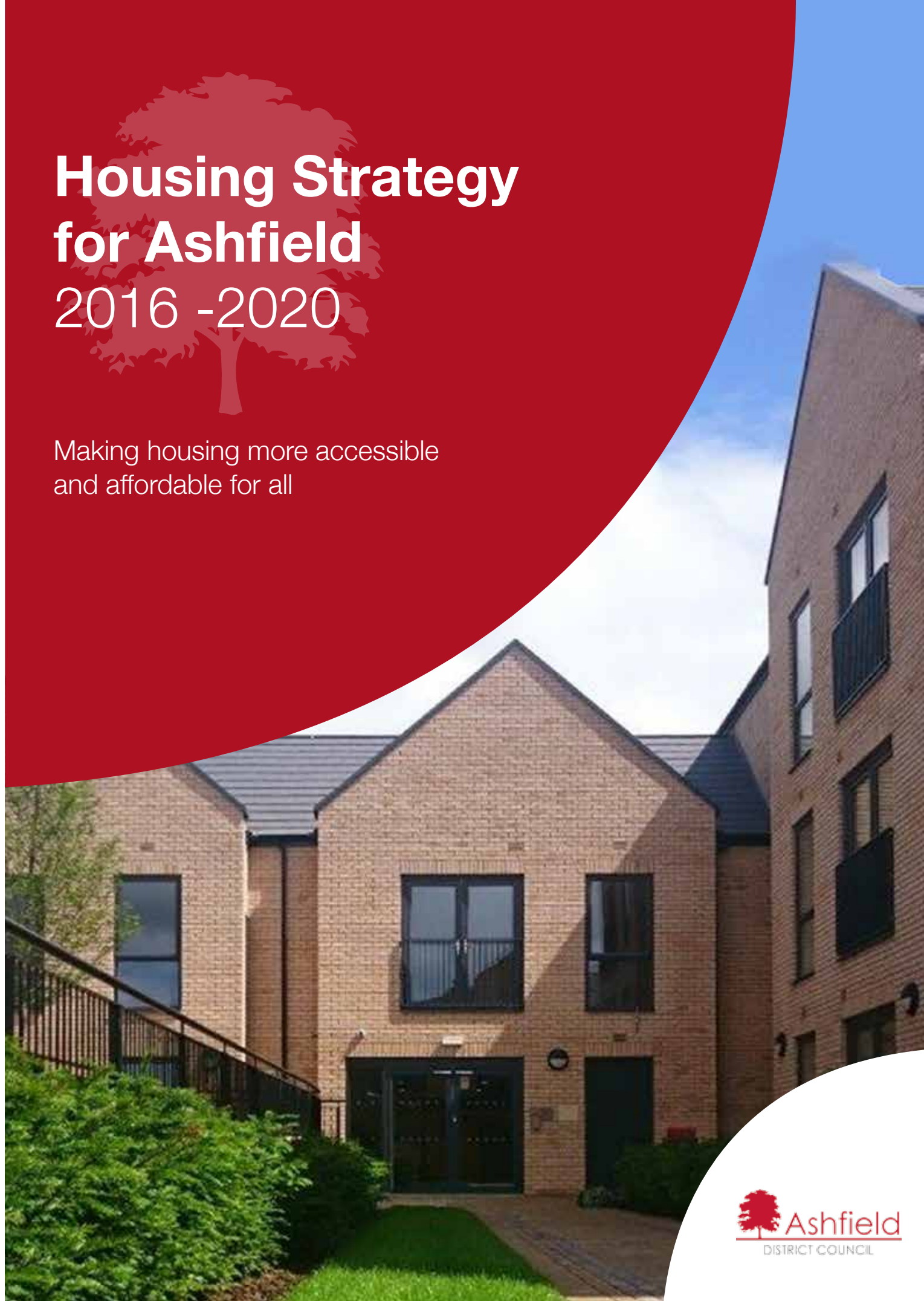




Housing Strategy for Ashfield 2016 -2020

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

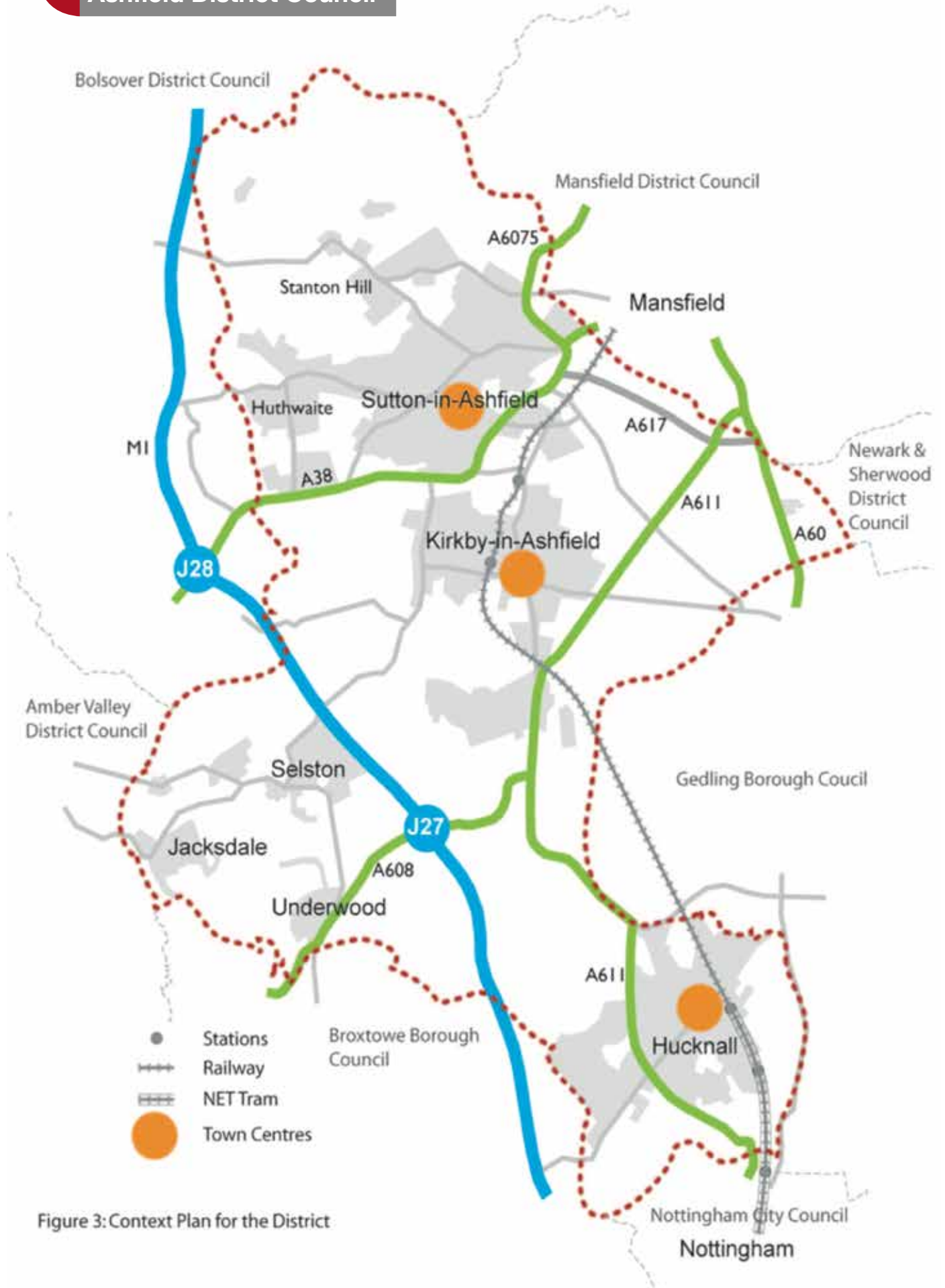


Figure 3: Context Plan for the District

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

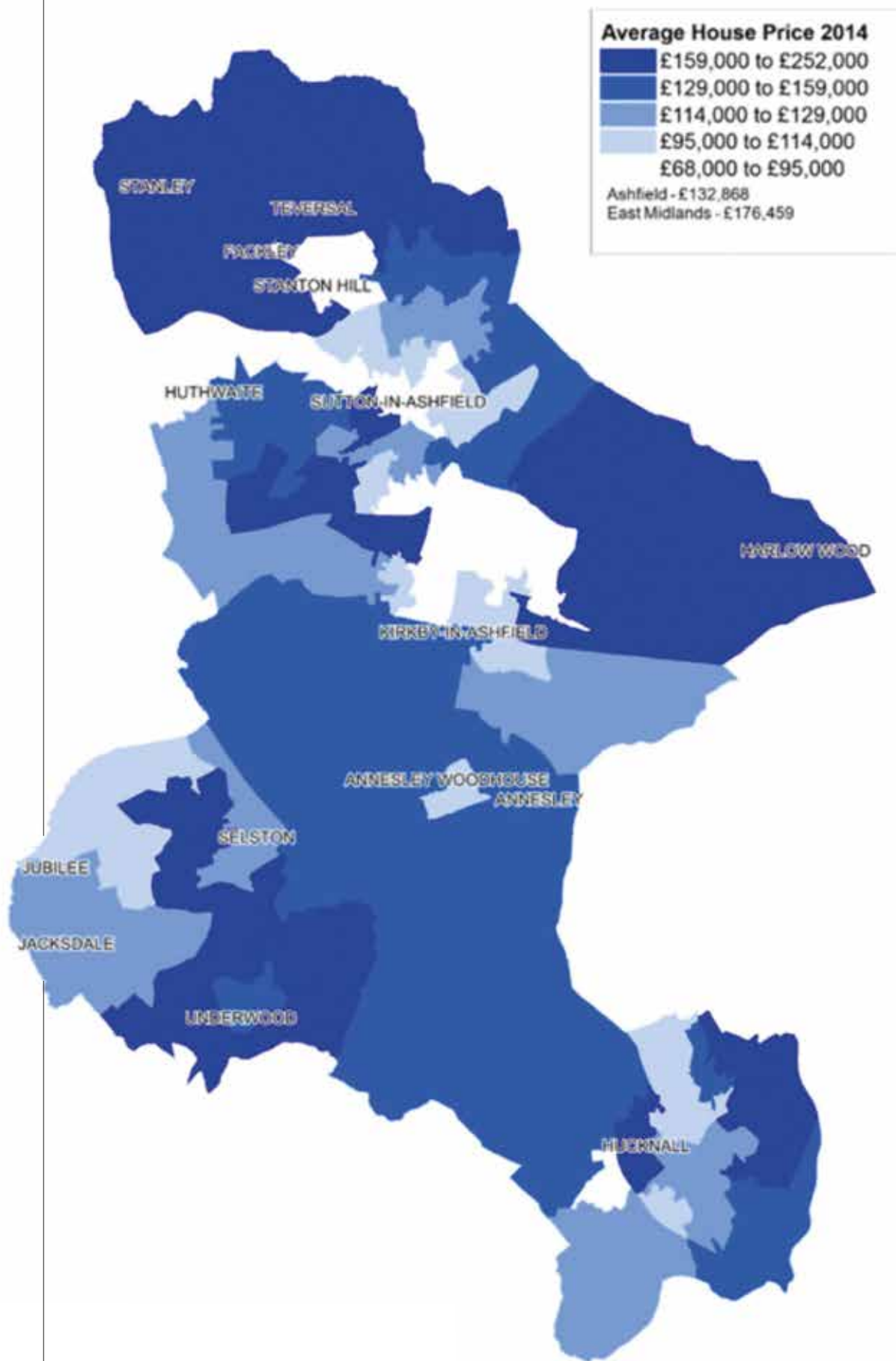
conditions in private sector housing in the district. This has resulted in a major initiative looking to create two selective licensing areas in Stanton Hill and Sutton Central. The Council will investigate whether this should also apply to other areas within the district and at whether setting up a 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 |
| Total | £415,083,263 | £58,885 |

