

**FIRM FOUNDATIONS**

**BASSETLAW DISTRICT COUNCIL**

**AREA HOUSING STRATEGY**

**2006-2008**

## **CONTENTS**

Foreword		2
Executive Summary		3
Chapter One:	Context	5
Chapter Two:	The Housing Market	8
Chapter Three:	Additional Housing to Meet Need and Demand	21
Chapter Four:	Managing Existing Housing and ensuring it is of a Decent Standard.	28
Chapter Five:	Meeting the Housing Needs of Vulnerable People.	35
Chapter Six:	Monitoring and Measuring Performance.	41
Chapter Seven:	Resources	44
Appendix A:	Links between National and Regional Policy	49
Appendix B:	Backlog of Existing Need	52
Appendix C:	Housing and Housing Support Services for Special Needs Groups	53
Appendix D:	Action Plan for 2006-2008	57
Appendix E:	Review of Previous Strategies	68
Appendix F:	Parties Consulted	70
Appendix G:	Further Information	72

## **FOREWORD FROM THE PORTFOLIO HOLDER FOR HOUSING BASSETLAW DISTRICT COUNCIL**

The coming years will present new challenges for Bassetlaw District Council as we strive to meet the housing needs of our community. For many in the District, owner accommodation remains unaffordable, with prices still growing faster than incomes. As a result of this the Council needs to make sure that people have access to affordable housing of the right type and in the right localities.

We therefore need to work closely with all of our development partners to create opportunities to provide the additional affordable housing that our community needs. We also need to work in partnership with neighbouring local authorities, including those outside of Nottinghamshire, to ensure housing needs are met on a wider regional and sub regional basis.

We are rightly proud of the progress being made to ensure all Council owned housing meets the Decent Homes Standard by 2010, and the contribution of our Arms Length Management Organisation – A1 Housing (Bassetlaw) Ltd in helping achieve this objective.

There is much private housing in the district that is not classed as decent. We will continue to work with the private sector landlords, owner-occupiers as well as Government to find ways of improving this housing, especially that occupied by the most vulnerable.

Housing is much more than a 'bricks and mortar' issue. As well as working to make sure that the district's housing is decent and that supply meets demand, we need to ensure that neighbourhoods are safe and attractive places for people to live. We also need to ensure that those who need support to allow them to remain in their homes receive it.

Bassetlaw District Council is keen to include all sections of the community in deciding what our strategic objectives should be. Extensive consultation has taken place in producing this strategy and agreeing the objectives within it.

I would like to thank the many people and organisations that have helped with the preparation of this strategy. By giving us their views, and providing the necessary facts and figures, we are better able to paint a true picture of the housing and services our community needs, and find ways forward to meeting these requirements. .

**Councillor M. Jenkins– Housing Portfolio Holder**

## **EXECUTIVE SUMMARY**

### **INTRODUCTION**

This Area Housing Strategy has been developed to inform the residents of Bassetlaw of its future plans for Housing and Housing Services in the district.

It is also a vehicle to draw together the Councils experience and that of its partners in the private, voluntary and statutory sections in a strategic framework for resource allocation.

The strategy considers the future provision of housing in respect of all forms of tenure. This embraces both housing for sale, including new build; and housing for rent in all sectors. The housing market is analysed; as are the future needs and demands of all sectors of the community, including special needs groups, regardless of if they wish or can afford to buy or rent.

### **THE HOUSING MARKET**

(See Chapter Two, Pages 7-19)

House prices have continued to rise in Bassetlaw with minimum prices for a one bed-roomed flat reaching £61,000 and a two bed-roomed house reaching £88,000 in 2005. Though wage levels have risen, this has been for less than house price inflation. This has led to more people not being able to gain access to the Housing Market and needing to look to the social sector. Our Housing Needs Survey indicated an annual shortfall in affordable units of 105 in 2003. This had increased to 201 units when a desk-top update of the survey was undertaken in 2005.

### **ADDITIONAL HOUSING TO MEET NEED AND DEMAND**

(See Chapter Three, Pages 20-26)

As the Housing Market does not meet the needs of all our community, increasing the supply of affordable housing, particularly housing for rent, is one of the Councils key priorities. The Council are to achieve this through:-

- Working with Registered Social Landlords (Housing Association) to attract public subsidy to the area and increase supply.
- Working with developers through Section 106 Planning Agreements to ensure a supply of affordable housing is generated on new development sites.
- Working with Private Landlords to stimulate the supply of quality affordable housing for rent in the private sector.

### **MANAGING EXISTING HOUSING AND ENSURING IT IS OF A DECENT STANDARD**

(See Chapter Four, Pages 27-33)

Our tenants wish to see a high standard of housing management at a cost they can afford. They also wish to see all housing in the public sector meeting the

governments Decent Homes Standard by 2010. We intend to deliver these objectives through the development of our Arms Length Management Organisation, A1 Housing (Bassetlaw) Ltd by achieving a 2 star Audit Commission Rating and thus releasing the necessary budget for Decent Homes.

These objectives are mirrored in the Private Sector through its working with owners and private landlords to ensure we meet the Public Services Agreement Target Number 7 that 70% of vulnerable households in the private sector live in accommodation meeting the Decent Homes standard by 2010.

**MEETING THE HOUSING NEEDS OF VULNERABLE PEOPLE.**

(See Chapter Five, Pages 34-39)

Bassetlaw continues to have high levels of homelessness, particularly among young people. We plan to provide emergency access accommodation and also increase the supply of 'move on' accommodation from our homelessness projects in order to ensure re-housing opportunities are available to those who need them. We also recognise the housing requirements for people with a special need. In particular we are aware of shortfalls in suitable supported accommodation for teenage parents and young mothers, ex offenders and people with a drug or alcohol problem.

We will work in conjunction with the Nottinghamshire Supporting People Partnership to ensure the Housing and Support needs of all people with special needs are met.

## **CHAPTER ONE: CONTEXT**

### **1.1 National Context**

In February 2003 the Deputy Prime Minister published a report 'Sustainable Communities, Building For the Future'. This report, the Communities Plan sets out a long term programme in delivering sustainable communities in both urban and rural areas throughout the English regions.

The report identified several key themes:-

- Addressing housing shortages
- Addressing low demand and abandonment
- Delivering Decent Homes
- Liveability (improving the local environment of all communities)
- Protecting the countryside (using land effectively)

To a greater or lesser extent all of these themes have relevance to Bassetlaw and have been taken in to account in the development of our Housing Strategy.

### **1.2 Regional Context**

In order to deliver the Communities Plan the Government have introduced Regional Housing Boards, which have in consultation with stakeholders including Local Authorities, published Regional Housing Strategies. Each region has a single funding mechanism, drawing together the Housing Association Development Programme and the Local Authority Housing Investment Programme, which is allocated taking into account regional priorities that have been identified to deliver the Communities Plan.

The Regional Housing Strategy for the East Midlands identifies sixteen policy areas it expects Local Authorities to appropriately address in relation to the housing situation in individual areas. These are listed in Appendix A and this also links them to The Council's three key priority policy areas around which all of the Council's activities are now focused:-

- Community safety
- Community prosperity
- Community engagement

The Council recognise the importance of working in partnership with other Local Authorities to address national and regional issues. To assist in the delivery of regional priorities the Council actively participates in the Northern (East Midlands Sub-Region) Housing Group and also sub-groups addressing Community Cohesion, the development of a sub-regional Housing Market Assessment and Housing/

Planning Issues. We also participate in the Nottinghamshire Housing Reference Group that aims to progress agreed approaches to strategic housing issues including more specialised areas such as the housing of people being released from prison and housing for pregnant teenagers.

The Nottinghamshire Supporting People Partnership now provides much of the revenue funding in respect of Housing Services for Special Needs Groups. Here the Council has representation on the Commissioning Body, the Core Strategy Group and the Short Term Services Group.

### **1.3 Local Context**

In June 2005 the Council published a revised Strategic Plan with three key priorities; Community Safety (our main priority), Community Prosperity and Community Engagement.

The views of the two principle local partnerships, the Bassetlaw Local Strategic Partnership and the Bassetlaw Community Safety Partnership as well as those of many other stakeholders were taken into account as the Strategic Plan was developed.

The Strategic Plan identifies key objectives, which contribute to the delivery of the Community Safety Strategy. These include:-

- Reducing crime and fear of crime
- A safe community
- Reducing anti-social behaviour
- Clean streets and public spaces

For housing a number of activities have been identified which support this agenda.

- A1 Housing (the Councils Arms Length Management Organisation) will work closely with the Councils Anti Social Behaviour Team, the Police and other agencies to ensure housing estates are harmonious places to live.
- Planning Officers will consult with the Police to ensure all new buildings have security measures.
- A1 Housing will work in partnership with the police and other stakeholders including tenants to 'design out' crime and anti-social behaviour on housing estates Part of A1 Housing's Capital Budget is also dedicated to improving security.
- The Councils Environmental Services Department are tackling environmental crime such as litter, fly tipping, dog fouling and abandoned vehicles to ensure our community has a decent environment in which to live.
- Our Strategic Housing Officer will work with organisations within the Bassetlaw Drug and Alcohol Action Team to ensure appropriate services and accommodation are provided to give people the best opportunities of addressing their addiction.

In respect of Community Prosperity the Councils key objective is to provide an environment in Bassetlaw where people wish to come, live and work. A Bassetlaw Citizens Panel Survey in 2004 found that 44% of respondents saw good quality housing as a major priority for the Council. The Strategic Plan commits the council to working with A1 Housing to improve the Council's housing Stock. A significant

proportion of the Council's Capital Budget has been committed to achieving Decent Homes target in both the public and private sectors.

Our final key priority, Community Engagement, identifies the following objectives:-

- Work with existing groups to provide opportunities to influence decision making.
- Improve customer service
- Provide equal access to services
- Provide accessible rural services

The Council has developed a tenant's compact, which is kept under review by A1 Housing to ensure compliance with Audit Commission requirements. There is an extensive network of Tenants and Residents Groups represented at the Joint Housing Advisory Group (which is now administered by A1 Housing). The Council has recognised the need to engage with its hard to reach groups; including our small black and ethnic community, and our rural community; and in response developed a Customer and Community Engagement Strategy.

## **CHAPTER TWO: THE HOUSING MARKET**

### **2.1 Overview**

The Council is charged with assessing housing markets and housing needs. This is undertaken on an ongoing basis.

A comprehensive Housing Needs Survey was completed by Fordham Research Services in Autumn 2003, and the basic needs assessment was updated through a desk top survey during 2005. In assessing need and identifying priorities the Council has also taken into account waiting list information, Census Data, Homelessness information arising from the Homelessness Strategy and Review first undertaken in 2003 and revised in 2005, housing market information and income levels.

The Council is currently working in partnership with other local authorities in North Nottinghamshire and adjoining areas of Derbyshire to undertake a Housing Market Assessment. This is in response to the East Midlands Regional Housing Boards request for Housing Market Assessments to be completed on a sub-regional basis by 2007. When complete the Housing Market Assessment will provide the Council and our partners with a better understanding of housing demand issues and how housing markets operate at a sub regional level. It will inform future housing needs assessments and our planning framework. The Housing Market Assessment will be particularly pertinent to Bassetlaw due to the cross boundary economic links with Sheffield and other parts of South Yorkshire.

In future the market will be influenced by the forthcoming Local Development Framework scheduled for completion in 2008 (see Sect 2.10)

### **2.2 Geographical and Economic Profile**

Bassetlaw is located at the Northern extremity of the East Midlands Region. Much of the district lies within the Nottinghamshire / Derbyshire Coalfield. Consequently the area was severely affected by the decline of traditional industries, particularly coal mining and associated activities. In recent years economic decline has been reversed and modern industrial development has been attracted to the area, particularly to the Manton Wood Enterprise Zone, as well as a number of other locations.

