016 – 2020

- Develop debt and money advice services for people at risk of losing their home - dealing with impending welfare reforms – promotion of financial inclusion, signposting to debt / support services and assistance with accessing private rented sector housing
- Improve partnership working with health and social care to tackle the increasingly complex needs of homeless households
- Work with private landlords to increase access to shared accommodation / HMOs for single person households under 35 who will be affected by the reduction in housing benefit entitlement from April 2017
- Increasing prevention activity specifically for single people under 35
- Improve the support and assistance offered to victims of domestic abuse
- Increased use of the private rented sector to discharge homeless duty and to secure accommodation for non-priority need households with the use of Discretionary Housing Payments where necessary
- Adopt the principles of the ‘no second night out’ promise to rough sleepers
- Undertaking the *Gold Standard Programme*
- Expand the existing prevention service to incorporate ‘rent in advance’ scheme, the use of mediation and increased use of the private rented sector
- Secure additional funding to sustain the 6 refuge units past the end of December 2016 when the pilot project ends
- Work with Community Safety to gain the Domestic Abuse Housing Alliance (DAHA) accreditation



### 1 – Ensuring supply of suitable & available accommodation

THEMES WITHIN PRIORITY AREA:

- Quality and standards
- Matching supply with demand
- Use of market intelligence
- Developing specialist housing for vulnerable groups

At a time of rising house prices and shortage of specialist accommodation, it is imperative that the Council use its strategic enabling role to secure homes for those who are unable to access market solutions. Although the reductions in available supporting people grant funding have led to closures of supported housing schemes across the sub-region, councils including Ashfield are establishing their own supported housing provision by working directly with support providers and utilising their housing stock to provide short term accommodation for vulnerable groups.

With the continued roll out of welfare reforms, the next few years will be challenging for the many households affected. Single people under the age of 35 will only be entitled to claim a single room rate, Universal credit and the associated sanctions will leave many without income and those affected by

the bedroom tax who are currently being assisted with discretionary housing payments will need to consider moving to smaller accommodation. An overall shortage of smaller housing across the district compounds this problem and whilst housing providers will be encouraged to build smaller units or shared housing schemes, the limited availability of grant funding and the new requirement for starter homes will reduce the Councils ability to secure new affordable homes in the future. Alternative solutions are now required and the Council will be reviewing both existing stock and its own capacity to build when seeking to address this problem.

Tasks

- Develop corporate approach for the delivery of affordable homes in the district
- Utilise existing council owned land to enable development of specialist housing
- Extend mutual exchange register to incorporate national availability
- Work with registered providers and the HCA to deliver 100 additional new affordable homes

### 2 – Energy and sustainability

THEMES WITHIN PRIORITY AREA;

- Fuel Poverty
- Provision of energy advice
- Reducing the impact of welfare reforms and associated sanctions

The district has many of the older style terraced homes which were built with solid wall construction (without a cavity). These homes are often difficult to heat and in accordance with the requirements of the Home Energy Conservation Act 1995 (HECA), the Council published a report outlining plans to improve energy efficiency of residential accommodation in the district. Strategic Housing are working with the CCGs and the County Council to deliver the Health and Wellbeing agenda

Since the publication of the national fuel poverty strategy 'Cutting the Cost of Keeping Warm 2015' the Council has been working with partner agencies to deliver various initiatives to reduce the

number of fuel poor households across the district.

#### Tasks

- Seek and secure grant funding to offer schemes that increase thermal comfort of homes in the private sector
- Appoint Energy Doctor to visit homes and advise on available grants and offer tailored energy advice to the household
- Identification of where the most vulnerable / fuel poor households live so that resources can be targeted effectively
- Utilise Health Impact Assessments to target resources

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### 3 – Regeneration (Housing)

#### THEMES WITHIN PRIORITY AREA;

- Empty Homes
- Influencing new developments
- Review of Council owned land and buildings

The Council's Regeneration Board meets every quarter to assess potential sites for regeneration and to monitor existing projects.

Over the next 4 years it is estimated that there will be a further 2600 new homes built in the district, Strategic Housing will work in conjunction with Planning and developers to ensure that all new developments will meet the requirements of the local area and its population. In terms of affordable housing the Council will work to ensure

new affordable homes are delivered on each site where possible and that any commuted sums received from developers are utilised to acquire or enable development elsewhere in the district. This strategic enabling role is about to get harder for all local authorities with the introduction of Starter Homes that can now be provided by developers in lieu of rented or intermediate housing through the Section 106 agreement.

#### Tasks

- Bring back a further 100 Empty and derelict homes back into use
- Implement Selective Licencing in the Sutton Central and Stanton Hill areas
- Redevelop Warwick Close



## 4 – Tackling disrepair

THEMES WITHIN PRIORITY AREA;

- Health Impact Assessments
- Private sector standards
- Managing the Council's 30 investment programme

The Council's Private Sector Enforcement Team to add targets for tackling disrepair

Data from the BRE study relating to Health Impact Assessments to be added when study completed in July 2016

Tasks

- Employ an additional Officer within the Private Sector Enforcement Team to deal with disrepair
- Utilise the Health Cost Calculator and Area Mapping tools from the Health Impact Assessment to pro-actively target resources to vulnerable people at high risk from hazards in their homes
- Mitigate a further 100 excess cold hazards during 2016/17 through inspection and enforcement activity
- Mitigate a further 50 properties from Damp and mould during 2016/17 through inspection and enforcement activity

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## 5 – Reducing / preventing homelessness due to violence

THEMES WITHIN PRIORITY AREA:

- Awareness raising
- Prevention / perpetrator programs
- Refuge provision
- Support for victims
- Partnership working

In April 2016, the Council's Community Protection Team in partnership with Women's Aid Integrated Services (WAIS) launched the Serenity Project to provide secure, supported temporary accommodation for women escaping domestic abuse. The six units are spread across the district and allow women to leave their abusive relationship but remain in the district to be close to support networks, family members and schooling etc. The Council recognises that domestic violence is a significant problem in the

district with over a third of all homeless applications being made due to violence in the home.

The Council's Community Protection Team works in conjunction with police and social services to tackle domestic violence by raising awareness, providing assistance to victims at the point of need and through a range of prevention initiatives. The Council's Domestic Violence Prevention Officer works with the housing and homelessness teams to ensure victims are not exposed to any further risk and are dealt with sensitively according to their needs

Tasks

- Secure additional funding to retain the 6 supported housing units across the district
- Deliver the Freedom Programme to

residents in the supported units and in other forms of temporary housing who have experienced domestic abuse

- Establish a joint working protocol with housing providers so that move on accommodation addresses remain confidential and women continue to receive tenancy support if required
- Establish a perpetrator programme for repeat offenders who want to break the cycle of abuse
- Publicise and promote White Ribbon day in November both internally and at external events across the district
- Achieve the Domestic Abuse Housing Alliance accreditation (DAHA) for the Council to ensure victims of abuse approaching the Council receive a consistently high standard of support and practical assistance
- Offer in house training of the 'Freedom Programme' for victims of domestic abuse
- Working with schools in partnership with Equation to help children affected by DV and promote positive relationships

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## 6 – Environment and planning

THEMES WITHIN PRIORITY AREA;

- Attracting new households to move into the district
- Establishing communities and sustaining neighbourhoods
- Designing out crime
- Incorporate energy efficiency measures into new housing
- Ensure any new council housing is built to lifetime standard

The Local Plan is due to be adopted in the spring of 2017, there is an increasing need to work closely with Planning at the early stages of development to ensure that what is being built meet the needs and aspirations of the district.

Tasks

- Regenerate Warwick Close in Kirkby in Ashfield
- Ensure all new social housing developments have appropriate local lettings plans in place prior to allocation

## 10 Monitoring and delivery of the Strategy

The implementation of the action plan is dependent on the strength of the partnership working arrangements in place to deliver it. A working group of key officers has been established to review all targets and actions every quarter to ensure that progress is made and target dates have been met.

It is recognised that over the lifetime of this strategy, wider national policy and future legislative changes may impact on its delivery. For this reason, the action plan will be reviewed on an annual basis.

## 11 Equality Impact

This Housing Strategy has had a full Equality Impact Assessment carried out which will be reviewed during 2018 in conjunction with the action plan review.