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

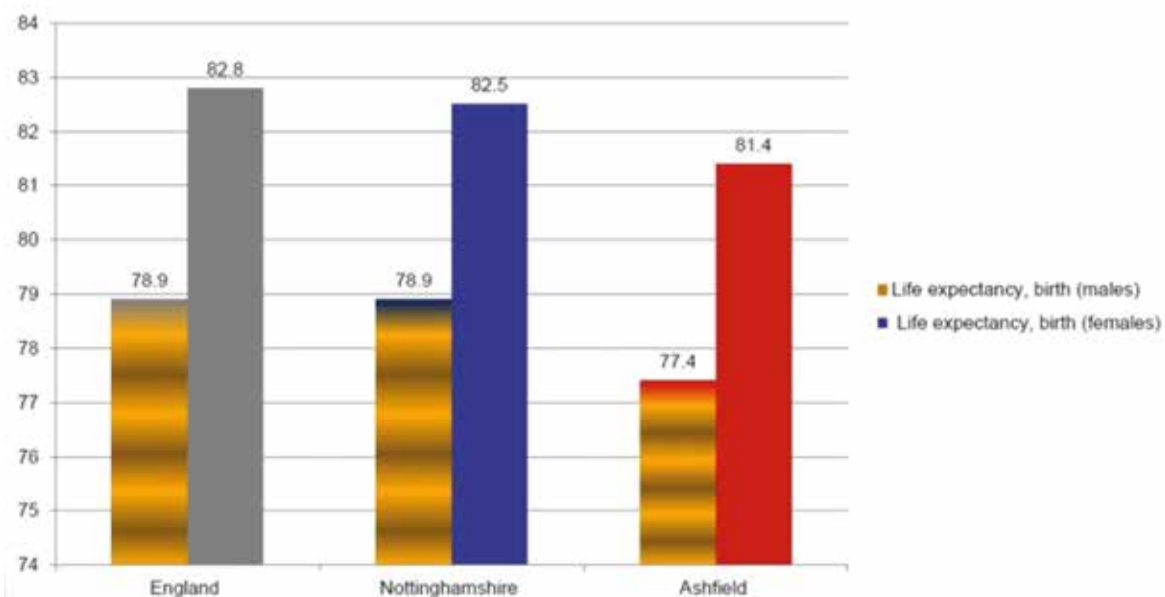
3.2 Our Health key facts

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

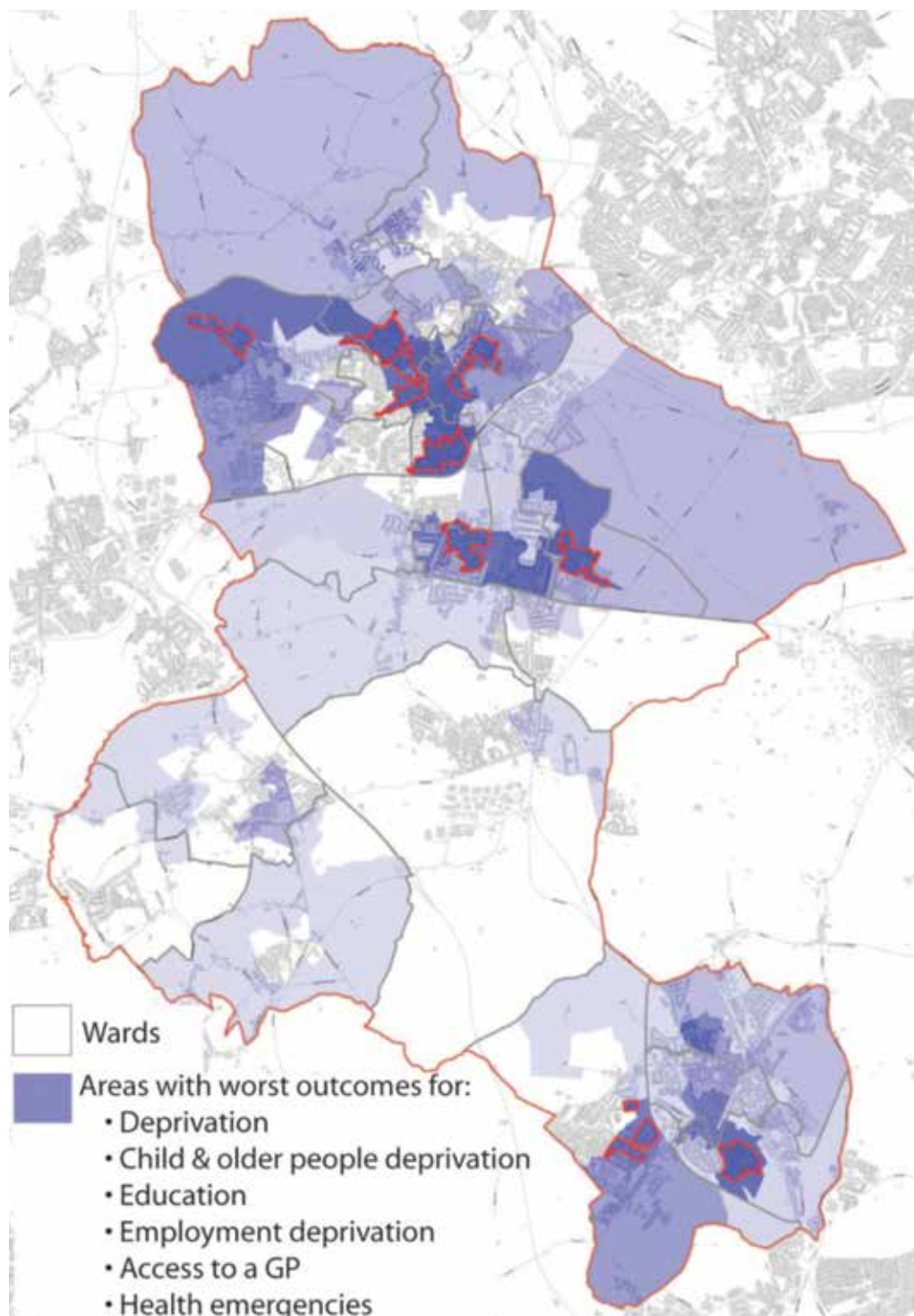
The graph below shows life expectancy in Ashfield compared to regional and national levels