The improvement in Bassetlaw's economic position is illustrated by reduction in unemployment levels in excess of those for both the UK and the East Midlands.

<b>Unemployment Levels</b>			
<b>Date</b>	<b>% UK</b>	<b>% East Midlands</b>	<b>% Bassetlaw</b>
Oct 1999	3.2	2.7	3.6
Oct 2000	2.8	2.5	3.0
Oct 2001	2.5	2.3	3.3
Oct 2002	2.5	2.1	2.6
Oct 2003	2.4	2.3	1.8
Oct 2004	2.2	1.8	1.7
Oct 2005	2.3	2.1	1.9
Source: Office of National Statistics Data			

The East of the district is more rural in nature than the West. Here there are smaller settlements supported by agriculture and light industry. There are also three major power stations located in the Trent Valley.

Bassetlaw has good road communications, with the A1 trunk road running through the District and the M1 motorway a few miles to the West. The main East Cost railway line also runs through the District and there are also good rail links from Worksop to Nottingham and Sheffield.

### 2.3 Housing Needs Survey

This section reviews the Housing Needs Survey completed by Fordham Research in 2003 and provides additional updated information following a desk top exercise undertaken by Fordham in 2005.

The 2003 report considers the likely supply of housing sites and requirement for affordable housing. Fordham's analysis suggests that the Council's current policy of 25% affordable housing target within a site threshold of 25+ dwellings / hectare is perfectly justified.

It indicates that Bassetlaw has high proportions of separated or divorced and widowed persons, households without a car or van, persons with limiting long-term illness, unemployed people and those with no qualifications. These factors are likely to lead to a need for affordable housing.

The desk-top exercise has enabled the Authority to re-assess local household's ability to afford private sector housing. The main input for this is an assessment of local private sector housing costs for both purchase and rental.

The table below shows estimates of the entry-level prices to both buy and rent in April 2003 (the date of the original assessment) and August 2005 (the date of this update). Figures for purchase process has been updated in line with changes shown on Land Registry data (adjusted for type mix) whilst figures for the private rented sector have been provided following an analysis of properties advertised as to let by Bassetlaw Estate Agents.

The data shows that generally both prices and rents have increased. The exception to this appears to be four bed roomed private rented properties although it should be noted that the number of properties in this category is relatively small. The increase in purchase prices is significantly higher than the increases in the private sector. This finding is common to assessments Fordham has undertaken in other geographical areas.

<b>Minimum prices in Bassetlaw 2003 and 2005</b>			
Property Size	April 2003	August 2005	% Change
1 bedroom	£43,500	£61,000	40.2%
2 bedrooms	£56,500	£88,000	55.8%
3 bedrooms	£64,500	£104,500	66.8%
4 bedrooms	£114,500	£155,000	35.4%

<b>Minimum monthly rents in Bassetlaw 2003 and 2005</b>			
Property Size	April 2003	August 2005	% Change
1 bedroom	£250	£280	12.0%
2 bedrooms	£260	£280	7.7%
3 bedrooms	£330	£350	6.1%
4 bedrooms	£530	£510	-3.8%

The desk top update also looked at changes in income levels drawing on data from the Annual Survey of House and Earnings (ASHE)

The ASHE data shows that in 2002 the average full time wage in the District was £21,361, by 2004 this had risen to £25,656 an increase over the two year period of 20% or approximately 10% per annum. This increase has been applied to all the financial information collected in the survey.

This analysis indicates that though the District has become significantly more prosperous in terms of earnings since 2003, house price inflation has outstripped earnings probably making entry to the housing market more difficult. Rental prices has not kept pace with wage inflation and house price inflation, possibly making access to the private rental market slightly easier.

The supply of affordable housing for rent has decreased significantly since the 2003 survey was completed. The desk-top exercise has analysed Housing Investment Programme Returns, comparing these with 2003 and identified a reduction of 111 units for let per annum

#### **Estimated future supply of affordable housing (per annum) – based on past trends**

Element of supply	2003	2005
Average re lets per annum (excluding transfers)	970	851
Lettings in new housing	-41	-28
Additional lettings in vacant stock	+12	+9
Letting opportunities lost through units taken out of management	-23	
Letting opportunities gained through additional stock	+5	-28
<b>ESTIMATED SUPPLY OF AFFORDABLE HOUSING (PER ANNUM)</b>	<b>923</b>	<b>804</b>

Much of the data from the 2003 Housing Needs Survey is still valid. Key findings pertinent to discussion on housing needs were:-

- Households in the social rented sector show significantly lower average gross incomes than owner-occupiers and households in the private rented sector.
- Owner-occupiers with no mortgage have an average household income considerably lower than those with a mortgage. Many owners who have no mortgage are now retired and receive lower incomes than working households with a mortgage.

- Pensioner and lone parent households had incomes significantly below the District average.
- Households who rent, lone parents, and those with special needs are more likely to live in unsuitable housing.

The 2003 survey analysed existing need (households currently living in unsuitable accommodation and requiring a move to resolve a housing problem) and newly arising need (new household formations) taking into account households requiring affordable housing. The survey reached the conclusion there was an annual gross affordable requirement of 1,028 units in 2003 compared with a supply of 923 leading to a shortfall of 105 units annually (the net affordable requirements).

The desk-top exercise indicates that the supply of affordable housing (vacancies) decreased from 923 units in 2003 to 804 units in 2005.

Taking in to account more affordable private sector rents in relation to income, and is also much higher house prices Fordham estimate the annual gross need for affordable housing has eased from 1,028 to 1,005 units annually. However there has been a significant drop in the number of lettings available to met this need. Hence the overall conclusion is that the need for affordable housing has risen from 105 units per annum to 201 units per annum. Because higher shortfalls in the supply of affordable housing, particularly in respect of rented housing, make it more difficult for us to meet the housing needs of our community, increasing that supply is now seen as one of our key priorities.

The Basic Needs Assessment model prepared by Fordham for 2003 and 2005 is included at Appendix B.

## 2.4 Housing Waiting List

The Council has recently installed a new computerised system (Northgate) to enable A1 Housing to manage waiting lists. This system divides applicants awaiting properties in to various age related categories, and sub divides these in to action (listed) applicants and other applicants not seeking allocation at the present time or suspended for other reasons (suspended list). A profile of the waiting list is shown below.

### Waiting List – December 2005

	Held initial checks	Listed	Suspended	Sum
Couple, eldest over 60 years, no dependents	3	435	720	1,158
Couple, no dependents		194	70	264
Couple, over 40 years, no dependents	2	66	26	94
Family with 1 or 2 children	9	668	305	982
Family with 3 or more children	1	131	98	230
Senior Citizen(s) with 3 or more dependents		1	2	3

<b>Senior Citizen(s) with dependents</b>		49	57	106
<b>Single applicant, over 40, no dependents</b>	5	169	163	337
<b>Single applicant, over 60, no dependents</b>	3	325	619	947
<b>Single applicants, no children</b>	12	509	381	902
<b>Unclassified / new applicants awaiting registration</b>	418	55	7	480
<b>Sum</b>	<b>453</b>	<b>2602</b>	<b>2448</b>	<b>5303</b>

The Northgate System allows applicants a multiple choice of areas and property types therefore maximising opportunities for re-housing. As part of the A1 Housing Improvement Plan a choice based lettings system is to be introduced from April 2006 which initially will operate as an 'overlay' to existing policy.

The Northgate System allows for an accurate analysis of demand for individual areas. This has been an extremely useful tool in identifying the level of needs / demands for individual property types when negotiating Section 106 planning agreement with developers.

## 2.5 Census Data

Data from the 2001 census gives an indication of future housing requirements.

A breakdown by ages into 20 year bands indicates a significantly larger number of people in the 20-39 and 40-59 age groups than in 0-19 year age groups. (see table overleaf)

<b>Age Range</b>	<b>Population</b>
0-19	26493
20-39	27802
40-59	30172
60-79	18965
80+	4281
Total	107713

This indicates that in future years, unless there is inward migration into the District less housing units will be required by adults between 20-60 years of age than is currently the case (Assuming life styles remain consistent). It is also significant that 21.58% of the population is over 60, with 3.97% surviving to over 80 and 0.57% (618 people) over 90. If survival rates remain consistent or improve there is a necessity to review the amount of accommodation that is available to older people, and to ensure the needs of the very frail elderly are met. Nottinghamshire County Council have identified the desirability of an extra care scheme for the elderly in Retford to meet this need.

Census data also gives an insight into changing lifestyles. More people are choosing to live alone, there are high levels of marriage break-up, people are having children at a later stage in life and family sizes are declining.

The composition of household sizes are shown below:-

<b>Composition of Households in Bassetlaw</b>	
One person households	12045
Married couple households	18521
Co habiting couple households	3917
Single parent households	
-with dependent children	2833
- with non dependent children only	1214
All other households	6160

The census also gives an indication of health levels. The health of our population as outlined below is generally poorer than the average for the UK, with significant number of carers. To some degree this may be a legacy of the past with high incidence of industrial illness relating to coal mining etc.

<b>Health in Bassetlaw</b>	
Limiting long term illness	23629
General Health 'not good'	11531
People providing unpaid care	12357

The census also provides economic information relating to work status. There are relatively high numbers of unemployed and other economically inactive people in the district as shown below:-

<b>Work Status</b>	<b>Bassetlaw</b>
Employed	45063
Unemployed	3090
Long Term unemployed	984
Student (economically active)	1281
Retired	12041
Student (economically inactive)	2651
Looking after home / family	5357
Permanently sick or disabled	5952
Other inactive	2890

## **2.6 Homelessness**

A Homelessness Strategy (incorporating a Homelessness Review) was published in July 2003 to meet the requirement of the 2002 Homelessness Act. The Authority has revised the Homelessness Strategy in consultation with its partners and an updated Strategy and Review was approved by elected members in 2005.

The most recent information in respect of homelessness has been abstracted from two sources:-

- P1E Statistics (These are statistical returns on homelessness submitted by the Council to the Office of the Deputy Prime Minister each quarter)
- Nottinghamshire Homeless Watch Survey

<b>Homelessness Applications to Bassetlaw District Council April 2002 – March 2005</b>			
	<b>2002/2003</b>	<b>2003/2004</b>	<b>2004/2005</b>
a) Decision Made			
Eligible, unintentionally homeless and in priority need	128	115	116
Eligible, homeless and in priority need but intentionally so	46	37	54
b) Reasons for Priority Need			
Households with dependent children	91	82	85
Households where a member is pregnant	10	8	10
Vulnerability – old age	4	0	2
Vulnerability – physical disability	7	4	2
Vulnerability – mental illness or handicap	3	8	8
Special reason – vulnerable young person	0	0	0
Special reason – domestic violence	0	2	0
Other special reasons	4	6	0
Emergency	0	0	0
Applicant age 16/17 years old	1	5	6
Applicant formally been in care aged 18/20 years old	0	0	0
Vulnerable – been in care	1	0	3
Vulnerable – been in forces	0	0	0
Vulnerable – been in custody / on remand	0	0	0
Vulnerable – fled home due to violence / threats of violence	7	0	0
<b>TOTAL</b>	128	115	116

<b>Main Reason for Loss of Last Settled Home for Households Found Eligible Unintentionally Homeless and in Priority Need</b>			
	<b>2002/2003</b>	<b>2003/2004</b>	<b>2004/2005</b>
Parents no longer willing to accommodate	22	21	37
Other relative or friends no longer willing to accommodate	6	2	9
Breakdown of relationship with partner (violent)	33	18	10
Violent breakdown of relationship, involving associated persons	0	1	7
Racially motivated violence	0	0	1
Other forms of violence	0	3	1
Racially motivated harassment	05	0	0
Other forms of harassment	5	8	1
Breakdown of relationship (repossession or other loss of home)	0	2	0
Mortgage arrears (repossession or other loss of home)	0	2	0
Rent arrears on local authority or other public sector dwelling	2	0	0
Rent arrears on housing association or other registered social	1	0	0

landlord dwelling			
Rent arrears on private sector	0	0	2
Loss of rented or tied accommodation (reason other than termination of assured short hold tenancy)	12	7	15
Loss of rented or tied accommodation due to termination of assured short hold tenancy	10	26	13
In institution or care (e.g hospital, residential home, prison, etc)	1	0	0
Other (including homeless in emergency, returned from abroad, sleeping rough or in hostel)	14	9	7
<b>Total Households</b>	<b>128</b>	<b>115</b>	<b>116</b>

The P1E statistics indicate the majority of eligible households in priority need are households with dependent children. There are significant numbers of young people becoming homeless because parents are no longer willing to accommodate them.