The Equality Impact assessment can be obtained by contacting Strategic Housing Services on **01623 457211** or emailing; **[strategicadmin@ashfield.gov.uk](mailto:strategicadmin@ashfield.gov.uk)**

<b>Affordable Housing</b>	Affordable housing is social rented, affordable rented, intermediate housing, and starter homes provided to eligible households whose needs are not able to access the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
<b>Affordable Rents</b>	Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
<b>ALMO (Arm's Length Management Organisation)</b>	A not-for-profit company that provides housing services on behalf of a local authority. Usually an ALMO is set up by the authority to manage and improve all or part of its housing stock. Ownership of the housing stock itself normally stays with the local authority.
<b>Assistive Technology</b>	An umbrella term that includes assistive, adaptive, and rehabilitative devices for people with disabilities and also includes the process used in selecting, locating, and using them.
<b>Better Care Fund (BCF)</b>	A programme spanning both the NHS and local government that has been created to improve the lives of some of the most vulnerable people in society, placing them at the centre of their care and support and providing them with 'wraparound' fully integrated health and social care
<b>Brownfield Sites</b>	Brownfield is a term used in urban planning to describe land previously used for industrial purposes or some commercial uses.
<b>Choice Based Lettings (Home finder)</b>	A scheme through which Ashfield and Mansfield district councils and registered providers advertise their vacant homes so that registered housing applicants can place bids on homes of their choice for which they are eligible
<b>CCG (Clinical Commissioning Group)</b>	Groups of General Practices that work together to plan and design local health services in England. They do this by 'commissioning' or buying health and care services.
<b>CLG (Department for Communities and Local Government)</b>	The central government department with responsibility for local government, housing and planning.
<b>Commuted Sums</b>	Commuted Sums are a payments made by a private developer to the council in lieu of providing on-site affordable homes (or any other planning obligation)
<b>Corporate Plan</b>	A Corporate plan is the Council's business plan which is a formal statement of objectives and targets, reasons they are attainable, and plans for reaching them.
<b>Decent Homes Standard</b>	A Government standard used to measure the condition of public sector stock.
<b>Commuted Sums</b>	Commuted Sums are a payments made by a private developer to the council in lieu of providing on-site affordable homes (or any other planning obligation)
<b>Corporate Plan</b>	A Corporate plan is the Council's business plan which is a formal statement of objectives and targets, reasons they are attainable, and plans for reaching them.
<b>Decent Homes Standard</b>	A Government standard used to measure the condition of public sector stock.

<b>Fuel Poverty</b>	<p>Fuel poverty in England is measured using the Low Income High Costs (LIHC) indicator. Under the LIHC indicator, a household is considered to be fuel poor if:</p> <ul style="list-style-type: none"> <li>• they have required fuel costs that are above average (the national median level)</li> <li>• were they to spend that amount, they would be left with a residual income below the official poverty line.</li> </ul>
<b>Gold Standard</b>	<p>Benchmarking scheme launched by the government requiring councils to deliver on 10 key homelessness commitments to achieve the Gold Standard in Homelessness service delivery</p>
<b>GTAA (Gypsy and Traveller Accommodation Assessment)</b>	<p>Local authorities have responsibility for ensuring that section 225 of the Housing Act 2004 is acted upon, and who will be undertaking, arranging or commissioning the Accommodation Needs Assessment for Gypsies and Travellers.</p>
<b>Handy Persons Adaption Scheme (HPAS)</b>	<p>The Handy Person Adaptation Service (HPAS) provides help with essential minor adaptations and small practical jobs to help people live safely and independently at home</p>
<b>Home Energy Conservation Act reports (HECA)</b>	<p>Reports submitted to central government from English local authorities setting out the energy conservation measures that the authority considers practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation in its area</p>
<b>Homelessness Prevention Grant</b>	<p>Annual grant allocated to local authorities from the DCLG.</p>
<b>Hospital Discharge Scheme</b>	<p>A scheme delivered in partnership with Adult Social Care that provides x 4 units of accommodation for people leaving hospital who cannot be discharged to their own homes without support</p>
<b>Housing Benefit</b>	<p>A state benefit administered by Local Authorities to pay all or part of the cost of rented housing for those on low incomes.</p>
<b>HHSRS (Housing Health and Safety Rating System)</b>	<p>The housing health and safety rating system (HHSRS) is a risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. It was introduced under the Housing Act 2004 and applies to residential properties in England and Wales.</p>
<b>HMO (House in Multiple Occupation)</b>	<p>Dwellings with more than one household in occupancy who are sharing the use of facilities</p>
<b>Housing Need</b>	<p>Housing need refers to the scale and mix of housing and the range of tenures that is likely to be needed in the housing market area over the plan period and should cater for the housing demand of the area and identify the scale of housing supply necessary to meet that demand</p>
<b>Housing Related Support</b>	<p>Housing related support services are defined as services that aim to develop or sustain an individual's capacity to live independently in accommodation.</p>

<b>HRA (Housing Revenue Account)</b>	The introduction of self-financing of the HRA from April 2012 will see the dismantling of the current HRA subsidy system and allow each authority's JRA to be self-financing, meaning that each authority's HRA will be based on actual expenditure and income, determined locally. There will be no payments to or from Government.
<b>LHA (Local Housing Allowance)</b>	Local authorities use LHA rates based on the size of the household and the area in which a person lives to work out the amount of rent which can be met with Housing Benefit.
<b>LIP (Local Investment Plan)</b>	Local Investment Plans are evolving documents agreed with local authorities and reviewed over time to ensure that local priorities remain relevant and deliverable. Local investment needs and priorities may change over time and are likely to include changes.
<b>Local Plan</b>	The Planning Inspectorate supports the Government's aim for every area in England to have an adopted local plan. A local plan sets out local planning policies and identifies how land is used, determining what will be built where. Adopted local plans provide the framework for development across England. Local peoples' views are vital in shaping a local plan, helping determine how their community develops. Development should be consistent with the national planning policy framework.
<b>Market Rent</b>	The rent chargeable for accommodation, allowing for the scarcity of that kind of property and the willingness of tenants to pay
<b>Newly Arising Need</b>	Newly-arising or future need is the measure of the number of households who are expected to have an affordable need at some point in the future. It is comprised of newly forming households and existing households falling into need
<b>Owner Occupiers</b>	A person who owns or is in the process of buying a property.
<b>Partnership Plus Zones</b>	Geographical locations within the district where the Council and many other agencies are working together in partnership to reduce criminal activity
<b>Private Rented Sector</b>	The Private Rented Sector is a classification of United Kingdom housing tenure as described by the Department for Communities and Local Government, a UK government department that has amongst its remit the monitoring of the UK housing stock.
<b>RP (Registered Provider)</b>	Government-funded not-for-profit organisations that provide affordable housing. They include Housing Associations, Trust and Cooperatives. They work with Local Authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, Registered Providers undertake a landlord function by maintaining properties and collecting rent.
<b>Relocation Plus Service</b>	A service to assist tenants to downsize into smaller and cheaper accommodation.
<b>Right to Buy</b>	The Right to Buy scheme helps social tenants in England to buy their council home at a discount.
<b>RP (Registered Provider)</b>	Government-funded not-for-profit organisations that provide affordable housing. They include Housing Associations, Trust and Cooperatives. They work with Local Authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, Registered Providers undertake a landlord function by maintaining properties and collecting rent.
<b>Relocation Plus Service</b>	A service to assist tenants to downsize into smaller and cheaper accommodation.
<b>Right to Buy</b>	The Right to Buy scheme helps social tenants in England to buy their council home at a discount.



<b>Sanctuary Scheme</b>	The sanctuary scheme is an innovative approach to homelessness prevention. It provides professionally installed security measures to allow those experiencing domestic violence to remain in their own accommodation where it is safe for them to do so, where it is their choice and where the perpetrator no longer lives within the accommodation.
<b>Secure Tenancy</b>	Where a tenant has the right to live in the property for the rest of their life, as long as they do not break the conditions of the tenancy agreement.
<b>Selective Licencing</b>	Designated geographical areas where private rented housing requires a license from the Council
<b>Serenity Project</b>	6 refuge units located across the district that provide temporary housing and support to victims of domestic abuse
<b>Sheltered Housing</b>	Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors.
<b>Social Rents</b>	Housing owned by local authorities and registered providers for which guideline rents are determined through the national rent regime – usually around 70% of market rents.
<b>SHMA (Strategic Housing Market Assessment)</b>	The SHMA is a cross-boundary study of the operation of Housing Market Areas. It analyses the characteristics of the housing market and assesses how key factors work together providing evidence based predictions for future housing needs
<b>Starter Homes</b>	200,000 homes to be built for first-time buyers under the age of 40 who will be able to purchase new houses or flats at a 20% discount. Developers will be able to build starter homes instead of affordable rented and shared ownership properties on new sites
<b>Strategic Tenancy Strategy</b>	The Tenancy Strategy sets out the council's approach to the management of tenancies which Registered Providers (formerly Registered Social Landlords (RSL's) must have regard to in setting their own Tenancy Policy. The Tenancy Strategy sets out how the council will apply this to its own housing stock.
<b>Sustainability and Transformation Plan (STP)</b>	This is a 5 year plan for Nottinghamshire to improve the integration of Health and Social care containing Housing specific themes
<b>Under Occupancy Charge (bedroom tax)</b>	Under Occupancy Charge means the number of bedrooms are taken into account and how many are needed, based on who lives in the property. If someone is assessed as having more bedrooms in their accommodation than the government believe they need, they will be considered to be under-occupying the property and a reduction will be applied to their Housing Benefit.