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;

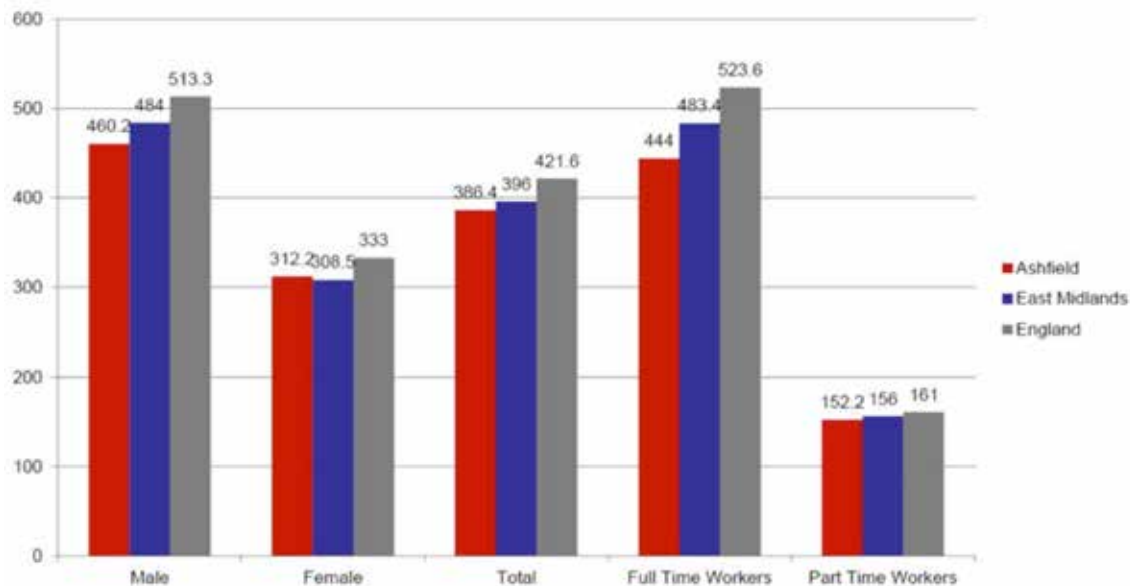
| | |
|--------------------------------|----------------|
| Hucknall | 33,322 |
| Sutton in Ashfield | 47,847 |
| Kirkby in Ashfield | 28,349 |
| Selston, Jacksdale & Underwood | 12,990 |
| Total for Ashfield | 122,508 |

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

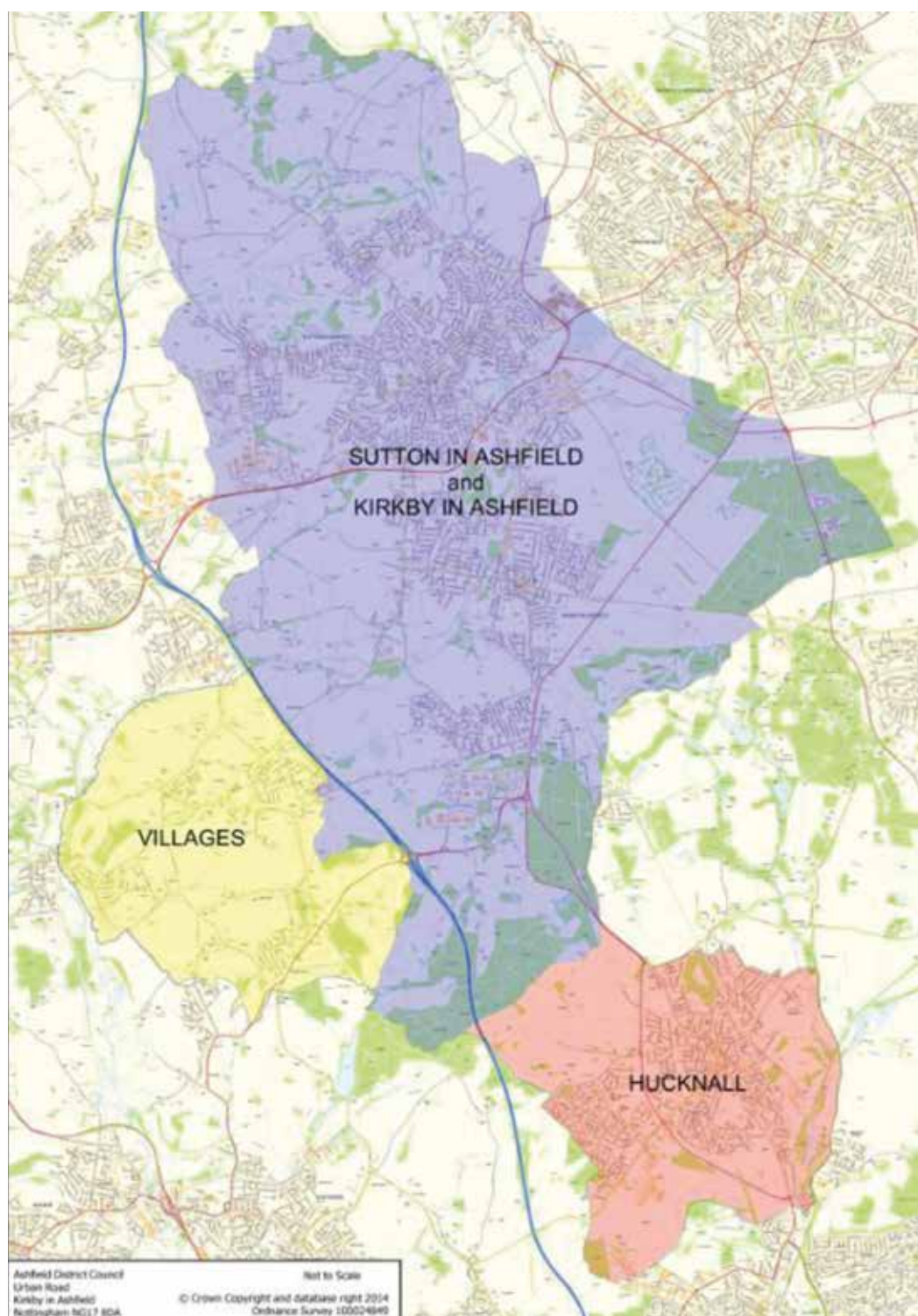


The housing market

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.