The Council has been party to the development of the Nottinghamshire Homelessness Snapshot Survey. This has been undertaken during 2005 and 2006 over a fortnightly period. A Senior Officer from the Councils staff has held membership of this Steering Group throughout.

The last survey was undertaken over during September 2005 and gives a detailed insight into the profile of people seeking assistance from agencies in Bassetlaw during the fortnight's survey period. The survey is particularly significant because it includes all people seeking homelessness assistance, not just those to which a statutory duty is owed.

- Overall numbers – the survey identified 144 difference households seeking assistance in Bassetlaw, 72 of which had children.
- Gender – only 43% of applicants were made (compared with 60% for the county)
- Age

Age Range	Male	Female	Gender not Stated	Total
16 & 17 year old	3	11	1	15
18-24 year olds	17	26	1	44
25-40 year olds	20	22	0	42
41-59 year olds	9	8	1	18
60 years old and over	2	1	0	3
No date of birth supplied	9	11	2	22
<b>Total</b>	<b>60</b>	<b>79</b>	<b>5</b>	<b>144</b>

The figures show that there is a roughly even split between those aged under 25 and those over this age. Of those cases where an age has been supplied 48% are under 25.

- **Ethnic Origin**

Ethnic Origin	Number
White: British	132
Not Stated	6
Mixed: White & Black Caribbean	2

White: Other	1
White: Irish	1
Black / Black British: Caribbean	1
Asian / Asian British: Pakistani	1
<b>Total</b>	<b>144</b>

The low numbers recorded for Bassetlaw for people from Black and Minority Ethnic Communities broadly reflect the low numbers of people from these communities living in the District.

- Household Type

63% of these seen by agencies were single people without children.

- Children

Age of Children	Number of Children in this Age Range
0-4 year old	24
5-10 year olds	24
11-15 years old	15
16 & 17 year olds	8
18 year old an over	1
<b>Total</b>	<b>72</b>

There is a high proportion of families with children under 10 seeking advice. This would indicate that the housing situations of families with older children are perhaps more stable and secure.

- Care Leavers

Age	Number of Care Leavers in this Age Range
16 & 17 year old	3
18-20 year olds	13
21 and over	6
No Date of Birth Provided	3
<b>Total</b>	<b>25</b>

The high number of Care Leavers seeking assistance during the survey period is of particular concern, particularly taking in to account the relatively small numbers leaving care each year. Clearly many care leavers need additional support to sustain accommodation in the longer term.

- Support Needs

69% of the people presenting themselves to agencies indicated they had a support need. The types of support needs identified are included below. This calculation in this table includes an allowance for people with multiple support needs.

<b>Support Needs</b>	<b>%</b>
Drug Abuse	23%
Domestic Violence	19%
Alcohol Abuse	17%
Mental health	14%
Other	11%
Ex-offender	7%
Learning Difficulties	7%
Physically Disabled	2%
<b>Total</b>	<b>100%</b>

- Rough Sleeping and Sofa Surfing

The most authorities information on rough sleeping is found in a report prepared for the Council by HOPE in November 2004. The Homelessness Watch Survey confirm the findings of the HOPE survey in that there are up to 8 people an average sleeping rough on any given night.

Of equal concern are the significant numbers of young people who may not be sleeping rough but have no settled accommodation, staying with friends and sleeping on floors and sofas. The majority of these are single people and are not in priority need as defined in the homelessness code of guidance but nevertheless cause a significant problem, and if not helped tend to drift in to a spiral of crime, drug and other abuse compounding their already problematic situation. Such concerns have been voiced on many occasions by members of the Bassetlaw Homelessness Umbrella Group, The development of a network of supported housing projects for homeless people has helped, but there are still many young people who cannot obtain a suitable placement and are left with minimal housing support.

## **2.7 Housing for sale**

In common with other areas of the UK the housing market in Bassetlaw remained buoyant with prices rising by over 16% in 2004. This has slowed significantly during 2005 . Information from local estate agents confirmed by reference to the Nationwide Building Society website ([www.nationwide.co.uk/hpi](http://www.nationwide.co.uk/hpi)) would indicates increases of between 2-3% in 2005, this being broadly in line with inflation.

Historically there has been a good supply of cheaper, older (terraced) property available, particularly in Worksop, to meet demand for lower cost housing for sale. This is no longer the case. Entry levels to the market start at £61,000 for a one bed roomed property, and for two bed roomed terraced properties are from £89,000 in both Worksop and Retford, with average prices being significantly higher in Retford.

There are very few localities where properties are difficult to sell, those being within areas perceived to have particular social problems (e.g. high crime levels). These are mainly in parts of Worksop.

A great deal of new housing has been built to the South West, West and North West of Worksop in recent years. Further development has also taken place along the A60 trunk road between Carlton in Lindrick and Langold.

Much of the housing built has been of the executive type, with the development of 3 and 4 bedroom detached housing particularly popular. To some degree this housing has not benefited local people. These new developments are within 20 minutes drive of the M1 Motorway, and within commuting distance of Sheffield and other settlements in South Yorkshire. Prices in Bassetlaw are cheaper than in Sheffield. The progression of the Market Renewal Pathfinder initiative in Sheffield may widen this differentiation, particularly at the lower end of the market. Developers confirm that at the present time many buyers come from outside the district and increased house prices have restricted opportunities for the local indigenous population, though the CURS report indicates this problem is not as acute as in Chesterfield or the Peak District.

An analysis for house price sales by post-code covering the last 3 years has been abstracted from the Land Registry Website. Though house prices are cheaper generally than in Sheffield prices are now more expensive than in the Rotherham and Doncaster areas. Most of the sales are in the middle and the top end of the market. In the period Oct-Dec 2004 there were 298 sales of detached properties, 260 sales of semi detached properties, 137 sales of terraced properties and 6 sales of flats or maisonettes. This analysis indicates that new entrants to the housing market are restricted through a lack of suitable lower cost property.

A report commissioned by GOEM with B. Line (Housing Information) released in February 2004 identifies 3 specific locations in Bassetlaw with perceived issues of low demand. Only 1 of these (Sandy Lane area of Worksop) has significant levels of private sector stock. Here the demolition of a number of medium rise blocks of Council owned flats had reduced the large number of single people living in the area, leading to a more balanced community and the area's reputation has now started to improve.

Otherwise, there are no significant areas of low demand private housing in Bassetlaw. Property prices are about 22% below the regional average compared, this being higher than the 45% below regional average for the East Midlands (Northern Sub Group of authorities) as indicated in the DTZ Piers Report commissioned by the East Midlands Regional Assembly).

## **2.8 Private Sector Rents**

As shown in the earlier table in Section 2.3 private sector rents have increased between 2003 and 2005, but not as quickly as house prices.

Consultation through the Landlords Forum indicates landlords see the rented market as quite buoyant and there has been some investment in properties for rent in recent years. There is a wide range of accommodation available for rent in this sector, particularly in respect of two and three bedroom properties.

Private landlords have concerns that Registered Social Landlords are able to offer more competitive rents due to public subsidies being made available for acquisition and development. They also consider that housing benefit regulations discriminate against them in that the maximum amounts of benefit payable in respect of particular property types as set by the Nottinghamshire Rent Office are lower than those set in neighbouring South Yorkshire.

## 2.9 Social Housing Stock

Over the period between 1995 and 2005 the Council's Housing Stock has reduced from 8996 units to 7302 units due mainly to 'right to buy' sales. Registered Social Landlords (RSL's) stock increased from 478 units to 927 units. There has been a net reduction in the social housing stock available for rent from 9474 units to 8229 units (total reduction being 1245 units over 10 years).

Average rents during 2004/2005 were as follows:-

	RSL	Council	Private Rented
1 bed	£47.24	£43.70	£50.00
2 bed	£61.43	£50.17	£59.11
3 bed	£60.96	£51.16	£69.70

(RSL data abstracted from CORE website, Private Rented Sector data oversized from advertisements in local press).

There is now a good demand for most of the Council's Housing Stock. There were pockets of low demand council housing at Manton, Sandy Lane Estate and Carlton in Lindrick's 'Wimpey Estate' but these have been largely addressed through improvements to the properties linked to initiatives to address crime. A detailed case study on the improvements at Carlton in Lindrick is found in the publication 'Low Demand in Housing- Market Renewal in the East Midlands, Developing a Regional Strategy (also at [www.gos.gov.uk/goem/191913/232488/lowdemand](http://www.gos.gov.uk/goem/191913/232488/lowdemand) ). There has been some rationalisation of the Council's portfolio of low demand flat units that have been either demolished or in one case sold to a private investor for renovation.

The Council recognises it has a number of sheltered housing schemes for the elderly which are in low demand and a review of these is ongoing in full consultation with residents.

### Section 2.10 The Local Development Framework

In common with all other Local Planning Authorities the Council is preparing a Local Development Framework (LDF) to replace the existing Local Plan.

The LDF will consist of a set of Planning Policy Documents that have to be produced within an agreed timetable.

The first of these documents is the Core Strategy. This will set broad objectives and determines the overall pattern for future development. The other documents include the main planning policies (including policies for affordable housing), the 'site specific' development proposals (including allocated housing sites), and the proposals maps that will illustrate where policies as agreed will apply.

The preferred Options Document for the Core Strategy was issued in January 2006. This identified a preferred option for development whereby new housing will be mainly permitted in the settlements of Worksop, Retford and Harworth-Bircotes, with smaller concentrations in Carlton in Lindrick, Misterton and Tuxford. The consultation period ended in February 2006 and responses are being analysed. These responses

will be taken in to account as a 'submission draft' for the Core Strategy is produced and this will be subject to further consultation commencing in June 2006. There will then be an 'examination period' before the Core Strategy is adopted in June 2007.

Work will commence on the other planning documents referred to above in 2007 and similar consultation mechanisms as to the Core Strategy will apply. It is expected the LDF will be adopted in 2008.

Housing allocations in the forthcoming LDF will reflect the Nottinghamshire Structure Plan.

The 1996 Nottinghamshire Structure Plan review confirmed a target of 8000 new dwellings to be built across Bassetlaw between 1991 and 2011. By March 2005 5906 of these dwellings completed. There were also a further 1395 dwellings committed by virtue of outstanding planning permissions and an estimated 1253 dwellings that may come forward from allocated sites without planning permission or from other 'windfall' development. This implies a total of up to 8544 houses could be built between 1991-2011, this being more than the structure plan requirement.

A new Joint Structure Plan for Nottinghamshire was adopted in February 2006. This sets a target for Bassetlaw of only 1800 between 2001-2021 and suggests an East to West split of 1200 to 600.

Allowing for completions and outstanding commitments it is clear Bassetlaw's position is already in excess of this target. The suggested East to West split is also problematic as most of the existing settlement is located in the West of the district and the effect of the Sheffield Regional Housing Market Area is far more apparent here. As the overall parameters for development contained in the new Joint Structure Plan restrict opportunities to increase the supply of housing overall in Bassetlaw, by their nature these parameters will also limit opportunities for additional social housing through the negotiation of Section 106 planning agreements.