Priority	Action point	Responsibility	Budget	Target completion date	Outcome
<b>Priority 1 – Ensuring supply of suitable &amp; available accommodation</b>	Deliver new Relocation Plus service to extend housing choice and offer tailored solutions to make better use of our housing stock with target of releasing 40 family homes by end of December 2016	Strategic Housing / Ashfield Homes Ltd	DCLG funding of £37,500	December 16	x 40 Family homes released for letting to applicants on waiting list
	Establish the hospital discharge scheme in Ashfield to provide x 4 respite units for vulnerable people who leave hospital and are unable to return home due to suitability of their accommodation	Strategic Housing / Housing Options	Within existing budget/ Rental income funded by the CCG	End March 2017	x 4 units available to house patients who don't need to be in hospital – savings of around £600 per week to NHS
	Create an adaptations register and map where specialist accommodation and adapted homes are located across the district	Strategic Housing	Within existing budget	June 2017	Better use of social housing stock and reduced adaptations budget as adapted homes can be utilized for those who need them
	Bring a further 100 long term empty homes back into use during 2016/17	Strategic Housing Private Sector Housing	Within existing resources	Ongoing annual target	Reduced crime / ASB / disrepair issues and increased supply of rented housing in the district
	Extend the home finder CBL scheme to incorporate affordable private sector accommodation	Strategic Housing/ Ashfield Homes	Within approved capital programme / Private landlords to pay per advert on Home Finder	November 2017	Easier access to private rented housing in the district
	Deliver 39 new build apartments / extra care units at Darlison Court for the over 60s to meet the housing needs of the ageing population	Strategic Housing	Within existing resources	June 2016	Family homes released for social rent, & elderly people rehoused appropriately with their care and housing needs met
	Identify and map viable council owned sites for future development	Strategic Housing	Within existing resources	November 2016	Sites prepared for future investment opportunities as and when they arise

Priority	Action point	Responsibility	Budget	Target completion date	Outcome
<b>Priority 1 – Ensuring supply of suitable &amp; available accommodation</b>	Negotiate delivery of an additional 50 affordable rented units with developers and registered providers during 2016/17 before starter homes replace s106 affordable rented/intermediate housing provision	Strategic Housing	Within existing resources	End March 2017	Housing needs being met as more households rehoused from the waiting list
	Bring social rented homes back into use on Warwick Close to be let in accordance with agreed local letting plan	Strategic Housing	£450k from within existing Capital Programme. A further £720k from the Decent Homes Allocation (to be brought into revised Capital Programme)	September 2017	Additional x 8 social rented houses available to house people on the waiting list – enhanced appearance of the area
	Promote independent living through the provision of information, disabled facilities grants, discretionary loans and adaptations of Council homes	Sustainability / Ashfield Homes in conjunction with Strategic Housing	Existing Grants programme	Ongoing throughout 2016/17	People are able to live independently for longer in their homes and reduced cost to the NHS as potential hazards are mitigated
	Use of commuted sums to develop new housing or to assist regeneration projects	Strategic Housing / Planning	S106 funds	Ongoing throughout 2016/17	More sites become viable and new affordable homes are built
	Assist in the delivery of the Countywide Youth Homelessness Strategy	Strategic Housing	Within existing resources	Target dates within <b>Youth Homelessness</b> strategy document	Reduce the number of under 25's presenting as statutorily homeless
	Explore the creation of a new ADC lettings agency for private landlords	Strategic Housing	A separate costed appraisal would need to be considered by Members before proceeding - likely to be self funding after set up as ADC would charge a % fee for each unit managed	August 2017	Guaranteed compliance for landlords and peace of mind for private tenants as
	Explore the option of providing another local authority mortgage scheme in the district following the success and full take up of the initial scheme	Strategic Housing	ADC would provide guarantee rather than direct funding	March 2017	More first time buyers able to access the housing market / less pressure on social housing waiting lists

Priority	Action point	Responsibility	Budget	Target completion date	Outcome
<b>Priority 2 – Energy and sustainability</b>	Consider adopting large scale energy switching scheme for council owned homes, incorporating utilities and broadband	Strategic Housing	Within existing resources	May 2017	Reduction in number of council tenants living in fuel poverty and improved value for money from wider savings to utilities
	Commission private sector stock condition survey incorporating health impact assessments	Strategic Housing, Private Sector Housing	£35k (not approved)	August 16	Comprehensive information relating to housing conditions in the district leading to better targeting of resources – data gathered can be used to justify future funding
	Reduce the impact of welfare reforms and associated sanctions that lead to fuel poverty and insufficient heating of homes	Strategic Housing / Welfare Reform board	Within existing resources	Ongoing throughout 2016/17	Fewer households needing crisis support and financial assistance / reduced excess winter deaths
	Establish baseline position of fuel poverty across the district to enable targeting of energy advice, financial and practical assistance	Strategic Housing, AWT Team, Private Sector Housing	Within scope of BRE study (£38k approved spend)	December 16	Better understanding and easier targeting of resources to assist fuel poor / low income households
	Formulate Health and Housing profile of the district from existing datasets and research	Strategic Housing	As above	December 16	Tailored solutions to identified health/housing links established from the findings
	Access funding and grants to improve thermal comfort in the private sector (home owners)	Business Continuity & Sustainability unit/ Strategic Housing	Additional funding to be sourced	change to March 2017	Improved SAP / EPC ratings of homes and reduction in fuel poverty
	Rollout of Solar PV panels to communal blocks and sheltered courts to generate electricity for communal schemes	Strategic Housing, Ashfield Homes Ltd	Included within the existing Capital Programme	Throughout 2016/17	Cost savings to ADC from feed in tariff
	Fund boiler replacement scheme for low income fuel poor households	Strategic Housing	Additional funding to be sourced	March 2017	Improved thermal comfort of homes / better quality of life for low income households
	Ensure new homes are built to high energy ratings incorporating grey water systems, energy efficient heating systems etc. (previously the code for sustainable housing level 4/5)	Strategic Housing	HRA if new council housing	Ongoing	Reduction in fuel poverty / cheaper utility bills and lower carbon emissions
	External rendering programme on Carsic estate to improve thermal comfort of 118 non – traditional wimpy concrete homes	Ashfield Homes	Within capital programme	Throughout 2016/17	Reduction in overall costs to the homeowner and improved appearance of the dwelling
	To consider developing loans policy for leaseholders and freeholders who have purchased council housing	Ashfield District Council	Within existing budgets - any new scheme would require separate cabinet approval	September 2017	Improved thermal comfort and energy efficiency within ex-council stock

Priority	Action point	Responsibility	Budget	Target completion date	Outcome
<b>Priority 3 – Regeneration (Housing)</b>	Assess viability of future development opportunities on cleared land at Warwick Close	Strategic Housing	HRA – to be approved when required	September 16	Enhanced appearance of the estate / raised social capital
	Undertake further review of garage sites that have been identified as having development potential	Strategic Housing	Within existing resources	April 16	Sites that are ready for development when funding becomes available
	Work with land owners to develop derelict former pub sites for affordable / specialist supported housing	Strategic Housing	Use of commuted sums to bring unviable sites forward	Ongoing throughout 2016/17	Increased supply of affordable housing on previously unviable sites
	Utilise commuted sums to enable development of 8 new affordable homes in Jacksdate to be let through the councils home finder scheme	Strategic Housing	S106 existing funding	October 16	8 new affordable rented family homes for local newly forming households
	Produce and publicise a local investment plan for the district exploring the use of commuted sums to develop previously unviable sites across the district	Strategic Housing	Committed sums payments	Ongoing throughout 2016	Additional affordable & supported housing
	Review data collated from the ridge survey to inform future investment in non-traditional housing stock	Strategic Housing	Within existing resources	April 16	Remedial works & required investment carried out
	Bring 9 units of council housing back into use at Warwick Close	Strategic Housing	£450k within approved capital programme - a further £270k from Decent Homes backlog funding is to be incorporated into Capital Programme refresh in November 2016	June 2017	Additional affordable rented homes and enhanced appearance of local area