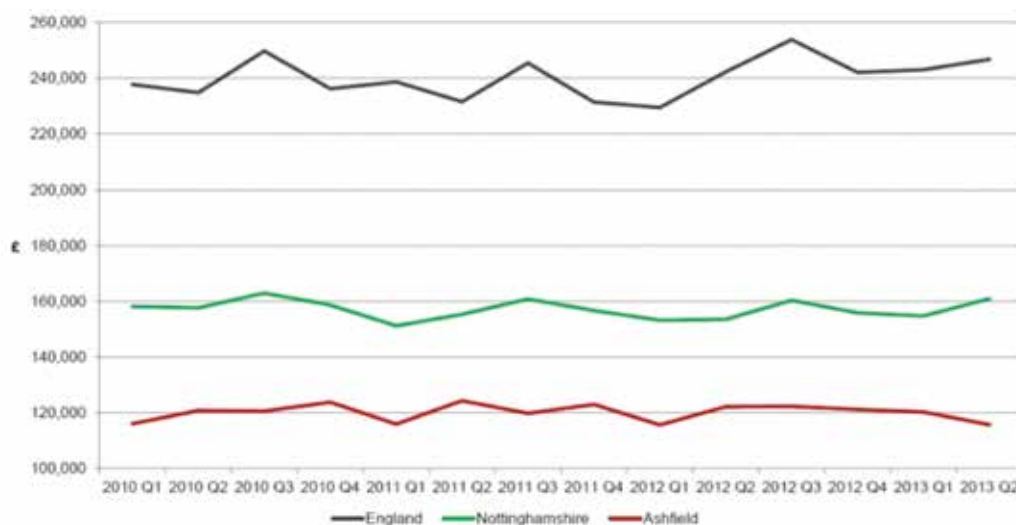
Home ownership

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.

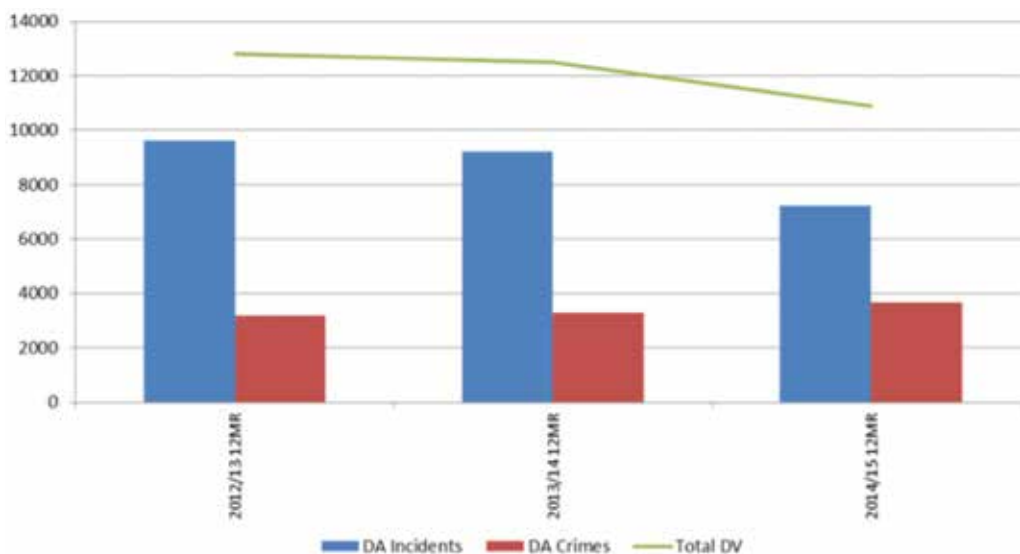
Domestic Violence

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 | 938 |
| Kirkby / Sutton | 1409 |
| Rurals | 129 |
| Total dwellings in Ashfield | 2476 |