Bassetlaw did object to the allocations outlined in the Joint Structure Plan on the grounds of future sustainability and remained concerned about the outcomes. The Council has reserved the right to allocate land for housing within the East to West split as it considers appropriate and this will be reflected in the LDF as it is developed.

## **CHAPTER THREE: ADDITIONAL HOUSING TO MEET NEED AND DEMAND**

### **3.1 What are we trying to achieve?**

#### **3.1.1 To bring the housing market in to balance**

In order to meet social housing need it is not just sufficient to allocate land for house building and hope that the market provides a balanced range of housing, It is necessary to intervene in the market to ensure the provision of housing for people who are disadvantaged in some way and for people who have lower incomes.

This can be achieved by encouraging Registered Social Landlords to invest in new properties in the District, usually with the provision of a subsidy to affect development costs either through the negotiation of Section 106 planning agreement with developers, but also through direct subsidy from the Housing Corporation.

#### **3.1.2 To increase the supply of affordable housing.**

Key to this is increasing the supply of affordable housing for rent. The Council could possibly obtain funding by selling assets to build additional homes but has insufficient assets it could realistically dispose of to make any meaningful impact. The current financial regime does not permit ALMO's to borrow monies to increase the housing stock. We therefore need to work in partnership with Registered Social Landlords to increase their supply. We also can work with Private Landlords to encourage them to make additional properties available for rent.

The provision of Shared Ownership Housing and Low Cost Housing for sale is also an important form of market intervention in that it gives access to affordable housing for people in lower / middle income groups who might otherwise rent. This frees housing for rent for lower income groups to occupy.

#### **3.1.3 To ensure adequate housing provision is available for people with a special need.**

There is a wide range of special needs groups who may have difficulty in accessing suitable accommodation. The Council has assessed the current provision for many of the Groups and identified which of these may require additional resources.

#### **3.1.4 To reduce levels of homelessness**

The Council is committed to reducing levels of homelessness in the District and updated its Homelessness Review and Homelessness Strategy in 2005. In addition to homelessness generally the Council seeks to address the accommodation of groups such as ex offenders, drug users etc as it recognises that only through the provision of secure accommodation can such clients be encouraged to adopt more meaningful and substantial life styles.

#### **3.1.5 To meet regional targets outlined in the Nottinghamshire Structure Plan.**

The Council is currently working to the completion of a Local Development Framework that will create an environment facilitating house buildings to meet Nottinghamshire Structure Plan requirements.

### **3.2 Why are we trying to achieve these objectives**

- Our Housing needs updates shows a shortfall of over 200 lets per annum
- CPA targets charge us with balancing housing markets
- Consultation with partners championing special needs groups indicate shortages of accommodation for some groups e.g. ex offenders.
- We need to reduce levels of homelessness further. An adequate supply of accommodation will help.
- We are expected to contribute to meeting housing needs and demands on a regional and cross regional basis.

### **3.3 Policy and Strategic Links**

#### **3.3.1 East Midlands Regional Housing Strategy**

Policies One, Two, Three and Four (See Appendix A) are the most relevant policy areas to achieving the objectives identified in this section.

#### **3.3.2 Supporting People**

The future development of supported housing for special needs groups will be dependent on the provision of revenue funding. The Council is aware of potential reductions in supporting people and looks to efficiency savings and the redeployment of existing services to ensure the most appropriate savings and the redeployment of existing services to ensure the most appropriate supported housing provision for special needs groups. Section 3.7 gives an indication of the income brought in to the district through the Supporting People Partnership.

#### **3.3.3 Sheffield City Region Development Programme (The Northern Way).**

We are adjacent to the South Yorkshire Housing Market renewal area. Part of our housing stock is occupied by people commuting to economic centres such as Sheffield, Rotherham and Doncaster. Recent advice from the 'Northern Way' indicates that in terms of sustainable communities the focus should be on the quality of residential accommodation in the city region (which includes western parts of Bassetlaw), and how this supports the economic growth agenda.

#### **3.3.4 Barker Report**

The Barker Report sets out a range of national policy recommendations relating to the future functioning of the housing market. It leads to changes in national planning guidance and encourages the development of additional housing to meet the needs of the housing market, particularly in growth areas such as the South East of England. (see also ODPM website [www.odpm.gov.uk](http://www.odpm.gov.uk) for further information).

### **3.4 Options Available**

#### **3.4.1 Not to intervene in the market**

If the Council fails to influence or intervene in the Housing Market it is likely that developers will concentrate on building types of homes that maximise their profits rather than meeting affordable housing needs. Our experience indicates that on most sites developers will seek to build 'executive' housing, mainly three or four bedroom 'town houses'. They will be disinclined to build smaller units for sale that provide lower profit margins, leaving fewer housing options for residents on lower incomes and creating an imbalance in supply.

#### **3.4.2 For the Council to build additional housing stock.**

Though the Council is legally empowered to build additional housing stock, current uncertainty over future ALMO funding for decent homes, the need to fund Renovation Grants in the private sector, and other Capital Programmes make this option problematic at the present time. In the future the Council may find itself in a position to build some new housing itself but resources would be limited and such a programme would therefore be relatively modest.

#### **3.4.3 To encourage Registered Social landlords to build additional housing stock.**

Registered Social Landlords (Housing Associations etc) have access to Social Housing grant through the National Affordable Housing Programme. In the East Midlands regional priorities have led to significant reduction in the amount of grant potentially available to authorities on the Northern extremities of the region due to requirement to meet Regional Priority Seven, 'ensuring sustainable growth in the S Midlands / Milton Keynes area'.

The Council has very limited capacity to provide grant aid itself through a 'local authority grant programme' but this amounts to less than £100,000 per annum.

The Council has had some success in increasing the supply of housing provided by Registered Social Landlords through the negotiations of Section 106 agreements, a proportion of this being housing for rent and a proportion being shared equity.

There is a disincentive for Registered Social Landlords to provide additional special needs housing due to uncertainty over Supporting People funding and ongoing reductions in Supporting People budgets.

#### **3.4.4 To provide land for Registered Social Landlords to build additional housing stock.**

The Council has a number of areas of land that could potentially be developed by Registered Social Landlords. These include a number of former garage courts, as well as a small portfolio of other Greenfield and Brownfield sites that may be suitable for development. The Council will consider release of such sites both to Registered Social Landlords and directly to developers, when cross subsidy arrangements can be agreed to create additional affordable housing.

#### 3.4.5 To make best use of existing stock

The Council has a number of sheltered housing schemes for older people that have low occupancy levels. The most unpopular units are mainly bed-sit accommodation with shared bathroom or shower facilities that do not meet the aspirations of potential tenants. The Council has commenced an options appraisal in respect of this type of stock and this is being undertaken in full consultation with the residents of these schemes.

Due to 'right to buy' sales the available stock of family housing for rent has significantly declined in recent years. The Council has enhancements within the existing lettings policy which encourage households under-occupying family housing to move to smaller units.

By encouraging private owners, particularly those who own empty property to bring that property back in to use, the Council aim to increase the supply of accommodation actually available for occupation.

### 3.5 Partners Involved

- Registered Social Landlords
- The Housing Corporation
- Government Office for the East Midlands
- Nottinghamshire County Council (Planning)
- Private Sector Developers

### 3.6 Consultation with Service Users / Communities

Comment on the LDF

The Council has also re-vitalised it's Landlords Forum and agreed with them initiatives to encourage landlords to make vacancies more widely available by:-

- Setting up a vacancy registration service
- Financial incentives through the grants regime

The Local Strategic Partnership's Regeneration Group have indicated they wish to see an adequate supply of good quality housing to meet the potential for economic growth in the region. This includes growth stemming from the expansion of operations at Robin Hood Airport as well as growth associated with the Sheffield City Region Development Programme and 'the Northern Way'.

### 3.7 Resources Used

The Council has historically set aside a Capital Budget to deliver additional affordable housing, mainly on a purchase and repair basis.

This was originally allocated through the Local Authority Social Housing Grants Programme in conjunction with the Housing Corporation. Following discontinuance of the programme the Budget has been expended as direct capital grant.

The funding has been expended as follows:-

Date Commissioned	Scheme Description	Grant £	Completed
1999-2000	Supported Housing for Homeless People. Potter Street, Worksop - 16 bed-spaces (Framework H.A.)	£58,000	Oct 2002
2000-2001	Purchase and Repair - 5 Units (Nottinghamshire Community H.A.)	£75,000	April 2002
2000-2001	Purchase and Repair - 2 units (Nottinghamshire Community H.A.)	£45,000	Dec 2001
2000-2001	Purchase and Repair- 3 units (South Yorkshire H.A.)	£60,000	April 2002
2001-2002	Purchase and Repair- 2 units (South Yorkshire H.A.)	£32,000	Jan 2004
2001-2002	Move on accommodation from Homeless Projects- 2 units (Framework H.A.)	£60,000	Jan 2004
2001-2002	Accommodation for teenage and young mothers – 2 units (Hallam Housing Society)	£63,000	Jan 2004
2002-2003	Move on accommodation for Homelessness Project - 16 units (Framework Housing Association)	£180,000	Jan 2006
2004-2005	Purchase and repair- 1 unit (South Yorkshire H.A.)	£80,000	July 2005

In addition the Council has worked in partnership with the Housing Corporation and a range of Registered Social Landlords to procure Social Housing Grant.

A summary of schemes commissioned since 2003.

Date Approved	Scheme Description	Grant
March 2003	Mix, general needs and supported housing. Wright Wilson Street, Retford (Nottingham Community H.A.)	£234,000
March 2003	Purchase and refurbishment – 3 units (South Yorkshire H.A.)	£183,000
March 2003	Shared Ownership , South Leverton- 14 units (Longhurst H.A.)	£390,000
April 2004	Church Drive, Misterton Shared Ownership – 5 units (ACIS Group)	£166,000

### 3.8 Outcomes

- 8 units of affordable housing completed through the negotiation of S106 agreements in 2004/05
- The development of 16 further units of affordable housing agreed through the negotiation of S106 agreements completed and signed in 2004/05.
- Local Development Framework – Core Strategy (Preferred Options Document) put out for consultation in January 2006.
- Sub Regional working group jointly set up with East Midlands (Northern Group) to examine housing related planning issues as part of response to Regional Housing Strategy.
- Number of Housing Association (R.S.L.) properties increased from 478 to 927 between 1995 and 2005.
- 13 private sector dwellings in the district were returned in to occupation as a result of direct action by the Council between April 2003 and March 2005
- 16 units of 'move on' accommodation provided in partnership with Framework Housing Association at Gateford Chambers, Worksop (completed January 2006)

### 3.9 What we promise to do

- Complete the Local Development Framework by October 2008.
- Develop five units of shared ownership accommodation in partnership with Acis Group at Misterton by December 2006.
- For the Empty Homes Working Group to bring 15 private sector dwellings back in to occupation between April 2006 and March 2008 through direct intervention.

- To hold two review meetings annually with Residential Homelessness Project Managers to ensure the supply of 'move-on' accommodation.
- Complete a Housing Market Assessment in partnership with other local authorities by December 2007.
- Keep our Housing Needs Survey updated through an annual desktop exercise and undertake a further survey in 2008.
- Work with developers to create additional affordable housing on new developments through the negotiation of S106 agreements. We will issue an Interim Planning Strategy for Affordable Housing during 2006 to supplement the existing (un-adopted) Local Plan and agree targets through the Local Development Framework.
- Work with Registered Social Landlords to attract Social Housing Grant to the district in order to increase the supply of affordable housing. Due to the Regional Housing Strategy favouring investment for general needs housing in the Milton Keynes growth area it is not possible to set realistic targets for future activity at the present time.
- Encourage private landlords to invest in additional private housing for rent through our Landlords Forum. We will hold three events for our Landlords Forum in 2006-7 and produce four newsletters to be distributed with benefit cheques each year.
- Release Council owned land to developers and Registered Social Landlords where this will increase the supply of affordable housing where this will increase the supply of affordable housing. We have not set targets for this as the process is subject to individual site appraisals, consultation with local communities and Cabinet approvals in respect of individual sites.