Priority	Action point	Responsibility	Budget	Target completion date	Outcome
<b>Priority 4 – Tackling disrepair</b>	Continue to work with Nottinghamshire fire and rescue and the community safety team to promote fire safety to vulnerable households and those living on caravan sites	Private Sector Enforcement Team	Within existing budgets	Ongoing throughout 2016/17	Improved fire safety / fewer related injuries / fatalities
	Complete the consultation on the proposed two areas for selective licensing. If agreed to go ahead start to consider whether the approach could have benefit elsewhere in the district.	Private Sector Enforcement Team	Self financed from licenses with contribution from Regional Housing Board Grant	End July 2016	Improved fire safety / fewer related injuries / fatalities
	Continue working with private sector landlords through the sub regional landlord forum	Private Sector Enforcement Team	Within existing budgets	Ongoing throughout 2016/17	Improved fire safety / fewer related injuries / fatalities
	Recruit additional officer within the private sector enforcement team to inspect and enforce stands in the private rented sector	Private Sector Enforcement Team	Self financed from licenses with contribution from Regional Housing Board Grant	December 2016	Improved fire safety / fewer related injuries / fatalities
	Establish joint working protocols with Ashfield Homes and lettings agencies when Filthy & Verminous properties are identified	Private Sector Enforcement Team / AHL	Using a redirected allocation of funding.	February 2017	Improved fire safety / fewer related injuries / fatalities



Priority	Action point	Responsibility	Budget	Target completion date	Outcome
<b>Priority 5 – Reducing / preventing homelessness due to violence</b>	Implementation of the actions in section 8	MDC Shared Homelessness Service	Shared service fee / existing resources	Ongoing throughout 2016/17	Improved front line housing options service
	Develop permanent refuge provision in the district in conjunction with WAIS (Women's Aid Integrated Services) so that 6 furnished safe houses are available for victims fleeing domestic abuse	Strategic Housing	Grant funding & HRA	All units to be leased by March 2016	Improved access to supported refuge accommodation for victims of DV in the district
	Further develop the sanctuary scheme so that victims feel safer living in their own homes	Strategic Housing	Sanctuary budget	Ongoing when required	Victims of DV have additional security and protocols in place to deter / respond to perpetrator
	Representation on the MARAC so that complex cases can be dealt with holistically by multiple agencies who are working together to address the individual needs of the victims	Strategic Housing / Community Protection	Within existing resources	Ongoing throughout 2016/17	Joined up holistic response to assist victims of DV
	Continue to work in conjunction with the police and community safety so that victims can access the assistance and support when needed	Strategic Housing / Community Protection	Within existing approved budget	Ongoing throughout 2016/17	Co-ordinated response to repeat victims requiring emergency assistance

Priority	Action point	Responsibility	Budget	Target completion date	Outcome
<b>Priority 5 – Reducing / preventing homelessness due to violence</b>	Ensure new housing developments incorporate specialist housing where appropriate (10% target for groups requiring specialist accommodation)	Strategic Housing	Within existing resources	Ongoing throughout 2016/17	Increased levels of tenancy sustainment and reduced need for crisis intervention
	Promotion of white ribbon day both internally and at external events	Community Safety / DV coordinator	Within existing resources	Ongoing throughout 2016/17	Raised awareness of DV and help available to victims
	Work with Schools to promote healthy relationships and assist children who have been affected by violence in the home	Community Safety / DV coordinator In conjunction with Equation	Within existing resources	April 2017	Wider promotion of the scheme and support from staff Prevention of DV in the longer term & support to children affected
	Delivery of the Freedom Programme at ADC on a rolling basis to women who have escaped domestic violence	Community Safety / DV coordinator in conjunction with Women's aid / WAIS	Within existing resources	End March 2017	Ending the cycle of abusive relationships through empowerment
	Consider further roll out of Safe-guarding training for front line staff	DV coordinator in conjunction with Learning & Development Team	Would require additional budgetary approval prior to implementation	June 2017	Increased consistency in response to victims approaching the Council for assistance with domestic abuse

Priority	Action point	Responsibility	Budget	Target completion date	Outcome
<b>Priority 6 – Environment and planning</b>	Establish joint working protocol to enable closer links with planning to ensure identified housing needs are met through negotiation of new sites	Strategic Housing	Within existing budgets	Ongoing throughout 2016/17	Housing needs of newly forming households are met appropriately
	Ensure all 100% affordable schemes have agreed local lettings plans in place (approved by CBL Board) to ensure sustainability of new communities	Strategic Housing	Within existing budgets	Waterloo - Lingford Street by October 2016 EMH – Coxmoor Road by July 2016 Derwent Living - Papplewick Lane by December 2016	Sustainable new communities are created that provide affordable housing for people in housing need

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**Data Sources**

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Department for Communities and Local Government (DCLG)

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## EQUALITY IMPACT ASSESSMENT (EIA)

The purpose of EIA's is to ensure that organisations have considered equality and diversity issues within their policies, procedures and functions (i.e. service), in relation to service delivery and employment practices.

<b>1. Which Function are you assessing?</b> Housing Strategy 2016 – 20 (Section 9 and Appendix 2 - six priority themes and action plan assessed for the purposes of the EIA)			
<b>2. Who is responsible for this Function? (Manager and Section/Division)</b> Pam Wharfe			
<b>3. Why do you perform this Function?</b> The delivery of the Housing and Health Strategy for Ashfield 2016 – 20 is aligned to the following corporate priorities; <b>Housing</b> <ul style="list-style-type: none"> <li>• Increase overall supply of affordable homes in the district.</li> <li>• Reduce Levels of Fuel Poverty.</li> <li>• Minimise the use of bed and breakfast accommodation to house families who are homeless.</li> </ul>			
<b>4. Does the Function consider and meet the needs of each equality strand and take them into consideration. Provide evidence where appropriate)</b>			
Equality Strand	Positive (Please provide evidence)	Negative (Please provide evidence)	Unmet Need (please provide evidence)
Age	<p>People over the age of 60 and frail elderly households will be impacted in a positive way as their housing needs will be addressed more comprehensively with the new joint working arrangements through health / social care &amp; housing.</p> <p>The following actions will benefit older people specifically;</p>	<p>Young people will be at a disadvantage in terms of accessing social housing – single people without dependent children under the age of 35 will only get Housing Benefit paid at shared accommodation rates so may not be able to have exclusive use of a social housing unit in the future (as many of the 1 bed flat rents, particularly those owned by housing associations, significantly exceed the single room rate</p>	<p>To develop / enable development of shared accommodation and licenced HMO's to accommodate young people who will not be able to access self-contained homes in future due to housing benefit changes</p>

	<p>1. Hospital discharge scheme  2. Utilising Better Care Funding for additional adaptation &amp; prevention services in addition to the mandatory Disabled Facility Grants  3. Delivery of new council housing and Extra Care units  4. Relocation Plus Service – to assist tenants wishing to downsize to more manageable / suitable accommodation</p>	<p>paid by HB)</p> <p>Although this is not specifically addressed in the Strategy, a full review of the Home finder lettings policy has been incorporated into the action plan and will be undertaken during 2017/18 to ensure the housing needs of this age group are met and that any disadvantages caused by the HB changes are mitigated wherever possible</p>	
Disability	<p>People who require disabled facilities in their homes will be impacted positively through a range of initiatives and actions contained in the plan.</p> <ol style="list-style-type: none"> <li>1. Promotion of independent living through the provision of information, disabled facilities grants, discretionary loans and adaptations of council homes</li> <li>2. Creation of adaptations register</li> <li>3. New affordable homes built to lifetime standards and adaptations incorporated into build process so that specific units can be tailored to individual needs</li> <li>4. Mitigation of hazards in the home to prevent hospital admissions and housing related illnesses</li> </ol>	Not specific to this strand	N/A
Gender	<p>One of the six priority themes contained within the strategy is 'reducing homelessness due to violence'. Although both men and women experience domestic violence and services are available to both genders at county level, the actions contained within the plan relate specifically to tackling violence against women and</p>	Not specific to this strand	N/A

