

<b>Report To:</b>	<b>CABINET</b>
<b>Date:</b>	<b>29<sup>TH</sup> JANUARY 2024</b>
<b>Heading:</b>	<b>HOUSING STRATEGY 2024-2026</b>
<b>Executive Lead Member:</b>	<b>CLLR TOM HOLLIS - DEPUTY LEADER – STRATEGIC HOUSING AND CLIMATE CHANGE</b>
<b>Ward/s:</b>	<b>ALL</b>
<b>Key Decision:</b>	<b>YES</b>
<b>Subject to Call-In:</b>	<b>YES</b>

### **Purpose of Report**

To present the Housing Strategy 2024-2026.

### **Recommendation(s)**

**To approve the Housing Strategy 2024-2026.**

### **Reasons for Recommendation(s)**

Housing and Homes is a priority area with the Council's Corporate Plan 2023-27. The Housing Strategy 2024-2026 sets out how we will meet our corporate objective of ensuring 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.

The Housing Strategy focuses on the following 4 key areas:

1. Delivery of new affordable housing by the Council, housing associations and private developers
2. Improving housing standards in the private sector
3. Preventing homelessness and rough sleeping
4. Maintaining and improving council homes

The Housing Strategy 2024-2026 is an overarching strategy that is supported by 4 sub-strategies, one for each of the above focus areas:

1. The Affordable Housing Delivery Strategy
2. The Private Sector Renewal Strategy
3. The Homelessness and Rough Sleeping Prevention Strategy
4. The Domestic Asset Capital Investment Strategy

The Housing Strategy 2024-2026 sets out:

- our statutory responsibilities to produce strategies relating to housing
- a high-level summary of the Ashfield housing market context
- the demographics of Ashfield residents
- the national, regional and local policy environment
- the actions to be taken under each sub-strategy

## **Alternative Options Considered**

To not develop a Housing Strategy – this was rejected as the Housing Strategy provides the context and a framework for the sub-strategies to sit within and clearly demonstrates how the Housing and Homes corporate priority will be achieved.

## **Detailed Information**

The Housing Strategy 2024-2026 builds on the achievements of our previous Housing Strategy and sub-strategies, which include:

### *Private Sector Renewal Strategy 2021-23*

- Renewed the Selective Licensing Scheme until 2027
- Raised awareness of the new electrical safety regulations – no enforcement action has been required
- Developed a standard template for pre-HMO licensing inspections
- Hosted a landlord forum twice a year in partnership with Mansfield District Council and Newark & Sherwood District Council
- Provided group training and 1:1 advice and support to landlords
- Updated policies and procedures to reflect changes to the Mobile Homes Act 2013
- Brought 21 empty properties back into use
- Improved the Aids and Adaptations Policy and Procedure
- Updated information on the website detailing the support available to residents to stay well at home

### *Affordable Housing Delivery Strategy 2021-23*

- 108 new affordable homes completed or on site
- 30 homes acquired from the market
- Delivered 7 adapted homes
- Sold 4 unviable garage sites to release capital for investment
- Regenerated 2 community centres to provide 4 bungalows

- Maximised use of commuted sums and Right to Buy receipts
- Exceeded minimum standards for carbon emissions
- 47 social or Affordable Rent homes delivered by the market

*Homelessness and Rough Sleeping Prevention Strategy 2019-2024*

- Provided more support to all customers to maximise their income and improve their money management, with additional support for those in temporary accommodation
- 171 new affordable homes were completed in Ashfield between 2019 and 2022
- Significant external funding secured to provide support to secure and sustain a tenancy
- Homeless households have good access to social housing and loss of a social housing tenancy is a minor cause of homelessness
- External funding secured for 54 supported housing spaces
- Trialled new ways to improve access to the private rented sector
- Multi agency case conferences are well established
- Homelessness awareness sessions delivered in secondary schools
- Substantial external funding secured to support those experiencing rough sleeping
- High levels of satisfaction reported by customers

The priorities of the sub-strategies are:

<b>Affordable housing delivery</b>	<b>Private Sector Renewal</b>
<ul style="list-style-type: none"> <li>- Maximise delivery of additional affordable homes</li> <li>- Maximise the delivery of adapted homes</li> <li>- Increase the supply of Extra Care housing</li> <li>- Deliver homes that achieve high standards of energy efficiency</li> <li>- Explore opportunities resulting from the East Midlands Combined Authority</li> </ul>	<ul style="list-style-type: none"> <li>- Implement changes required following the Government's review of the Housing Health and Safety Rating System</li> <li>- Complete a midway review of the Selective Licensing Scheme</li> <li>- Commission a profile of private sector stock condition in Ashfield</li> <li>- Implement a banning order policy</li> <li>- Publish a private sector enforcement policy</li> <li>- Proactively inspect all properties belonging to a landlord with at least one property in disrepair.</li> <li>- Proactively identify and review all HMO properties.</li> <li>- Introduce any required changes as a result of the Supported Housing (Oversight) Act 2023</li> <li>- Complete the damp and mould action plan submitted to DLUHC</li> <li>- Introduce any changes required by the Renters' Reform Bill.</li> <li>- Bring as many empty properties back into use as possible</li> <li>- Complete the review of the eligibility criteria for Discretionary Disabled Facilities Grants and update the relevant policy to utilise this funding.</li> </ul>
<b>Homeless and Rough Sleeping Prevention</b>	
<ul style="list-style-type: none"> <li>- Prevent as many residents as possible from becoming homeless, with a particular focus on those becoming homeless from a private rented sector tenancy or as a result of domestic abuse</li> <li>- End rough sleeping</li> <li>- Help as many residents as possible to move from one home to another without the need for emergency and temporary accommodation. Where it is needed, make sure it is good quality.</li> <li>- Provide a high-quality service that customers are satisfied with, and provide</li> </ul>	

<p>opportunities for customers to influence the design and delivery of services</p> <ul style="list-style-type: none"> <li>- Encourage and support leaders of other organisations to do more to prevent homelessness</li> <li>- Be a trauma-informed service, by looking after the wellbeing of our customers and staff</li> </ul>	<ul style="list-style-type: none"> <li>- Identify the implications of the Future Homes Standard and associated regulation and develop an action plan to mitigate these.</li> <li>- Maximise the external funding that residents can access to improve the energy efficiency of their homes, using green solutions wherever possible.</li> </ul>
<p><b>Domestic Asset Capital Investment</b></p>	
<ul style="list-style-type: none"> <li>- Carry out a 5 yearly stock condition survey at every ADC property by 2025</li> <li>- Revise the capital investment programme to meet the requirements of the revised Decent Homes Standard when announced</li> <li>- Increase the number of properties assessed as EPC Band C</li> <li>- Develop a strategic approach for the replacement of fossil fuel heating systems with low carbon heating systems</li> <li>- Develop opportunities for tenants to influence the development and delivery of the capital programme</li> </ul>	

## Implications

### **Corporate Plan:**

Housing and Homes is a priority area with the Council's Corporate Plan 2023-27. The Housing Strategy 2024-2026 sets out how we will meet our corporate objective of ensuring 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.

### **Legal:**

The Strategy sets out the relevant legislative context. [RLD 05/12/2023]

**Finance:** No direct financial implications arising from the approval of this Strategy. [PH 20/12/2023].

<b>Budget Area</b>	<b>Implication</b>
General Fund – Revenue Budget	N/A
General Fund – Capital Programme	N/A
Housing Revenue Account – Revenue Budget	N/A
Housing Revenue Account – Capital Programme	N/A

**Risk:**

Risk	Mitigation
See separate Cabinet report on the Homelessness and Rough Sleeping Prevention Strategy 2024-2029 for risks relating to this.	
There are no risks associated with this overarching strategy – any risks associated with the sub-strategies were considered as part of their development.	

**Human Resources:**

There are no HR implications with this proposal [NM 7.12.23]

**Environmental/Sustainability:**

There are no environmental or sustainability implications arising from the approval of the Housing Strategy 2024-2026.

Any actions from the sub-strategies requiring approval will be subject to an environmental and sustainability assessment as part of the approval process.

**Equalities:**

Almost all protected characteristic groups are disproportionately affected by the housing issues that the Housing Strategy 2024-26 and its sub-strategies seek to address, meaning these strategies will have a positive impact for these groups.

Equality Impact Assessment Screening Forms have recently been completed for the Homelessness and Rough Sleeping Prevention Strategy, and the Domestic Asset Capital Investment Strategy. They are available on request.

**Other Implications:**

None

**Reason(s) for Urgency**

N/A

**Reason(s) for Exemption**

N/A

**Background Papers**

A copy of the Housing Strategy 2024-2026 is attached to this report.

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