## **CHAPTER FOUR: MANAGING EXISTING HOUSING AND ENSURING IT IS OF A DECENT STANDARD**

### **4.1 What are we trying to achieve**

#### 4.1.1 Decent Homes in the Public Sector

Following a Government Spending Review in July 2000, a Public Service Agreement Target was established to ensure all social housing met set standards of decency by 2010. A decent home is one that is wind and weather proof, warm and has modern facilities. It should meet 4 criteria's:-

- It should meet the current statutory maximum standard for housing
- It should be in a reasonable state of repair
- It should have reasonably modern services and facilities
- It should provide a reasonable degree of thermal comfort.

#### 4.1.2 Decent Homes in the Private Sector

The Decent Homes Standard has been extended to include the homes for vulnerable people in the private sector. Public Sector Agreement Target 7 indicates.

- 65% of vulnerable households in the private sector living in decent accommodation by 2006.
- 70% of vulnerable households in the private sector living in decent accommodation by 2010.
- 75% of vulnerable households in the private sector living in decent accommodation by 2020.

In addition to this we wish to improve the energy efficiency of the housing stock to reduce carbon emissions and address fuel poverty, Also we wish to reduce the number of empty private sector properties that are empty in order to increase the supply of housing and potentially help to reduce homelessness.

#### 4.1.3 Quality Housing Services

The District Councils attitude is to provide our customers with the services they want as a community at a price that offers value for money. For Housing we aim to ensure the efficient and effective management of our stock through our Arms Length Management Company, A1 Housing Ltd. For the services retained by the Council in house (Strategic and Statutory Housing Services including homelessness and housing grants) we aim to offer customers focused services based on Service Delivery Plans which can be delivered in a business like manner.

### **4.2 Why are we trying to achieve these objectives?**

- We believe everyone had a right to live in decent housing

- We wish to ensure our housing stock is in good repair, safe, warm and secure; as this will contribute to the health and well being of our community.
- We work to ensure our homes have high levels of insulation and are energy efficient; as this will contribute to Community Prosperity by addressing 'fuel poverty issues' as well as reducing emissions and global warming.
- We wish to achieve high levels of customer satisfaction by providing a quality housing service our customers have confidence in using and meets their needs.

### **4.3 Policy and Strategic Links**

#### 4.3.1 East Midlands Regional Housing Strategy

Policies five, six, eight, ten, eleven, twelve and thirteen (See Appendix A) are the most relevant policy areas to achieving the objectives outlined in this section.

#### 4.3.2 The Gershon Report

The 2004 National Procurement Strategy and Efficiency Review sets savings targets of 2.5% annually over three years. Through the implementation of the Council's and A1 Housing's Improvement Plans and Service Delivery plans we aim to use our resources more 'smartly' generating efficiency savings to improve frontline services.

#### 4.3.3 Public Service Agreement targets on decent homes. (PSA target No 7)

### **4.4 Options Available**

#### 4.4.1 Public Sector

In order to achieve the decent homes standard in its own stock by 2010 the Council had four options to consider.

- Stock retention
- Arms Length Management Organisation
- Private Finance Initiative
- Transfer to Registered Social Landlord.

In considering these options the Council had to consider information in relation to the condition of its existing stock.

A Stock Condition Survey was completed by NBA Consortium Services for the Council in February 2001 and has been updated annually by NBA on behalf of the Authority to the present date.

A summary of the survey results indicated:-

- The Council's Housing Stock is generally in a reasonable state of repair compared with many other local authorities. However when taking into account criteria 'D' referred to within the DTLR Housing Decent Home Guidance which relates to changes in approved

insulation levels, a significant number of properties which previously met the decent home criteria now do not.

- Compared with other authorities the Councils future maintenance requirements are relatively modest and can be mainly attributed to the ageing of the stock. A total expenditure requirement of £103.8 million was estimated to meet the Decent Homes Standard by 2010.
- Levels of dampness are modest and energy performance is higher than the national average. The Energy Efficiency of individual dwellings can be measured through a Standard Assessment Procedure giving a SAP rating. Our ongoing Capital Programme for Council owned housing continues to improve average SAP ratings, which rose from 55.17 to 55.42 in 2004/05).
- A growing backlog of work required to secure the fabric and integrity of the dwellings and improve the quality and amenity offered by the stock to meet acceptable standards, including the Decent Homes Standard has been identified.

In order to address outstanding works and changes to SAP ratings (contained within criteria D) as outlined within the NBA survey the Council is revising its Capital Programme. This may result in the curtailment of some capital schemes previously agreed as priorities in consultation with tenants. The Councils Business Plan and its Statistical Appendices outline present and future Capital Programmes in more detail.

Our forthcoming Capital Programme meets the recommendation of NBA Consortium Services in the Stock Condition Survey and will:-

- Remove catch up repairs
- Improve standards of accommodation and amenities
- Improve energy efficient
- Halt the deterioration of building elements
- Remove inherent problems
- Prevent future failure
- Reduce the 'response repair' workload
- Reduce decoration and pre decoration repair bills

The investment requirement of the Councils housing stock to achieve the Decent Homes Standard was estimate at over £103.8 million. The resources available to meet this target, had housing management arrangements remained with the District Council, were estimated at £41.3 million. This figure takes into account the authority's ability to use its available resources such as:-

Funding from the single capital pot  
Capital Receipts  
Major Repairs Allowance

It is clear there is a significant shortfall of £62 million in achieving this expenditure. To be able to increase our resources the Authority has undertaken an Option Appraisal with HACAS Chapman Hendy, who

concluded that an LSVT or ALMO was the best way to achieve additional resources.

The Authority then undertook a series of consultation exercises with our most important partners, our tenants. It was clear they wanted to see improvement to their homes and they recognised that the necessary investment could not be attracted to achieve the decent homes standards if the service remained in house.

In line with recommendation with the Chapmen Hendy report both elected members and tenants considered the pursuit of a PFI option was a high risk strategy. PFI Management constraints were identified in the social housing sector and there was a lack of in house expertise, and suitable outside consultants to undertake the work within the required time scales.

Following a best Value Review of Strategic Housing it was concluded that the preferred choice of the Council, tenants and staff was an Arms Length Management Organisation (ALMO).

The Authority submitted an application for ALMO Round 4 funding in December 2003. This was approved by the Office of the Deputy Prime Minister in May 2004. The Council was notified it would receive £62 million borrowing requirement to meet the Decent Homes Standard subject to continuing improvement in housing management performance with the ultimate aim of achieving a two star rating from the Audit Commission.

Tenants support for the ALMO was demonstrated in an independent ballot. 4287 ballot papers were received (58% of tenants eligible to vote) with an overwhelming percentage of 85.3% in favour of creating an ALMO. The Residents and Tenants Associations all gave unequivocal support to the creation of the ALMO.

The ALMO, A1 Housing (Bassetlaw) Ltd became operational from October 2004. Unfortunately, despite continuous improvement in performance, the A1 Housing failed to achieve two star status when inspected by the Audit Commission in May 2005. Of particular concern to the Audit Commission was the way services were procured by A1 Housing.

An improvement plan has now been agreed with the Audit Commission with a view to achieving two star status by December 2006.

The Council is supporting A1 Housing in delivery of the improvement plan through improved monitoring arrangements and by providing additional resources. However, the Council does have to consider alternatives should it not be possible to access the £62 million borrowing approvals. Options now under further consideration include bringing housing management and maintenance services back in to Council control and voluntary transfer of the stock to a Registered Social Landlord.

#### 4.4.2 Voluntary Sector

Over half the stock of Registered Social Landlords (Housing Associations etc.) has been built or acquired in the past ten years and it is anticipated this is already of a decent standard. Nottingham Community Housing Association, our largest stock-holder in this sector, have also undertaken major

refurbishment on estates at Manton and Bircotes in recent years. The Council has not completed a recent assessment of the condition of Housing Association specifically stock but will be undertaking this work during 2006. We anticipate that only a small number of properties currently do not meet decent homes standards in this sector and Registered Social Landlords will have adequate resources to address this issue.

#### 4.4.3 Private Sector

Historically the Council has operated a grants service with two objectives in mind.

- To reduce levels of unfitness in the private sector
- To ensure the adaptations of properties in the private sector in order to met the needs of disabled occupiers and help them in their own homes.

While these two objectives are still valid the Council recognises the need to configure the service in order to meet PSA 7 objective (See paragraph 4.1.2).

The following options are open to the Council:-

- Do nothing. The Council would have an obligation to monitor the number of homes occupied by vulnerable people in the private sector but by not reconfiguring the way in which the grants programme is organised would run a high risk of not achieving PSA 7 targets in the future.
- To review the operation of its renovation grants programme and target resources to meet PSA 7.
- To set up a House Improvement Agency, either in house or in partnership with neighbouring Local Authorities with a view to delivering PSA targets.

#### 4.5 Partners Involved

- A1 Housing Ltd
- Connaught Partnership Ltd (Contractors appointed by A1 Housing Ltd to undertake works to deliver much of the Decent Homes Programme)
- Bullock (as above)
- Government Office for the East Midlands
- Private Landlords
- Neighbouring Local Authorities

#### 4.6 Consultation

- There has been extensive consultation with our tenants who overwhelmingly supported the development of an Arms Length Management Organisation.(see 4.4.1). Ongoing consultation continues through the Joint Housing Advisory Group and with individual tenants groups. In addition to the achievement of decent homes standards our tenants particularly wish to see strong housing management, and reductions in anti- social behaviour the work of A1 Housing's Estate Management Officers and the Council's Anti-Social Behaviour Team

- Our Landlords Forum supports the targeting of Renovation Grants to meet the needs of vulnerable tenants, many of whom live in private rented housing.
- The Bassetlaw Partnership for Health strongly support the drive to achieve decent homes standards in both the public and private sectors. They recognise there are clear links between good housing and good health.
- The Local Strategic Partnership's Environment Group has indicated improvements to energy ratings as one of their priority areas for action. Initiatives to address 'fuel poverty' have also been identified by Age Concern and Citizens Advice Bureau.

#### 4.7 Resources

For Council Housing, Housing Investment Programme Returns indicate the following expenditure by the Council on achieving the decent homes standard and other essential Capital Works.

2002-2002	£5126,000
2002-2003	£5,598,000
2003-2004	£5085,000
2004-2005	£5034,000

For Private Sector Housing expenditure on Renovation Grant and Disabled Facilities Grants is recorded below as abstracted from Housing Investment Programme returns.

	Renovation Grants	Disabled Facilities Grant
2001-2002	£586,000	£232,000
2002-2003	£537,000	£135,000
2003-2004	£567,000	£312,000
2004-2005	£249,000	£188,000

#### 4.8 Outcomes

- ALMO operational from October 2004.
- Reduction in non-decent homes in public sector to
- Baseline established for non decent homes in private sector
- Over 65% of vulnerable people occupying homes in the private sector were living in housing meeting the Decent Homes Standard in 2005
- Energy Efficiency- improvements in average SAP rating of Council owned dwellings from 52 in 2001 to 56 in 2005.

#### 4.9 What we promise to do

- Ensure all Council owned properties meet the governments Decent Homes Standard by 2010
- Ensure all Council owned properties reach a high standard of amenity, comfort and warmth through our decent homes programme. We aim to improve the average SAP rating of Council Owned dwellings to above 60 by 2008.