	<p>ensuring they have access to services and emergency housing in the district at the point of need. It is widely recognised that the majority of violence in the home is perpetrated by men against women and the tasks within the action plan reflect this position.</p> <p>The majority of ADC council tenants 59% (who will benefit from the improvements to council housing and the new policies implemented to mitigate welfare reforms) are women</p>		
Race	Not specific to this strand	Not specific to this strand	N/A
Religion or Belief	Not specific to this strand	Not specific to this strand	N/A
Sexual Orientation	Not specific to this strand	Not specific to this strand	N/A
Socio Economic (Deprivation)	<p>The Energy &amp; Sustainability theme actions focus on tackling fuel poverty and reducing the impact of welfare reform, having positive impact for low income households across the district</p>	<p>Although not negatively impacted directly by the Strategy, low income households will be marginalised in terms of access to new build affordable housing negotiated on sites. As starter homes will take priority on all new sites, developers will these build discounted for sale units in lieu of social rented units and it will therefore be harder for the council to rehouse low income families with the highest levels of housing need in future</p>	<p>To consider alternative ways of providing new affordable homes in the district (e.g. new council housing on council owned land, subsidising other social providers or redevelopment of existing schemes &amp; sites)</p>

**Action plan**

- 5. If you have found a negative impact, what is the concern? That households / people on low incomes / benefits will not be able to access social housing as even the tenure becomes unaffordable as a housing option (as welfare reforms continue to be rolled out)**
- 6. What action do you plan to take? Full review of the Home finder Lettings policy**
- 7. If you have found negative impact, when are you going to amend the Function by (Date)? July 2017**
- 8. Who is responsible for amending the Function? – Strategic Housing Team**

5. Concern	6. Action	7. Target Date	8. Responsible Person
Impact of the under 35 Housing Benefit changes	1. Undertake review of the Home finder lettings policy to address affordability issue prior to the introduction of the benefit changes 2. Produce longer term action plan through Welfare Reform Board to ensure access to social housing and affordable homes reflects need irrespective of income	July 2017  Throughout 2017	Director of Housing  Strategic Housing Team in conjunction with Planning Policy team
Changes in the planning system that will make it difficult to deliver affordable rented units in future	1. Raise affordable housing requirements as a % on all new sites 2. Request commuted sums in lieu of onsite provision where appropriate so that rented units can be delivered on alternative sites	To be incorporated in the Local Plan – for adoption May / June 2017	Strategic Housing Team in conjunction with Planning Policy team

**9. Explain how you have included your concerns in the business planning cycle?**

The full review of the Joint Lettings Policy (Home finder) will be carried out during 2017/18 to ensure equality in terms of accessing social housing in Ashfield & Mansfield. The following issues will be the focus of the review:

- Affordability thresholds for new tenants (to access social housing)
- Universal credit roll out
- Rent in advance payments at sign up
- Provision of furniture / carpets to improve tenancy sustainment

**10. When is the next scheduled EIA of this Function and is it in your Business Plan?**

Date: October 2018 (when reviewed) No – but will be incorporated into 2018/19 Plan when compiled.

Signed (Deputy Chief Executive) <i>[Signature]</i> Name <i>PAUL WITKOFF</i> INTERIM SERVICE DIRECTOR Date <i>5<sup>th</sup> OCTOBER 2016.</i>	Signed (Equalities Officer) Name Sharon Allman Date 28/09/16
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# Agenda Item 7

**REPORT TO:** CABINET **DATE:** 13<sup>th</sup> October 2016  
**HEADING:** LEISURE REVIEW – TRANSFORMATION PROGRAMME  
**PORTFOLIO HOLDER:** HEALTH AND WELLBEING  
**KEY DECISION:** YES **SUBJECT TO CALL-IN:** YES

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## 1. PURPOSE OF REPORT

To update Cabinet on the Leisure Facilities Review consultation and the feasibility for the replacement of Festival Hall Leisure Centre. To seek authorisation to proceed with the recommendations.

## 2. RECOMMENDATION(S)

1. To endorse the Leisure Review Consultation analysis contained within the body of the report and consult further on future options for Huthwaite and Edgewood Centres.
2. To endorse the findings from Feasibility Studies for the replacement of Festival Hall Leisure Centre in Kirkby; and:
  - i) To proceed with further feasibility works for the two preferred sites identified, to encompass two floor plans for:-
    - a. Dry only leisure centre
    - b. Wet and dry leisure centre with 25m pool
  - ii) A grant application has been submitted to the Nottinghamshire Pre Development Fund to fund the feasibility study. If the bid is unsuccessful, it is recommended that the Revenue Budget is increased by £28,500 for 2016/17 and the increase recommended to Council.

## 3. REASONS FOR RECOMMENDATION(S)

This report is to update Cabinet on Key Projects within the Council's Corporate Plan (2016-2019) including, the Leisure Review and the feasibility for a replacement for the Festival Hall Leisure Centre (informed by the Leisure Review).

## 4. ALTERNATIVE OPTIONS CONSIDERED (with reasons why not adopted)

To do nothing is not an option as the Leisure Facilities Review has allowed the Council to understand the appropriateness of its leisure stock in relation to the district's health profile and future requirements. The provision of effective facility infrastructure will be central to the successful delivery of the health and wellbeing objectives within the Corporate Plan (2016-2019).

## 5.1 Strategic Vision

Ashfield District Council's Corporate Plan recognises that the health and wellbeing of our residents is a priority in order to ensure our residents are healthy and happy. We also recognise that the health of people in Ashfield is generally worse than the England average, with a related reduction in life expectancies for both men and women. A number of diseases are currently on the increase and affecting people at an earlier age including cancer, diabetes, obesity, hypertension and depression.

The Council recognises that it can directly support the improvement of health and wellbeing of its residents through its own services and in partnership. A wealth of evidence shows that an active

life is essential for physical and mental health and wellbeing. Whilst Ashfield District Council has 6 leisure centres, multiple outdoor facilities, award winning parks and an upward trend in attendance by the local population visiting these sites there remains a worrying increase in preventable ill health, inactivity and adult and child obesity.

The Council wants local people to have access to modern leisure facilities to help lead healthier lifestyles. We are currently working on a five year transformation Programme for our Leisure Centre provision and a clear approach to providing facilities is required, including maximizing and rationalizing the use of the Councils assets alongside coordinated provision from other sources.

The Councils Vision is *'to secure a district-wide network of quality, affordable, accessible and sustainable Leisure Centre's and services for the benefit of all residents of Ashfield'*

### Corporate Plan Key Projects

In order to achieve the Councils Vision there are two Key Projects identified within the Corporate Plan, firstly to carry out a Leisure Facilities Review and secondly, to explore the feasibility for a replacement for the Festival Hall Leisure Centre (informed by the Leisure Review).

In order to address these priorities an extensive Leisure Facilities Review was undertaken, Cabinet endorsed the findings on 14<sup>th</sup> July 2106 and agreed to carry out extensive consultation with residents, leisure users and partners on the Transformation Programme. Cabinet also agreed to carry out a feasibility of potential sites for the replacement of the Festival Hall Leisure Centre. This report updates Cabinet on the Leisure Review consultation analysis and the findings from the feasibility work in Kirkby.

## **5.2 Consultation Analysis and Findings**

### Background

The Council has carried out a public consultation exercise to seek views on options for the future transformation of Leisure Centres which will help the Council to shape future provision. In August 2016, Ashfield District Council consulted members of the public through an online survey and drop-in sessions at three sites.

Consultation also included various partners, the Councils Citizen's Panel and Scrutiny. The Leisure Centres Transformation Survey captured public opinion around the future options for Edgewood, Huthwaite and Festival Hall Leisure Centres.

### **5.2.1 Transformation Survey Summary - Headline Findings**

Of the three sites the most respondents were users of Festival Hall, followed by Edgewood and then Huthwaite. A number of respondents indicated that they used more than one Leisure Centre and responses were also received from people who used leisure facilities outside of the District.