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

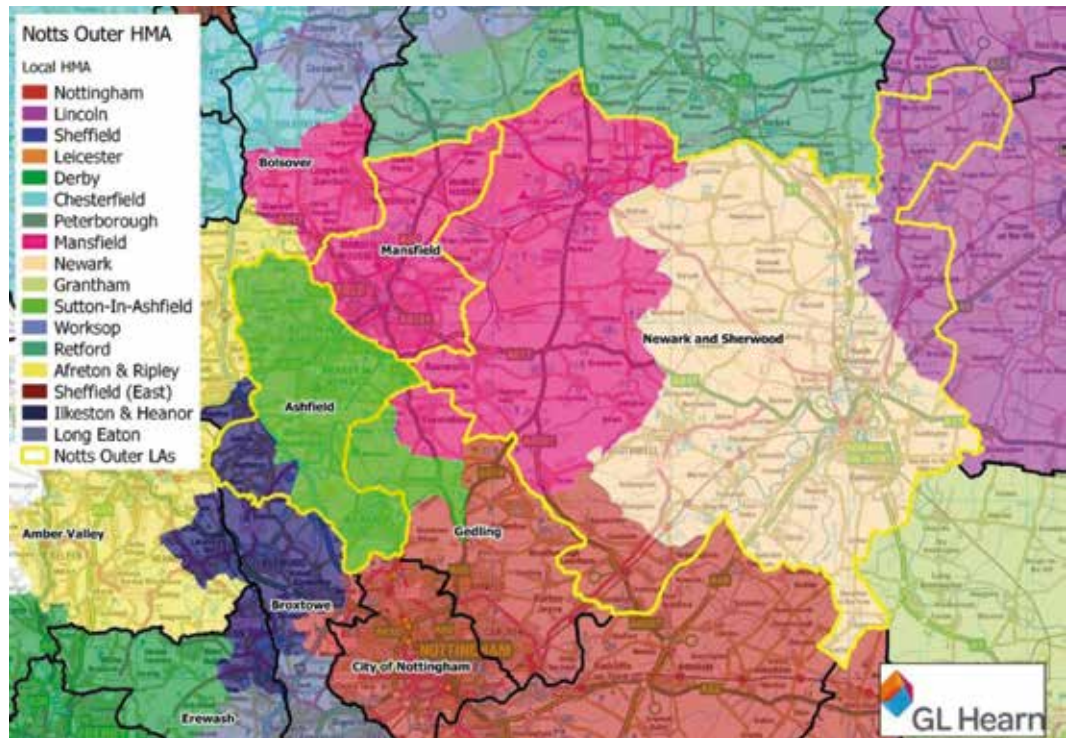
The Ashfield Sustainable Community Strategy (2010 – 2026) was developed and agreed by the Local Strategic Partnership (Ashfield Partnership) taking into account the priorities identified in the Nottinghamshire Strategy. The Ashfield Partnership consisted of many key local stakeholders and service providers 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 | £1,858 | £560 | £1,858 | 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 | £27,352 | £10,530 | £27,361 | Excluded | Excluded | Excluded | Excluded |
| Falls associated with baths etc | 723 | 40 | £383,959 | £1,530,078 | £145,390 | £1,530,009 | 1 | 3 | 1 | 1 |
| Falling on level surfaces etc | 2,595 | 139 | £2,434,409 | £1,489,996 | £478,250 | £1,485,916 | 2 | 4 | 1 | 2 |
| Falling on stairs etc | 5,395 | 169 | £5,554,415 | £7,411,965 | £853,670 | £7,405,272 | 2 | 4 | 1 | 1 |
| Falling between levels | 425 | 42 | £392,503 | £230,136 | £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 |
| TOTAL | 10,961 | 523 | £17,599,806 | £16,249,793 | £1,895,010 | £16,238,437 | n/a | n/a | n/a | n/a |

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 Issues affecting our District

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 |
| Ashfield total | 164 |

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)

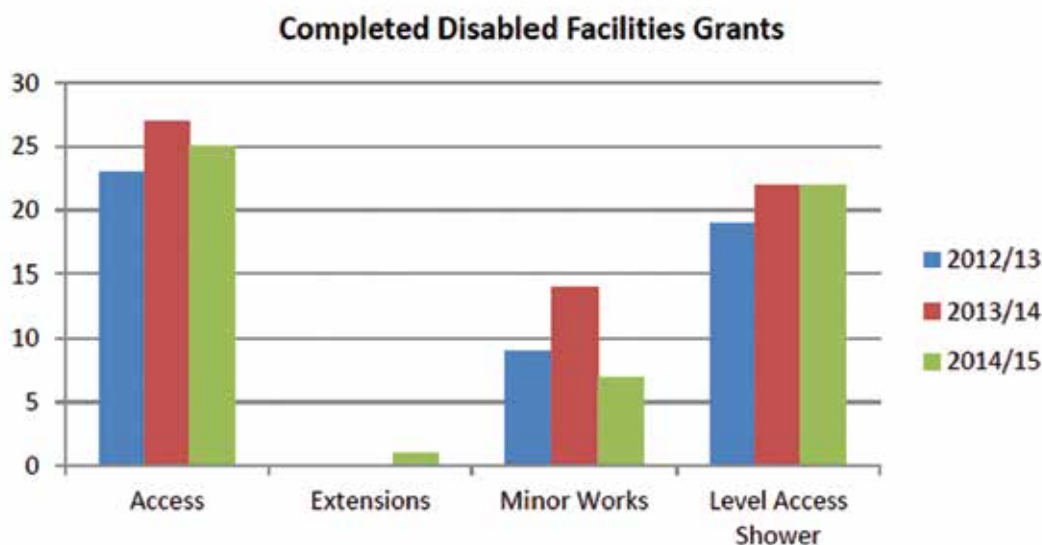
Disabled Facility Grants (DFGs)

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

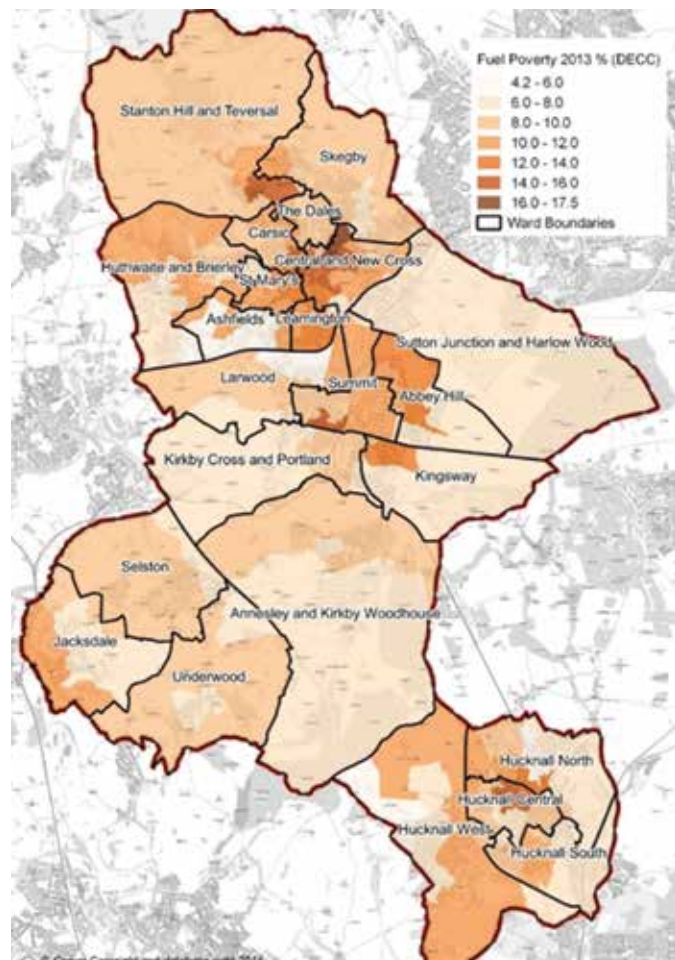
- 29% of households have one member of their family who has a long term health condition or disability
- the Ashfield district has higher than average levels of fuel poverty due to both low earnings / income and large numbers of older housing stock without a cavity (built early 1900s)
- the district 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