- Reconfigure our Renovation Grants Programme to target resources to properties occupied by vulnerable people in the Private Sector. We will ensure that 70% of vulnerable people living in the private sector occupy accommodation meeting the Decent Homes Standard by 2010 and 75% of vulnerable people living in the private sector occupy accommodation meeting the Decent Homes Standard by 2020.
- Work through our Landlord's Forum to ensure properties in the Private Rented Sector are of a decent standard. In particular we will encourage private landlords to improve properties that are occupied by vulnerable tenants through promoting our Renovation Grants Programme through the Landlord's Forum. We will hold three events for our Landlords Forum in 2006-2007
- Strive for continuous improvement in the way we manage our estates. Here we will take a holistic approach addressing issues that concern our residents and tenants. This will include maintaining a safe, secure and attractive environment with a particular emphasis on designing out opportunities for crime and anti-social behaviour. Our achievements will be measured by completing a Tenants Satisfaction (Status) Survey in 2006-2007. We aim to achieve an overall tenant satisfaction level of 86% by 2006-2007 as measured by Best Value Performance Indicator No 74.
- Our Anti-Social Behaviour Unit will work in partnership with the police, estate management officers, agencies such as probation, and the local community to minimise crime levels and other forms of anti-social behaviour. Our Community Safety Strategy sets a target for reducing levels of overall crime by 22.5% from 2003-04 to 2007-08.
- We will work in partnership with Groundwork Creswell expand the 'Green House Project' by assisting them in acquiring empty properties for renovation as 'eco-efficient' homes undertaken through training initiatives thus helping address capacity issues in the building industry and also the problem of social exclusion among young people within our community. Our target is to renovate 2 properties per year.
- Undertake an assessment of the condition of Housing Stock held by Registered Social Landlords.

## **CHAPTER FIVE: MEETING THE HOUSING NEEDS OF VULNERABLE PEOPLE**

### **5.1 What are we trying to achieve?**

#### **5.1.1 Tackling homelessness and the causes of homelessness**

The Council believe that all members of our community have access to a choice of housing which meets a decent standard. Unfortunately, there are members of our community who for various reasons have no secure accommodation or are in danger of losing such accommodation. The Council operates a statutory homeless service aimed to help homeless people secure accommodation who qualify for assistance under homelessness legislation. With our partners a much wider service is provided covering non-priority cases falling outside the remit of the legislative framework. Our objectives are as follows-

- To ensure there is a supply of suitable accommodation to meet the needs of homeless people where the Council has a legal duty under homelessness legislation to find or provide such accommodation.
- To ensure there is a supply of suitable accommodation to meet the needs of other homeless people.
- To ensure the availability of a network of supported housing accommodation for homeless people unable to sustain their own tenancies. To ensure suitable training and employment opportunities for homeless people accessing this accommodation, with a view to them eventually moving to independent accommodation in the community which they are able to sustain themselves.
- To reduce rough sleeping to minimum levels.
- To provide quality housing advisory service covering all clients.

#### **5.1.2 Supported Housing (Special Needs)**

To work with the Nottinghamshire Supporting People Partnership and other agencies to ensure there is an adequate supply of supported and other housing to meet the accommodation needs of people with special needs. These include:-

- Older people
- Disabled people
- People with a learning disability
- People with a mental health problem
- Pregnant teenagers and young mothers
- Care Leavers
- Drug users and ex drug users
- Ex offenders
- Women and children fleeing violence
- Gypsies and travellers

An annex detailing current provision for Special Needs Groups and priorities in respect of housing and related support services is included at Appendix 3.

### 5.1.3 Helping People Stay in their own homes

Many elderly and disabled people have homes but find difficulty in living in them due to age, infirmity and disability. The Council provide disabled facilities grants to help adapt and modify properties in the private sector in order to assist people in remaining in their own accommodation as an alternative to them requiring institutional care. There is also a capital programme available to assist with the adaptation of Council owned properties within the Housing Revenue Account.

## 5.2 Why are we trying to achieve these objectives?

5.2.1 Homelessness – The care of homeless people is of key concern to central government. Homeless people have a higher risk of poor health. Their children are likely to have poor educational attainment. Homeless people have poor job prospects. Homeless people are disadvantaged in the housing market. It is only through intervention and assistance, and by the provision of secure accommodation that these issues can be addressed and that the life style of homeless people can become sustainable and meaningful.

5.2.2 Special needs – The Government Supporting People programme provides an opportunity for vulnerable people to access both long term and short term support services to help them live independently within the community. Supporting People has provided opportunities for the development of support services to meet the needs of individuals. These services allow people to sustain their own homes in the community by promoting independence and preventing tenancy breakdowns.

5.2.3 Helping People Stay in their own homes –It is a government objective to reduce the numbers of people receiving institutional care and most elderly people or people with a disability prefer their own self- contained accommodation.

## 5.3 Policy and Strategic Links

### 5.3.1 East Midlands Regional Housing Strategy

Policies Nine, Ten and Thirteen (see Appendix A) are the most relevant policy areas in achieving the objectives outlined in this section.

### 5.3.2 Homelessness Act 2002

### 5.3.3 Health Improvement Plans

The Bassetlaw Partnership for Health has included initiatives to 'reduce the effects of homelessness and develop actions to break the cycle of homelessness' and 'to promote the development of schemes that help maintain the independence of older people and reduce the need for admission to hospital' in it's 2006 Action Plan.

### 5.3.4 Nottinghamshire Supporting People Strategy

## **5.4 Options Available**

5.4.1 Homelessness – Bassetlaw’s first Homelessness Review and Homelessness Strategy was completed in July 2003. This was completed by a Steering Group; including representatives from voluntary sector agencies, registered social landlords and other partners. The Steering Group became an implementation group on publication of the review and strategy and saw many of the objectives agreed achieved by the end of 2004. In line with advice in the Homelessness Code of Guidance for Local Authorities it was agreed to undertake a further review of Homelessness and a revised homelessness strategy, this exercise being completed in 2005. Key objectives addressed in action plans found in the revised strategy include:-

- Prevention of Homelessness (the new BVPI 203 has encouraged the Council to review the Homelessness Service and consider if it can be more pro-active in the prevention of homelessness)
- Move on accommodation (though the Council has been relatively successful over the past ten years in expending the provision of supported housing for homeless people, the prevention of move on accommodation has always been an issue).  
Options include the provision of additional accommodation specifically for move on, and the relaxation of former tenant arrears ‘rules’ among housing providers to facilitate move on)
- The provision of additional general needs accommodation (See Chapter Three)

### **5.4.2 Special Needs Groups**

The Councils practice has been to assess the shortfalls in provision in respect of the various special needs groups, and where a shortfall is found try to increase provision either through the development of additional accommodation, or in certain circumstances through the release of units of its own stock to a specialist provider.

### **5.4.3 Helping people stay in their own homes**

Here the Council can either provide a basic mandatory service to provide disabled facilities grants for those requiring assistance, or link this provision to the Renovation grants programme dealing with all aspects of the property ensuring it is safe, secure and warm.

## **5.5 Parties Involved**

Nottinghamshire Supporting People Partnership  
The Housing Corporation  
Government Office for the East Midlands  
Registered Social Landlords and other housing providers  
HOPE (Hope for the Homeless)  
Centre Place  
Bassetlaw Women’s Aid  
Connexions  
Notts County Council Social Service Department  
Primary Care Trust

## **5.6 Consultation**

The Council's Homelessness Strategy has been developed in full consultation with the Bassetlaw Homelessness Umbrella Group who formed a steering group to develop the Homelessness Strategy. This evolved in to a monitoring group that has taken responsibility for delivering the Homelessness Strategy and also in 2005 completing it's first review. Our objectives within this section reflect the work of this group and their aspirations for future service development.

## **5.7 Resources Used**

For an indication of Capital Resources used for Social Needs Schemes please refer to Section 3.7.

In terms of Revenue Resources Housing Related Services are mainly contracted out by the Nottinghamshire Supporting People Team. A summary of the projects specifically funded in Bassetlaw appears below:-

- Potter Street Project, Worksop (Residential for Homeless People- 16 units)
- Eden Housing Project, Worksop (Residential for people with a Learning Disability- 11units)
- Wright Wilson Street Project, Retford (Residential for Homeless People)- 12 units)
- New Roots Housing Project (Supported Housing for young people at risk-21 units)
- New Roots Housing Project (Supported Housing for single people with support needs-19 units)
- New Roots Housing Project (Supported Housing for teenage parents and young mothers- 4 units)
- NACRO (Floating support for single homeless people- 14 units)
- Nottingham Regional Society for Adults and children (Floating Support for people with autism- 2 units)
- Bassetlaw Women's Aid (Residential/ Domestic Violence- 8 units)
- Bassetlaw Women's Aid (Floating Support/ Domestic Violence- 19 units)

The total expenditure by Supporting People in 2005 is estimated at £1,530,881 for the services listed above (based on contract prices). We have not listed the contract prices for individual services as these may be open to competition and are therefore commercially sensitive.

In addition to the above there are a number of projects funded by Supporting People that cover more than one district that are available in Bassetlaw. There are also other sources of funding for services such as grants, charities etc which we have not quantified.

## **5.8 Outcomes so far**

### **5.8.1 Homelessness**

- Supported Housing: In partnership with the voluntary sector there are three main providers with residential schemes operating in the district. These are the Cobwell Road Project, Retford (Notts Community Housing Association); the Potter Street Project, Worksop (Framework Housing Association) and the New Roots Housing Project which have several

small schemes for young homeless people as well as provision for teenage parents and young mothers

- Move on accommodation: One of the difficulties facing all of our supported housing providers has been a lack of move on accommodation, including move on accommodation with low level support. Three schemes are now available, these being located at Dennis Street, Worksop; Gateford Chambers, Worksop; and Wright Wilson Street, Retford. Protocols have also been developed with providers in respect of move on to unsupported accommodation but there is scope for further work in this area.
- Partnership Working: The Bassetlaw Homelessness Umbrella has been extremely successful in fostering excellent working relationships between all service providers. There are protocols in place to ensure clients are referred to the most appropriate project and the network of move on accommodation is open to all agencies.
- A network of specialist advisory services is in place within the voluntary sector. Agencies participating include HOPE, Framework, Centre Place and Bassetlaw Women's Aid. The Council have provided premises for two of these services.
- Health Issues: In response to non-statutory guidance issued by the Office of the Deputy Prime Minister in 2004 the Bassetlaw Primary Care Trust is undertaking work to improve access to Health Services for homeless people. Research is currently being undertaken to identify barriers that prevent homeless people accessing health services and to develop working practices to address these barriers.

### 5.8.2 Special Needs

There is a range of housing projects available for special needs groups in the District as outlined at Appendix 3. It should be noted that there are important links between Homelessness and some of the Special Needs projects, in particular those associated with Drug and Alcohol Misuse, ex offenders and Teenage Parents and Young Mothers. Many of our homelessness projects provide housing for clients within these groups.

## 5.9 What we promise to do

- Reduce levels of rough sleeping in the District to below an average of 4 people per night by providing emergency access accommodation by March 2007
- Reduce the average stay in Bed & Breakfast Accommodation of households which include dependent children or pregnant women and which are unintentionally homeless and in priority need to 1 week or less by March 2008.
- To make a decision on all homelessness applications within 33 working days.
- Change the way in which our Homelessness Service operates in order to ensure a greater emphasis is placed on the prevention of homelessness. We

aim successfully prevent 25 households from becoming homeless in 2006-07 as measured by Best Value Performance Indicator No 213.