In total, the survey attracted 781 responses which comprised of 524 completed responses and 257 partial/incomplete responses. Below is an analysis of the responses received:

- Of the 781 respondents there was a heavy bias towards females responding with 365 female respondents in comparison with 201 male responses received (the remaining respondents did not provide the information)
- The largest response group was aged 35-44 accounting for 33.4% of the total response. This was followed by the 25-34 years' age group which comprised 14.2% of the response and then over 65's which represented 13.7% of all respondents. The lowest level of response came from the 18-24 years' age group which accounted for only 3.32% of all

responses. 7.68% of all respondents to the survey regarded themselves as being disabled persons

- In terms of religion or belief, the largest response group was Christians (46.72%), although no religion (31.04%) and no answer (18.9%) scored strongly. Muslims accounted for 0.48% of respondents with other minority responses received including Jewish, Pagan, Polish, Unitarian and Catholic
- 78.2% of respondents described themselves as heterosexual, 1.6% of respondents as gay or lesbian, 0.80% as bisexual and 0.96% as other
- 416 people (66.08% of respondents) completing the survey were leisure centre users whilst 391 respondents (62.5%) were Ashfield residents. Other respondents completed the survey in the capacity of Citizens Panel Members, former residents, instructors, community development workers or parents with children at Edgewood School

## 5.2.2 Festival Hall Analysis

### Exclusively for questions about Festival Hall.

- Respondents were firstly asked if they were a user of Festival Hall Leisure Centre and 208 respondents (36.1%) reported that they were versus 37.2% who were non-users and 26.7% who did not provide a response to this question
- 19.9% of respondents currently use Festival Hall for fitness classes, 9.2% take part in badminton and 1.9% play squash. The 'other' response category accounted for 12.8% of respondents and included an extremely diverse variety of activities
- Of the 224 respondents to this question, car was the most popular mode of transport (55.3%) followed by walking (37.5%) then bus (2.7%) and cycling (1.3%)
- Typical travel time to Festival Hall amongst respondents was also analysed and 5-10 minutes proved to be the most popular category (105 responses) followed by less than 5 minutes (59 responses). Only 6 people who responded to this question travelled more than 20 minutes to get to Festival Hall Leisure Centre
- In terms of how often they use the Festival Hall, 64.7% of 204 respondents to this question use the facility weekly, 14.2% monthly, 13.7% 1 or 2 times a year and 7.4% 3 or 4 times a year
- Respondents were asked whether Festival Hall fulfils the needs of the local community and 67.2% of respondents felt that it did so, versus 32.8% of respondents who felt that it did not
- Of those who answered that Festival Hall did not fulfil the needs of the local community, explanations given included the standard of facilities (noted by 56 respondents), unsuitable programming (noted by 32 respondents), location of facilities (noted by 24 respondents) and the cost being prohibitive (noted by 15 respondents)

**Table 1 – Preferred Activities if a new Kirkby in Ashfield facility could be provided**

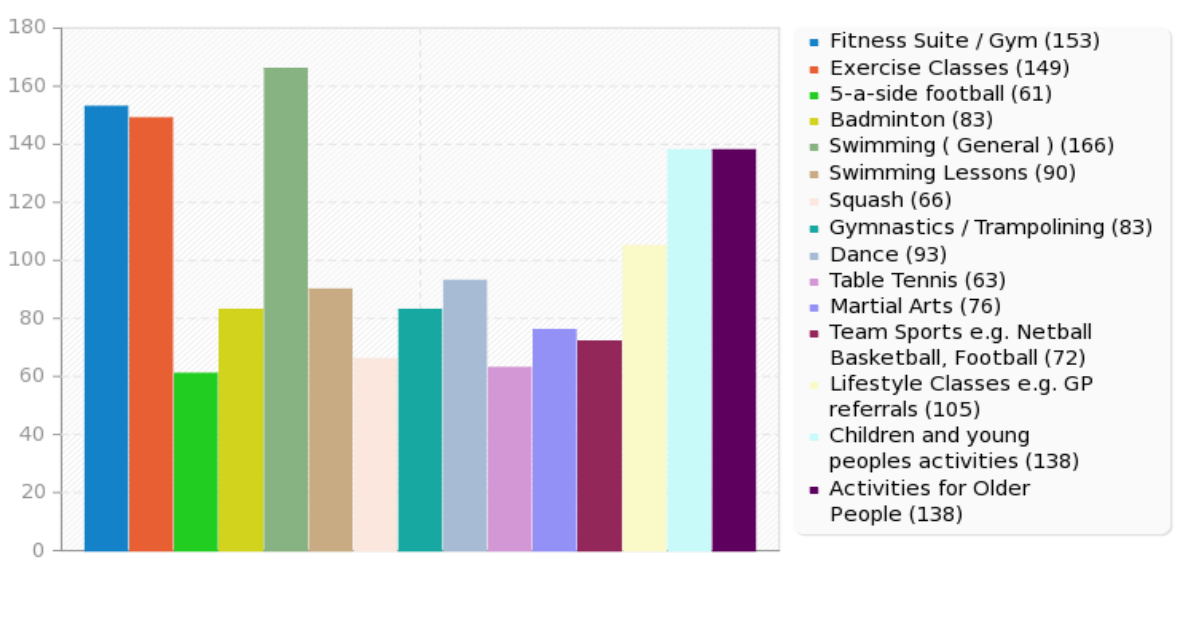


Table 1 shows that the most popular request, if a new facility in Kirkby-in-Ashfield could be provided, was for Swimming which was mentioned by 166 respondents. This was followed by a Fitness Suite or Gym which was mentioned by 153 respondents, exercise classes mentioned by 149 respondents and Children and young Peoples' activities and Activities for older people mentioned by 138 respondents respectively.

A number of specific comments were noted in terms of improvements that could be made to Festival Hall Leisure Centre. Responses included:

- The facility is not modern, needs upgrading
- Lack of good facility training equipment
- It's too small for the community
- It's an old outdated facility
- Swimming would enhance the offer to local residents as would an upgrade to the general facilities

At the conclusion of the survey, respondents were provided with an open box in order that they could provide any other comments. A number of the comments provided related specifically to Festival Hall Leisure Centre. A summary of the open comments received highlighted that the Festival Hall is well located in the town centre and is seen as an asset for the local community. The sites ability to hold sporting activities and entertainment events is appreciated and valued and would be expected to be available in any new build.

### Summary of the findings for Festival Hall

There is widespread support for a new facility in Kirkby and that facilities could be improved to meet the needs of the town now and in the future. The location is crucial with proximity to good public transport and suitable car parking facilities to attract people to the centre.

The most popular request, if a new facility in Kirkby-in-Ashfield could be provided, was for Swimming this was closely followed by Fitness Gym and Exercise Classes with some activities for younger children and older people.

Other popular response requests were for integrated GP referrals, swimming lessons, dance, badminton, gymnastics, trampolining, martial arts, team sports, and 5-a-side.

There were a number of comments relating to the use of the Festival Hall for social events, including bands, choirs and special occasions and a new facility should be designed to accommodate this as well as sport.

There was also representation from the current gym users at the Festival Hall who requested a larger 'performance gym' as part of the new centre as this was a growing market in the area and the current centre was too small to accommodate demand.

### 5.2.3 Edgewood – Headline Findings

This section of the analysis looks at survey responses received specifically relating to Edgewood;

- Of all respondents, 163 people or 29% of respondents said that they are currently users of Edgewood Leisure Centre versus 32.7% of non-users
- Swimming Lessons was the most popular activity taking place at the centre accounting for 104 respondents (18.5%), this was followed by Swimming (94 respondents and 16.7%) and Badminton (17 respondents and 3.02%)
- Other activities respondents were using Edgewood Leisure Centre for included Judo, Taekwondo, Library, parties and social group meetings
- When visiting Edgewood Leisure Centre, the most popular mode of transport amongst respondents was car (17.4%), followed by walking (12.6%), cycling (0.36%) and bus (0.18%)
- 13.2% of respondents travel between 5 and 10 minutes to use Edgewood Leisure Centre which was the highest response category. All but 1.25% of respondents are travelling under 20 minutes to use Edgewood Leisure Centre
- Of all 171 responses to the question, 72.5% are using Edgewood weekly, 9.4% monthly, 8.2% 3 or 4 times a year and 4.68% once or twice a year. The remaining respondents answered 'other'

**Table 2 – Aspects of Edgewood Leisure Centre most valued**

Aspect	%
Location of the facility	27.1
Size of the facility	18.5
Range of activities on offer	9.9
Opening hours	10.3
Customer service	18.3

Respondents were asked what they most valued about Edgewood Leisure Centre and Table 2 shows that respondents most valued the location of the facility (27.1%), followed by the size (18.5%) and customer service (18.3%). A further 17 comments in the 'other' section related to the swimming pool facilities and their suitability for toddlers to learn to swim with depth and temperature of the water cited repeatedly as positive factors.