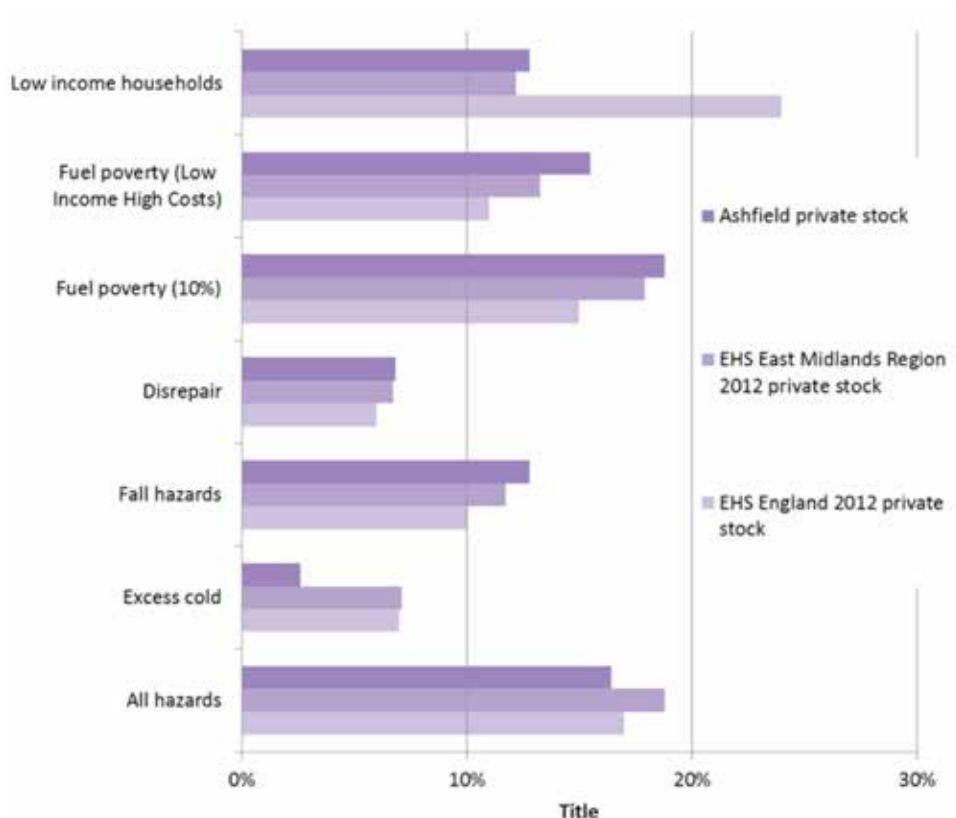
Fuel poverty in England is measured using the Low Income High Costs indicator, which considers a household to be fuel poor if:

- 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 | - | |
| HHSRS category 1 hazards | 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.

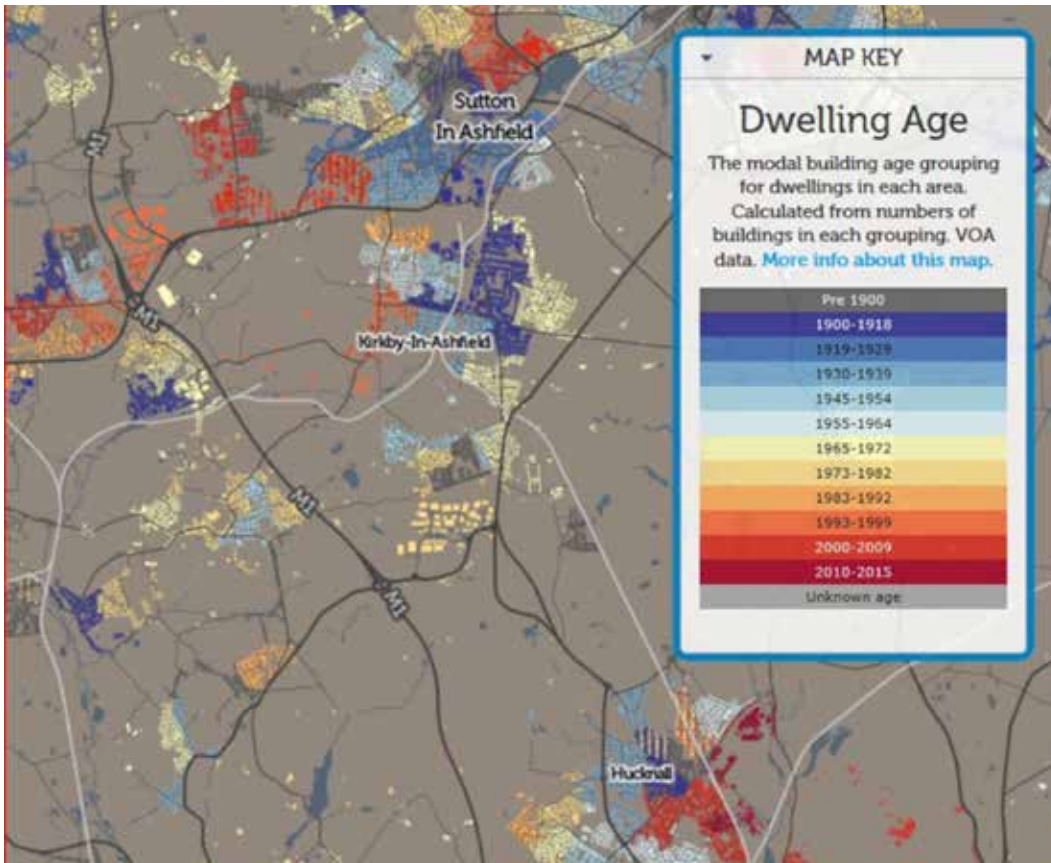
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Counting the cost of bad housing

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).