- We will continue to monitor levels of Homelessness in Bassetlaw through our participation in the annual Nottinghamshire Homelessness Snapshot Survey.
- We will continue to monitor the effectiveness of our Homelessness Strategy through a dedicated monitoring group that includes representatives from the Bassetlaw Homelessness Umbrella Group. The monitoring group will meet four times annually.
- We will listen to our partners through our attendance at the Bassetlaw Homelessness Umbrella Group which meets four times annually.
- We will ensure that all clients that enter homelessness projects in the district have access to training and employment opportunities. In addition to this, with our partners, we will encourage clients to move towards independent living through the provision of housing support services. We will increase the supply of move on accommodation from homelessness projects through the development of protocols in relation to referrals to all social housing providers including ourselves. We will keep this process under review by holding meetings every six months with homelessness project managers.
- We will work with the Nottinghamshire Supporting People team to ensure that suitable housing and housing support services are available to special needs groups (see Appendix C). We aim to attend all meetings of the Supporting People Commissioning Body which normally meets four times annually We aim to attend 80% of meetings of the Supporting People Core Strategy Group and 80% of meetings of the Supporting People Short Term Services Group.

## **CHAPTER SIX: MONITORING AND MEASURING PERFORMANCE**

### **6.1 Local Strategic Partnership**

The Local Strategic Partnership (LSP) monitors the Community Strategy on an ongoing basis and produces an Annual Report each year. There are seven sub groups in the LSP.

- Environment
- Economic Regeneration
- Partnership for Health
- Social and Community Development
- Children and Young People
- Community Safety
- Learning and Skills

Where applicable each of the sub groups has incorporated housing related objectives within their Action Plans and is responsible for monitoring related activities.

The LSP Annual Report includes an assessment of objectives and activities that have been delivered, as well as measuring performance against National and Local Performance Indicators.

### **6.2 Council Housing Management**

Both national and local Housing Management performance targets are included in the Councils Best Value Performance Plan. Local targets have been refined and developed since the initial Best Value Performance Plan was published in 2000 to give a more accurate reflection of the work the Housing Service undertakes.

Though reported annually to the public through the Best Value Performance Plan a comprehensive system of performance monitoring has been undertaken internally through the following structure of responsibility.

- Cabinet – overall responsibility for policy and enforcement. Cabinet receives regular progress report on provision of A1 Housing and Bassetlaw District Council to reach two star rating.
- Performance Improvement Scrutiny Committee (PISC) – quarterly monitoring of Best Value Performance Indicator (BVPI) targets. A PISC sub committee specifically monitors housing performance and the Housing Strategy.
- Management Team
- Corporate Management Group
- Directorate Management Team
- Service Management Teams – monitoring of BVPI national and local targets (Monthly) and preparation of service related objectives to improve performance.
- Joint Housing Advisory Group – includes tenant and residents representatives (now a sub committee of A1 Housing)
- Team Briefing - Feedback on performance to individual service units.
- Supervision – individual performance targets set for staff members.

### **6.3 Activity of Registered Social Landlords (RSL's)**

The Council's computerised lettings system facilitates the monitoring of individual nominations, and checks are made to ensure the Council is offered an appropriate level of nomination on an annual basis. Briefing reports are produced for elected members and the Joint Housing Advisory Group.

Schemes in development are monitored and updated reports are produced periodically for members.

The Housing Corporation undertakes detailed performance monitoring of all RSL's.

### **6.4 Health Improvement Partnerships**

The Bassetlaw Partnership for Health focuses on the delivery of Health Improvement within our community. Monitoring arrangements have been set up to include representation from the District Council, Health and Social Services, the Bassetlaw Development Agency and the Primary Care Trust.

Local partnerships, including the Teenage Pregnancy Implementation Group and the Bassetlaw Drug and Alcohol Action Team, have housing related objectives within their Action Plans.

### **6.5 Crime Reduction Partnership**

Bassetlaw Community Safety Partnership consists of key statutory and voluntary agencies brought together by the Crime and Disorder Act 1998

Agencies involved include the Police, Council, Fire Service, Victim Support and Bassetlaw Women's Aid.

On a three yearly basis the partnership undertake a comprehensive audit of crime and disorder in the district. Following the last audit in 2005, the partnership published a new three-year strategy outlining the priorities until 2008, which include burglary, vehicle crime, violent crime, anti-social behaviour, arson, road safety drugs and alcohol. Alongside these priorities are targets to ensure the partnership reduce overall levels of crime, substance misuse, fear of crime and anti-social behaviour.

In 2005 the partnership revised the overall structure of the delivery groups and has begun a pilot merger with Newark and Sherwood Community Safety Partnership. Within the revised structure a number of key delivery groups exist, alongside a six weekly process of tasking and co-ordination to ensure the actions within the strategy are being delivered.

### **6.6 Performance Indicators**

Key to our monitoring arrangements is a framework of national and local performance indicators, which the Council operates for both Housing Management and the Authorities Capital Programme (including decent homes).

These are reported quarterly to PISC.

To improve monitoring arrangements the Council has installed Covalent 2 (a computerised performance monitoring system which relevant officers and Managers have access to). A performance management framework has also been introduced by A1 Housing (Bassetlaw) Ltd to monitor Performance Indicators

The Councils Best Value Performance Plan giving details of all performance indicators is available from the Councils Policy Unit (Tel: 01909 533186)

## **6.7 Capital Strategy**

Monitoring of the Capital Programme, delivery outcomes, objectives and financial expenditure is undertaken by the Councils corporate Property and Regeneration Group. This is chaired by a member of the Councils Management Team and meets monthly. Every quarter the Performance Improvement Scrutiny Committee scrutinises all activities. Within the new Council constitution for the Cabinet, specific responsibility for the Capital Strategy has been assigned to the Cabinet member for Finance.

The Council, while having a long established performance management system, has reviewed this to ensure there is a closer linkage between key policy areas, objectives, key performance indicators and PSA targets.

## **6.8 Supporting People**

The government have developed a Quality Assessment Framework as a tool for assessing the quality of services provided under the Supporting People programme and for enabling a continuous improvement process.

In addition there are both National and Local Performance Indicators which will measure how far the Supporting People programme meets national objectives and how well services work to meet the needs of the local community.

## **6.9 Homelessness Strategy**

The District Council is delivering the objectives of the Homelessness' Strategy in partnership with the Bassetlaw Homelessness Umbrella Group. The chair of the Monitoring Group is the Council's Cabinet Member for Housing, and named officers within the Council and other agencies are held accountable for delivery of individual aspects within the Homelessness Strategy.

## **6.10 Other Monitoring Mechanisms**

- Active landlord forum
- Joint Housing Advisory Group
- Strategic Partnerships
- Tenant satisfaction surveys and capital schemes
- Grant surveys
- Complaints Procedure
- Programmed meetings with Registered Social Landlords
- Regional Housing Strategy Group
- Property and Regenerations Group
- Service objectives for each operational unit.

## **CHAPTER SEVEN: RESOURCES**

### **7.1 Overview**

The Council has always recognised that Housing is one of its major services and therefore integrates Housing's capital needs into its overall Capital Strategy. An officer group with specific responsibility for asset management exists to ensure coordination of property use across all Council services. This group considers all aspects of acquisition, use and disposal of assets including Housing land, garage sites and difficult to manage dwellings or blocks of flats. This group therefore plays a key role in formulating a corporate and strategic approach to Housing asset management.

### **7.2 Assessment of Resources**

An overall assessment of the total resources likely to be available has been made and then these resources have been divided between enabling functions, private sector housing and expenditure on our own stock based on the stock condition surveys and the Housing Needs Survey.

#### **7.2.1 Borrowing**

The approach is to fully utilise the supported borrowing allocation on Housing Revenue Account (HRA) capital expenditure.

Additionally, an options appraisal was undertaken recently relating to the future of a number of HRA garage sites. The appraisal indicated that it is financially viable to undertake an amount of prudential borrowing to rebuild a small number of garages. The income generated from lettings will then be available to fund the borrowing costs. Other than for these new garages, the Housing Revenue Account cannot support further prudential borrowing at this time.

#### **7.2.2 Capital Receipts**

The Councils policy is to ensure that Housing capital receipts are ring fenced for reinvestment into future Housing needs rather than spending on other service areas.

During the last few years the number of Right To Buy (RTB) sales has considerably increased and this has meant that the resources generated from this source have been available for invested into future capital programmes. However, a major part of these resources has in the past been needed for funding capital spend on the private sector. The new cash grant for decent homes in the private sector will mean that the Council will now be able to invest a much larger proportion of the RTB capital receipts into capital investment in our own stock.

The Councils budgeted use of capital receipts for 2005/2006 was £1.1m. An additional amount of £1.5m was approved during 2005/2006 for further investment into our own stock from the increase in RTB sales receipts. This is a considerable increase on previous levels of capital receipts spend which have been in the region of only £500,000.

There have also recently been a number of significant non RTB housing asset disposals (land and vacant blocks of flats) that has generated a significant amount in one off capital receipts. The Council is currently considering its options in respect of how these one off receipts can be most effectively used. The number of RTB sales has halved during 2005/2006 compared with 2004/2005 and this will undoubtedly impact on this decision.

### 7.2.3 Other Grants and Contributions

The Council has been successful over recent years in attracting contributions towards funding energy efficiency works and anticipates that a further £100,000 will again be available in 2006/2007 to allow further works to be undertaken.

### 7.2.4 Major Repairs Allowance

In view of the backlog of works needed to our own stock, the policy is to fully utilise the Major Repairs Allowance allocation in the year.

### 7.2.5 Revenue Resources

The Councils ability to fund capital expenditure from revenue resources, either from the General Fund or the Housing Revenue Account is severely restricted since we have only the minimum level of balances. The effect of rent restructuring on the Housing Revenue Account has been particularly detrimental.

The effect of the latest Housing Subsidy Determination meant that there will not be any additional revenue resources available for funding the capital programme as the increase in management and maintenance allowance will have to be used towards compensating for revenues lost as a result of both rent restructuring and Right to Buy sales. The revenue repairs budget is now delivering services to a high standard and has seen significant improvement.

### 7.2.6 Private Sector Renewal

The Council has over the last few years secured additional funding from the Regional Housing Board for Disabled Facilities Grants to meet demand in this area. It is devoting considerable efforts to deliver investment in this area. The new cash grant towards delivering decent homes in the private sector is welcomed and it is expected will be fully spent by the end of the financial year. Although the final amount of this grant is not yet known, we have assumed that it will be in the region of £500,000. It does mean, however, that

further capital resources are ring fenced and therefore a certain amount of flexibility has been lost.

### 7.2.7 ALMO Resources

The Council is working very hard on an improvement plan in order to achieve a two star rating in the forthcoming Housing inspection in December 2006. This will secure extra ALMO borrowing approval of £62m in order that the Decent Homes Standard can be achieved by 2010.

The Council is already well prepared once these additional ALMO resources have been secured and has a programme of works and a profile of anticipated spend. It expects that spend will commence in 2007/2008 with capital expenditure on our own stock of £15m.

### 7.3 Programme for 2006/2007

Our budgeted expenditure profile and funding for 2006/2007 is summarised in the following tables. For comparison purposes and outturn for 2004/2005 and a planned outturn for 2005/2006 are also shown.