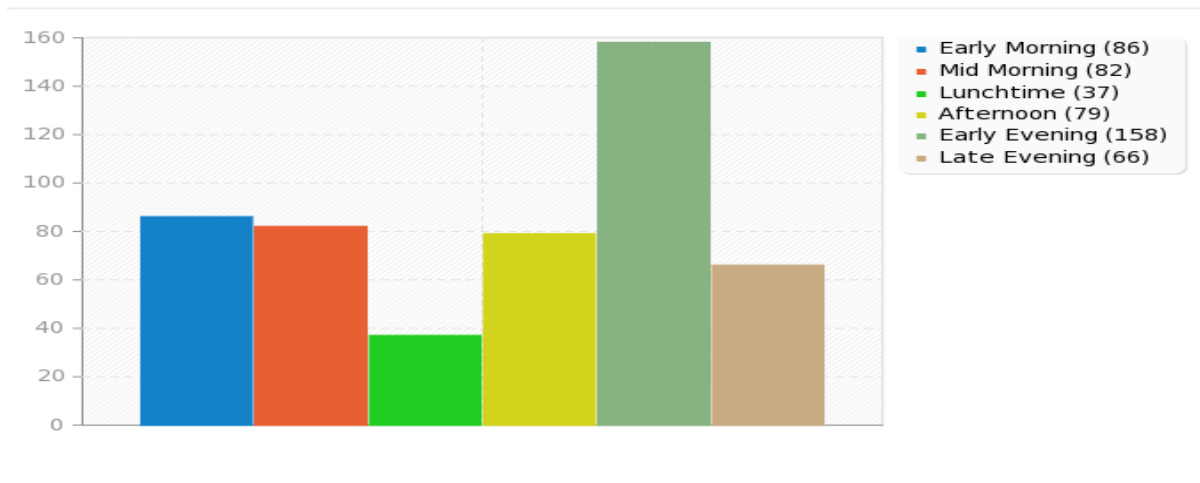
**Table 3 – Alternative Centre if Edgewood closed**

Aspect	%
Hucknall	22.4
Other	12.9
Festival Hall	5.5
Lammas	3.4
Selston	0.9
Huthwaite	0.9

Respondents were asked which other facilities they would consider using if Edgewood Leisure Centre were to close in the future and Table 3 demonstrates that by far the centre with the largest response in terms of potential migration from Edgewood is Hucknall Leisure Centre (22.4%). The remaining Leisure Centres scored much lower in terms of potential migration and 12.9% of respondents stated that they would make other arrangements.

In terms of a preferred time to use the Leisure Centre at Edgewood, early evenings proved the most popular with 158 responses, which is attributable to the popular swimming lesson programme provided at the facility. Responses are shown in Table 4 below.

**Table 4 – Preferred times to visit Edgewood Leisure Centre**



At the conclusion of the survey, respondents were provided with an open box in order that they could provide any other comments. A number of the comments provided related specifically to Edgewood Leisure Centre. A summary of the open comments received highlighted that Edgewood is good for children to gain confidence in the pools environment. Limited parking is an issue and the public transport bus service is sparse, particularly in the evening.

### Edgewood - Summary

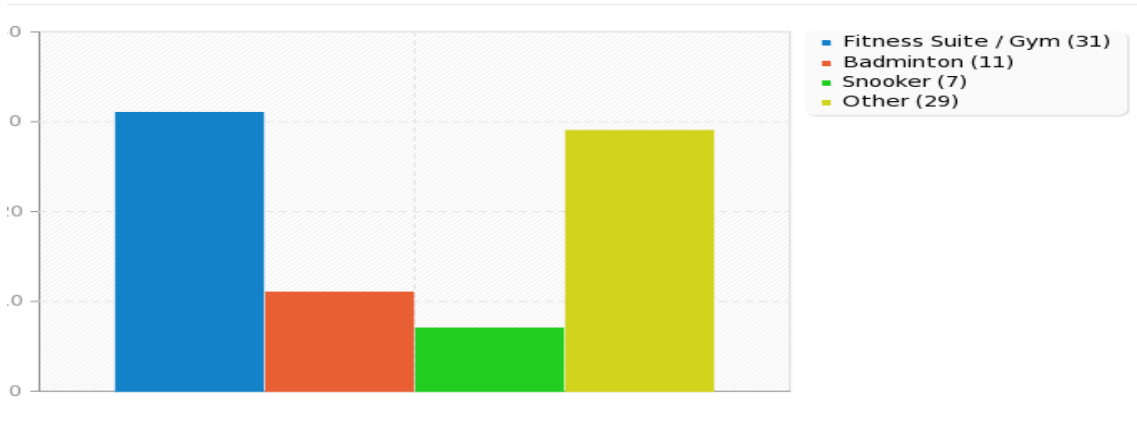
The results from the transformation survey relating to Edgewood suggested that the highest proportion of customers used the centre for weekly swimming lessons and travelled by car. Customers enjoy the intimacy that the centre offers compared to larger facilities and were supportive of the quality of service they received from staff. There were a number of comments relating to advertising and how the centre is a valuable local resource for younger children. When specifically asked which centre they would consider using if Edgewood was not available in the future, Hucknall Leisure Centre was the understandably highest response by some way.

## 5.2.4 Huthwaite – Headline Findings

This section of the analysis reviews the survey findings specific to Huthwaite Leisure Centre.

- 55 of the 206 respondents who answered this question (26.7%) are currently users of Huthwaite Leisure Centre compared with 211 respondents who are non-users
- Table 5 below shows the most popular activities that Huthwaite Leisure Centre is used for amongst respondents

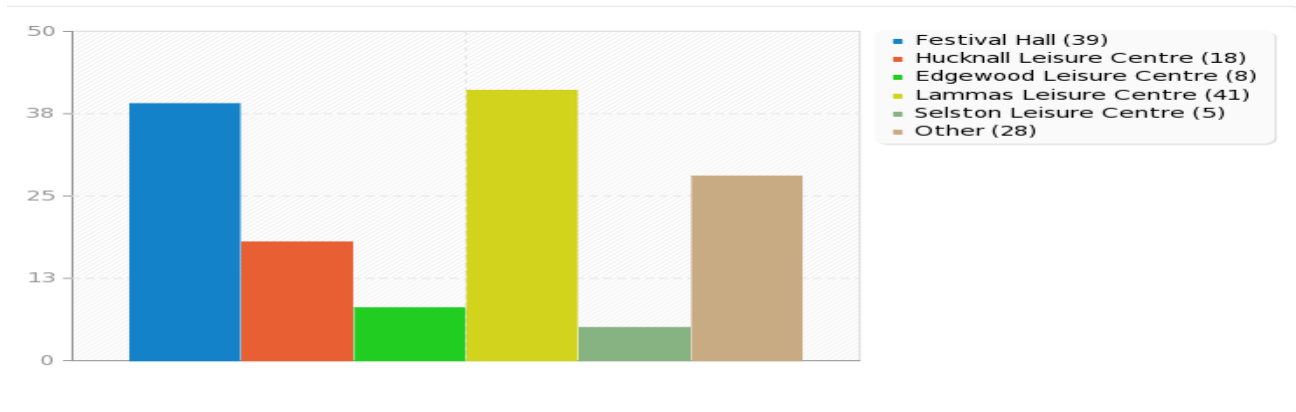
**Table 5 – most popular activities at Huthwaite Leisure Centre**



- The most popular use is the Fitness/suite or Gym which was cited by 31 respondents followed by Badminton (11 respondents) and Snooker (7 respondents)
- When visiting Huthwaite Leisure Centre 43.2% of respondents visited by car, which was marginally ahead of walking (43.1%). 3.4% travelled by bus whilst cycling was the preferred choice of 1.72% of respondents
- In terms of distance travelled to visit Huthwaite Leisure Centre, the most popular response category was under 5 minutes which accounted for 43.1% of respondents. All but 3.44% (2 respondents) made journeys of under 20 minutes to get to Huthwaite Leisure Centre
- 50% of survey respondents said that they used Huthwaite Leisure Centre weekly, 17.9% responded monthly, 14.2% answered 3 or 4 times a year and 5.4% said once or twice.
- Respondents were asked what they most value about Huthwaite Leisure Centre and responded that the location of the facility was the most valued aspect, mentioned by 27.9% of respondents. This was followed by customer service (18.9%), size (13.2) %, opening hours (11.0%) and range of activities on offer (9.5%)
- Respondents were asked which alternative facility they might consider using if Huthwaite was unavailable and responses are displayed in Table 6 below.



**Table 6 – Alternative site choices if Huthwaite was not available**



The most popular alternative facility suggested amongst Huthwaite users responding was Lammas Leisure Centre (29.5%), followed by Festival Hall (28.1%) and Hucknall Leisure Centre (12.9%).

- Respondents were also asked about their preferred times to use Huthwaite Leisure Centre and early evening was the most popular with 34.4% of the response rate. This was followed by mid-morning 20.8% and early morning 15.6%. Of significance is that none of the 96 users (0%) said that they preferred to use the facility at lunchtime

At the conclusion of the survey, respondents were provided with an open box in order that they could provide any other comments. A number of the comments provided related specifically to Huthwaite Leisure Centre. A summary of the open comments received highlighted that the centre and its location is valued as part of the community.

### Huthwaite Summary

The results from the transformation survey relating to Huthwaite suggested that a highest proportion of customers used the centre for the gym, and travelled by car, which was marginally higher than walking. When specifically asked which Centre they would consider using if Huthwaite was not available in the future, Lammas was highest with the Festival Hall a close second.