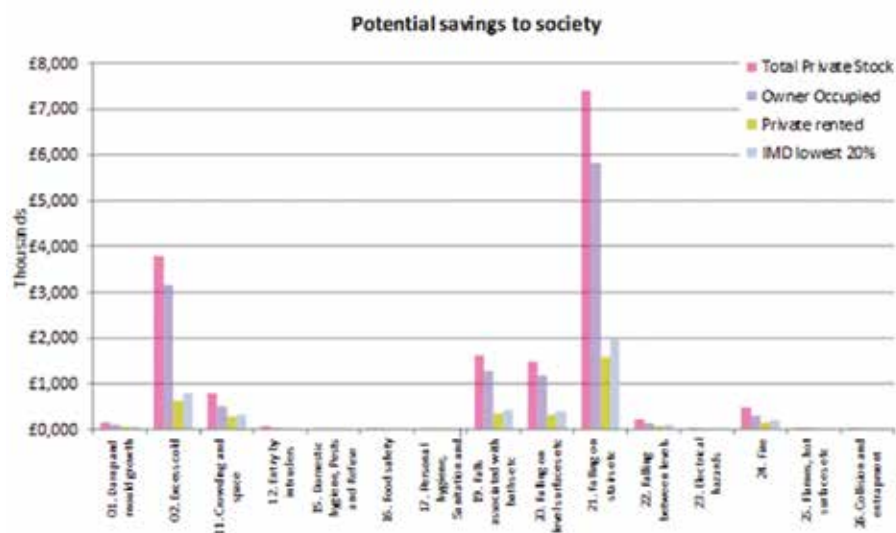
The health cost benefit analysis of interventions to reduce some of these hazards has been developed to show the costs and savings to the NHS and to society as a whole from carrying out work in dwellings with the least expensive 20% and 50% of required works. By focussing on the less expensive works, 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 Councils 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 Childrens 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

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

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

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**

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| Affordable Housing | 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. |
| Affordable Rents | 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). |
| ALMO (Arm's Length Management Organisation) | 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. |
| Assistive Technology | 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. |
| Better Care Fund (BCF) | 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 |
| Brownfield Sites | Brownfield is a term used in urban planning to describe land previously used for industrial purposes or some commercial uses. |
| Choice Based Lettings (Home finder) | 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 |
| CCG (Clinical Commissioning Group) | 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. |
| CLG (Department for Communities and Local Government) | The central government department with responsibility for local government, housing and planning. |
| Commuted Sums | 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) |
| Corporate Plan | 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. |
| Decent Homes Standard | A Government standard used to measure the condition of public sector stock. |
| Commuted Sums | 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) |
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| Fuel Poverty | <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"> • they have required fuel costs that are above average (the national median level) • were they to spend that amount, they would be left with a residual income below the official poverty line. |
| Gold Standard | <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> |
| GTAA (Gypsy and Traveller Accommodation Assessment) | <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> |
| Handy Persons Adaption Scheme (HPAS) | <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> |
| Home Energy Conservation Act reports (HECA) | <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> |
| Homelessness Prevention Grant | <p>Annual grant allocated to local authorities from the DCLG.</p> |
| Hospital Discharge Scheme | <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> |
| Housing Benefit | <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> |
| HHSRS (Housing Health and Safety Rating System) | <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> |
| HMO (House in Multiple Occupation) | <p>Dwellings with more than one household in occupancy who are sharing the use of facilities</p> |
| Housing Need | <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> |
| Housing Related Support | <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> |

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| HRA (Housing Revenue Account) | 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. |
| LHA (Local Housing Allowance) | 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. |
| LIP (Local Investment Plan) | 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. |
| Local Plan | 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. |
| Market Rent | The rent chargeable for accommodation, allowing for the scarcity of that kind of property and the willingness of tenants to pay |
| Newly Arising Need | 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 |
| Owner Occupiers | A person who owns or is in the process of buying a property. |
| Partnership Plus Zones | Geographical locations within the district where the Council and many other agencies are working together in partnership to reduce criminal activity |
| Private Rented Sector | 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. |
| RP (Registered Provider) | 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. |
| Relocation Plus Service | A service to assist tenants to downsize into smaller and cheaper accommodation. |
| Right to Buy | The Right to Buy scheme helps social tenants in England to buy their council home at a discount. |
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| Right to Buy | The Right to Buy scheme helps social tenants in England to buy their council home at a discount. |

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| Sanctuary Scheme | 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. |
| Secure Tenancy | 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. |
| Selective Licencing | Designated geographical areas where private rented housing requires a license from the Council |
| Serenity Project | 6 refuge units located across the district that provide temporary housing and support to victims of domestic abuse |
| Sheltered Housing | 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. |
| Social Rents | 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. |
| SHMA (Strategic Housing Market Assessment) | 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 |
| Starter Homes | 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 |
| Strategic Tenancy Strategy | 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. |
| Sustainability and Transformation Plan (STP) | This is a 5 year plan for Nottinghamshire to improve the integration of Health and Social care containing Housing specific themes |
| Under Occupancy Charge (bedroom tax) | 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 |
|---|--|--|--|------------------------|--|
| Priority 1 – Ensuring supply of suitable & available accommodation | 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 |
|---|---|---|---|---|--|
| Priority 1 – Ensuring supply of suitable & available accommodation | 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 Youth Homelessness 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 |
|---|---|--|--|----------------------------|---|
| Priority 2 – Energy and sustainability | 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 |
|--|--|-------------------|---|----------------------------|--|
| Priority 3 – Regeneration (Housing) | 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 |
|--|---|---------------------------------------|---|----------------------------|--|
| Priority 4 – Tackling disrepair | 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 |
|--|--|--|---|--------------------------------------|---|
| Priority 5 – Reducing / preventing homelessness due to violence | 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 |
|--|---|--|---|----------------------------|--|
| Priority 5 – Reducing / preventing homelessness due to violence | 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 |
|--|---|-------------------|-------------------------|--|--|
| Priority 6 – Environment and planning | 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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