Interestingly, no one considered using the centre at lunchtimes and generally Monday to Thursday evenings are the most popular.

## **5. 3 Feasibility Study for Kirkby in Ashfield**

### **5.3.1 Introduction**

Ashfield District Council appointed specialist Leisure Consultants FMG Consulting Ltd to undertake a feasibility study to examine the potential for a new indoor leisure facility in the town of Kirkby-in-Ashfield to replace the existing Festival Hall. The Council wish to take the opportunity to review the options for the Festival Hall and to future proof the facilities to meet the aspirations of the town. This forms part of a wider Council transformation strategy for leisure centres across the District.

The feasibility study considers both 'dry' and 'wet and dry' facility types and site assessments have been carried out on seven potential sites for development and they have been evaluated to identify the best opportunity to deliver a leisure facility in Kirkby.

### **5.3.2 Background**

The Festival Hall is situated in the centre of Kirkby-in-Ashfield and was built in the 1960's. It has a very dated look and historically was used for a range of social events, as well as leisure and sport. The use for events has reduced over time and the remaining three court sports hall is not fit for purpose from a modern sports perspective as no ball sports can be played due to potential damage this would cause to lighting and sound equipment located around the hall, as well as the low hall ceiling height which restricts use.

The sports hall is currently at 100% capacity at peak times. The three court hall is however restrictive and the events programme has noticeably reduced over the past few years.

There is an opportunity to meet new participation needs from a new facility as well as more traditional provision as the current building is old, requiring investment and significant remodelling.

The objective of the study is to test and confirm the viability of the potential to build and operate a facility in Kirkby to replace the existing Festival Hall. The work has been informed by assessing the supply and demand balance in the catchment area through the analysis presented in the indoor facilities strategy, a review of previous work, consultation with the public and local stakeholders, a review of operational performance and opportunities presented by the consultants' team bringing industry best practise and experience.

### **5.3.3 Site Evaluation**

Seven potential locations for a new leisure and sports facility have been evaluated, using an evaluation matrix which covered twenty-five weighted criteria in three categories; deliverability, site details and access. The evaluation provided a range of scores for each location.

The study has identified key points from the evaluation relating to the two highest scoring sites:-

- They are both based within close proximity to Kirkby town centre and therefore offer significant opportunities in relation to both the impact on the urban landscape and regeneration of Kirkby
- They have central locations providing excellent connectivity by car, public transport, cycle or on foot, and from an operational and performance viability perspective, the sites provide high profile centre of town locations.
- There are no continuation of services issues, no known planning policy issues
- Importantly, one of the site provides potential for co-location of related services with further opportunities for service integration, particularly when developing mental health and older person services such as falls prevention, weight management, and cardiac rehabilitation and other services such as a library services for instance

### **5.3.4 Supply and Demand**

Ashfield currently has enough sports halls to meet demand from Ashfield residents with a supply/demand balance of plus 5 courts. However, in terms of future demand from projected population growth, there will be a further requirement of 3.8 badminton courts in the Sutton and Kirkby area. Whilst overall the District will still be broadly in balance with regard to available supply of courts, there will be a need to retain existing sports halls due to high occupancy levels and future pressures from population growth and any replacement provision in Kirkby should therefore consider indoor court provision of between 4 to 6 courts as part of a facility mix.

In terms of swimming provision, taking into account 'exported demand' there does not appear to be sufficient levels of unmet demand in Ashfield at 96sqm to warrant additional pool provision. In

addition, the modelling does not identify any one 'hotspot' where unmet demand is at higher levels. The future population growth is projecting a requirement of an additional 190sqm water space.

This is not quite equal to a 4-lane pool. However, this requirement is dispersed across the housing growth areas, with no identified hotspots where unmet demand is at higher levels.

There is a need to get more use out of the existing venues and ease the peak time capacity pressure points on the Local Authority stock by creating better links with the school venues so that these facilities can be further opened up to public use. Coordination of delivery with the school sites is likely to be a key issue in Ashfield in future.

### **5.3.5 Capital cost**

The study looked at the capital costs, including associated professional fees, of two project options:

- a. Dry only leisure centre
- b. Wet and dry leisure centre with 25m pool

The gross internal floor areas and earlier floor plans have been based upon similar projects and through designs prepared by GT3 Architects utilising Sport England's design principles. The cost estimates have been developed with professional guidance from Walker Sime Quantity Surveyors. The further feasibility works will allow the Council to develop the project with full cost option appraisals for the two sites, for both options above.

Additional capital expenditure may be required on other sites e.g. refurbishment of Hucknall Leisure Centre changing rooms to accommodate the increased footfall and improve accessibility.

### **5.3.6 Summary - Feasibility Study for Kirkby in Ashfield**

The aim of the study was to understand if a new leisure facility could be built in Kirkby, where it could be built, how much a new facility would cost to build, and how much it would cost to keep running.

The public consultation was carried out in August on future transformation of the leisure service with over 700 responses. A strong message of support for investment in sport and leisure was received from the public, confirming the value and importance local people put on their local leisure services.

A site evaluation and optimum facility mix utilising previous work, including the facilities strategy, review of strategic documents, consultation with key stakeholders, and assessment of the current financial performance and future potential supply and demand for facilities in Kirkby was carried out.

The analysis has recommended two facility types options and identified two potential sites where a new facility could be accommodated. This report is asking cabinet to proceed with further feasibility works for the two preferred sites identified, to encompass two floor plans for:-

- a. Dry only leisure centre
- b. Wet and dry leisure centre with 25m pool.

A bid has been submitted to the Nottinghamshire Pre Development fund for £28,500 to fund the further feasibility work. If the bid is unsuccessful, funding will be required from the Revenue Budget for 2016/17. There is the opportunity to capitalise such costs at a later date if the project comes to fruition.

## **5.4 Executive Summary and the Next steps**

The evidence and consultation findings for the transformation programme for our leisure centre provision has a clear approach to providing future facilities, including maximising and rationalising the use of Council assets, alongside coordinated provision from other sources.

The larger leisure facilities, Lammas Leisure Centre in Sutton, Festival Hall in Kirkby and Hucknall Leisure Centre have 92.5% of the customer base. The Council is proposing to prioritise investment and seek to sustain these sites in the long term.

To achieve the Council's vision, further consultation and feasibility work is required for the replacement of Festival Hall in Kirkby and to seek views on a number of options for the smaller facilities in Huthwaite and Edgewood Leisure Centres is required.

The Council is carrying out a service-wide consultation across the District throughout November and the Leisure Transformation Programme options will be included to seek the public's views.

The intention is to go back to Cabinet with the evaluation of the public consultation on the proposed options at a later date.

To fully consider the authorities leisure provision, future options for Selston Leisure Centre are due to be considered in light of the leisure review findings at a date yet to be determined.

## **8. IMPLICATIONS**

### **Corporate Plan:**

#### **Health and Wellbeing Theme**

- 1) Identify and focus on the area with the biggest health inequality in the District and increase access to leisure for non-participants
- 2) Take a targeted approach to improving health and well-being in the area of greatest need

#### **Key Projects:**

- 1) Review leisure facilities
- 2) To explore the feasibility for a replacement for Festival Hall Leisure Centre

#### **Legal:**

'There are no significant issues identified in the report'

#### **Financial:**

'As outlined in the report – if the grant application is successful there will be no impact on the budget. If unsuccessful an increase to the revenue budget of £28,500 will be required. Such a change would require a recommendation to Council.'

#### **Health and Well-Being / Environmental Management and Sustainability:**

'Any new build would need be consider its impact on the environment as part of its design and maximise the usage of renewable material and renewable energy in its construction and its ongoing use.'

**Human Resources:**

'No direct HR implications are contained within the report'

**Diversity/Equality:**

'An Equality Impact Assessment (EIA) has been carried out which considers all the equality implications within the report.'

**Community Safety:**

'Access to leisure facilities helps to ensure communities have opportunity to be proactively physically and mentally healthy and active. Health and wellbeing of our residents is a priority and intrinsically connects into Community Safety'

**Other Implications:**

None

**REASON(S) FOR URGENCY (if applicable)**

N/A

**EXEMPT REPORT (if applicable)**

N/A

**BACKGROUND PAPERS**

Cabinet - 24<sup>th</sup> January 2009, Leisure Centres Review.

Cabinet - 10<sup>th</sup> April 2014, Leisure Management Contract.

Corporate Plan (2016 – 2019)

Cabinet – 24<sup>th</sup> March 2016, Targeted Activities Programme.

Cabinet - 14<sup>th</sup> July 2016, Leisure Review Transformation Programme.

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