#### HOUSING CAPITAL PROGRAMME

	<b>Out-turn 2004/2005 £</b>	<b>Planned 2005/2006 £</b>	<b>Budget 2006/2007 £</b>
<b><u>Council Stock</u></b>			
ALMO Resources	0	1,500,000	0
BDC Resources	5,034,030	5,686,000	4,979,880
<b>HRA OWN STOCK</b>	<b>5,034,030</b>	<b>7,186,000</b>	<b>4,979,880</b>
<b><u>Other non HRA Housing</u></b>			
<b><u>Housing Association</u></b>			
Social Housing Grant	21,000	82,000	84,200
Other (Carry Forward from 2004/05)	0	180,000	0
<b><u>Renovation Grants</u></b>			
Disabled Facilities Grants	184,006	415,210	356,600
Private Sector Renewal	249,217	572,000	588,200
DFG - SHIP Bid	3,490	746,510	0
2005/2006 Additional DFG Grant Offer	0	83,300	0
<b><u>Other</u></b>			
Creditors brought forward to finance	1,029,077	0	0
Contribution to GF Housing Related Schemes	0	233,490	0
<b>Sub-Total Other Non-HRA Housing</b>	<b>1,486,790</b>	<b>2,312,510</b>	<b>1,029,000</b>

<b>GRAND TOTAL</b>	<b>6,520,820</b>	<b>9,498,510</b>	<b>6,008,880</b>

**HOUSING CAPITAL PROGRAMME FUNDING**

	<b>Out-turn 2004/2005 £</b>	<b>Planned 2005/2006 £</b>	<b>Budget 2006/2007 £</b>
Borrowing (Supported)	1,171,000	1,199,000	440,000
ALMO Borrowing	0	0	0
Borrowing (Unsupported)	100,000	0	19,500
Revenue	0	0	0
Capital Contributions - (S106 & other grants)	289,912	125,000	100,000
Specified Capital Grants	133,692	277,000	214,000
Private Sector Decent Homes Grant	0	0	500,000
Capital Receipts	0	3,964,540	815,600
Capital Reserves (HRA Earmarked)	887,784	45,970	0
Major Repairs Allowance	3,938,432	3,887,000	3,919,780
<b>Total Resources</b>	<b>6,520,820</b>	<b>9,498,510</b>	<b>6,008,880</b>

## **APPENDIX A: LINKS BETWEEN NATIONAL, REGIONAL AND LOCAL POLICY**

<b>REGIONAL POLICY</b>		<b>COMMUNITIES PLAN</b>	<b>LOCAL PRIORITY</b>	<b>LOCAL WORKING EXAMPLES</b>
1.	Increasing the quantity and improving delivery of appropriate high quality affordable housing in all communities.	Addressing Housing Shortages Addressing Low Demand and Abandonment	Community Prosperity	Local Development Framework. Housing Association Development Section 106 Agreement.
2.	Securing quantity and choice for housing development	Addressing Housing Strategy Addressing Low Demand and Abandonment Delivering Decent Homes Liveability	Community Prosperity Community Safety Community Engagement	Local Development Framework Housing Association Development Section 106 Agreement
3.	Recognising and responding to areas affected by low demand	Addressing low demand and abandonment	Community Safety	Addressing crime and fear of crime through tackling anti-social behaviour has virtually eliminated low demand areas in Bassetlaw.
4.	Providing options for unpopular or unsuitable sheltered housing stock.	Addressing housing strategies Addressing low demand and abandonment Delivering decent homes	Community Engagement	Review of sheltered housing stock ongoing.
5.	Renewing and revitalising the private sector.	Addressing housing shortages Addressing low demand and abandonment Delivering Decent Homes	Community Prosperity Community Safety Community Engagement	Renovation and Disables Facilities Grants Programme. Bid for decent homes funding. Empty Homes Working Group Landlords Forum

6.	Decent Homes in the Social Sector	Delivering Decent Homes	Community Safety Community Prosperity	Creation of A1 Housing as delivery vehicle.
7.	Ensuring sustainable growth for the Milton Keynes, South Midlands Area is delivered.	Addressing Housing Shortages	N/A	N/A
8.	Ensuring that the skills of the construction sector can be harnessed to increase output in the region.	Delivering Decent Homes Addressing Housing Strategies	Community Prosperity Community Engagement	Partnership working with Groundwork Creswell / Crestra to support intermediate labour market.
9.	Tackling the causes of homelessness	Addressing Housing Strategies	Community Safety Community Prosperity Community Engagement	Development of supported housing projects with links to employment, training and education initiatives.
10.	Assisting people to maintain their independence for as long as they wish to in their own homes.	Delivering Decent Homes Liveability	Community Safety Community Prosperity Community Engagement	Disabled Facilities Grants Programme / Adaptations Programme.
11.	Promoting healthy, safe and eco-efficient housing.	Delivery Decent Homes Liveability	Community Safety Community Prosperity	Grants programmes Housing Association Development

12.	Ensuring that in rural areas and market towns there is an appropriate provision of quality housing to meet a range of housing needs and access to related services for vulnerable people of all ages	Addressing housing strategies Protecting the countryside	Community Engagement	Development of 'Biscuit' project (VDU and visual links). Housing Association Development Programme.
13.	Ensuring that all sub regions understand and address the needs and aspirations of diverse sectors of their communities.		Community Engagement	A1 Housing Improvement Plan. Sub Regional Working Group
14.	Developing the role of the sub regions	Addressing Housing Strategy Addressing low demand and abandonment Delivering Decent Homes	Community Engagement	Sub regional working group - Housing market assessment - Section 106 - Housing Reference Group
15.	Developing and integrating a common information base.	Address housing shortages	Community Engagement	Sub regional working group. National Register of Social Housing
16.	Supporting economic growth in partnership	Addressing Housing Shortages	Community Engagement	Housing market assessment Cross boundary working

## APPENDIX B

<b>B: BACKLOG OF EXISTING NEED</b>				
Element	2003	2005	Notes	
1.	Backlog need existing households (number of households currently living in unsuitable housing)	2,267	2,267	No estimate of change to this figure is possible as no new fieldwork undertaken.
2.	Minus cases where in-situ solution most appropriate	Leaves 547	Leaves 547	In-situ (or outside District) solution most appropriate for 17,720 households.
3.	Times proportion unable to afford too buy or rent in market	152	152	65.2% = 356 – also remove 205 social renting tenants. Figure did not change under altered affordability assumptions.
4.	Plus backlog (non households)	21	21	No change to this figure as the potential households data not updated whilst the element of homelessness to include here has not changed.
5.	Equals total Backlog need	173	173	
6.	Time quota to progressively reduce backlog	20%	20%	
7.	Equals annual need to reduce Backlog	35	35	
<b>N: NEWLY ARISING NEED</b>				
8.	New household formation (gross p.s)	529	529	Figure unchanged as no new fieldwork carried out.
9.	Times proportion unable to buy or rent in market.	Leaves 285	Leaves 285	In both cases 53.8% cannot afford market housing. This figure is based on the views of the survey respondent and hence is not affected by the changed affordability assumptions.
10.	Plus ex-institutional population moving into community	0	0	
11.	Plus existing households falling into need	446	435	A small drop in this number due to the improved affordability of rents compared with income
12.	Plus in migrant households unable to afford market housing	262	250	A small drop in this number due to the improved affordability of rents compared with income
13.	Equals newly arising need	993	970	Overall, a small drop in estimate needs level
<b>S: SUPPLY OF AFFORDABLE UNITS</b>				
14.	Supply of social re-lets p.a.	941	832	Noticeable decline in availability of affordable housing
15.	Minus increased vacancies and units taken out of management	-23	-28	
16.	Plus committed units of new affordable supply p.a.	+5		
17.	Equals affordable supply	923	804	
<b>18</b>	<b>Overall shortfall / surplus</b>	<b>105</b>	<b>201</b>	<b>Significant rise in net needs estimate. Entirely due to the change in supply</b>

## **Appendix C: HOUSING AND HOUSING SUPPORT SERVICES FOR SPECIAL NEEDS GROUPS**

### **Introduction**

This appendix summarises the service provision for special needs groups within our community. In common with supported housing projects for Homeless People, most of the Revenue Funding for special needs groups is provided by the Nottinghamshire Supporting People Partnership.

The development of additional housing provision for special needs groups will therefore in many cases be dependant on revenue funding being provided by the Nottinghamshire Supporting People Partnership.

The Supporting People Grants allocated for Nottinghamshire are shown below.

SUPPORTING PEOPLE GRANT ALLOCATIONS (NOTTINGHAMSHIRE)	
Year	£ Million
2004/05	27.97
2005/06	26.45
2006/07	26.39
2007/08 (minimum guaranteed)	25.07

It is clear that the Supporting People 'pot' for Nottinghamshire is reducing. Though this obviously limits the potential for new schemes it does not rule them out.

Through the Supporting People Service Review process it has been possible to reconfigure services that were previously provided in the County and reduce costs. There is also an ongoing process of reviewing and renegotiating the contracts of service providers, some of these being in a competitive market, and this will also result in savings. This may free up some funding for future service development in the County.

For both homelessness clients and other special needs groups, where additional supported or other housing services have been identified as being required as a priority, the Supporting People Team have asked these to be identified in Area Housing Strategies.

In this Appendix we have identified the accommodation and housing related support services currently available and indicated the areas where the provision of additional Supporting People funding would be seen by the Council as a priority should this become available.

### **Homelessness**

Homelessness issues are discussed in some depth within the main body of the Housing Strategy. Two areas are seen as priorities for possible additional revenue investment from Supporting People should funding become available. These are:-

- For the provision of emergency access accommodation
- For floating and other housing support in respect of clients moving on from Homelessness Projects.

Both of these are identified in revised Homelessness Strategy ( published 2005) as priorities.

### **People with a Learning Disability**

The Housing Needs Survey indicates 305 (0.07%) of households in the district contain someone with a learning disability.

During 2001 New Era Housing association opened a new unit at Langold providing accommodation for 6 people with learning disabilities and associated physical disabilities.

Eden Housing Limited has opened a scheme at Newcastle Avenue, Worksop, providing individual and group living accommodation for 25 clients with mild learning difficulties, some of whom have behavioural problems. A further scheme for 9 clients with learning difficulties has also been opened at Cemetery Road, Worksop.

The Council have representation on the Learning Disability Partnership Board and has made a significant contribution to the development of the Nottinghamshire Housing and Support Strategy for people with Learning Disabilities. The Council and A1 Housing have embraced 'Valuing People' and are working with individual clients to identify suitable housing options when they wish to live independently in the community. Social Services have identified high levels of people with a learning disability with elderly cares who will need to live more independently in our community. The Council sees the expansion support services as a priority for these reasons.

### **Mental Health**

The Housing Needs Survey indicated 227 (0.05%) of households in the district contain someone with a mental health problem.

There are a number of schemes in the district, mainly provided by Registered Social Landlords, catering for clients with mental health related conditions.

The availability of floating support has facilitated better management of people with mental health difficulties within the community and no further supported housing units are planned at the present time, though this will be kept under consideration through ongoing reviews with the Mental Health Team and Rethink.

### **Care Leavers**

An analysis of the housing needs of care leavers was undertaken jointly by Social Services and Housing officers in February 2004. It was apparent that only around 5 care leavers needed finding suitable accommodation in Bassetlaw each year, the others seeking accommodation with friends, family or staying with existing foster carers. It was agreed that careful planning and support this small number could be accommodated within existing housing projects and this approach has been agreed with the accommodation providers.

## **Drug Users**

Bassetlaw District Council facilitates a local Drug and Alcohol Action Team which has been set up to address the growing problems of Drug and Alcohol abuse. There is little specific accommodation for people with drug and alcohol addiction in the district, though it is recognised that the availability of well managed and appropriately located accommodation is crucial to any rehabilitation process.

The Council is developing protocols with the Drugs Intervention Programme (DIP) Team to help secure accommodation for offenders undergoing rehabilitation and a property has been transferred to NACRO to facilitate accommodation. A1 Housing are also examining options to provide Social Services with accommodation for ex drug users outside of the Criminal Justice System.

## **Ex Offenders**

The Probation Service in Nottinghamshire has estimated that over 80 offenders from Bassetlaw are eligible for release from prison annually.

This figure does not include those offenders who will be released early either on licence or home detention curfew, or those offenders released from Young Offenders institutions. It also does not include people in custody but not yet sentenced and who are likely to get a short sentence.

Many of those individuals have a chronic housing need and almost certainly require some form of resettlement support to enable them to sustain their own independent tenancies. There are currently 8 bed spaces of supported housing specifically for ex-offenders in Bassetlaw, all allocated in Worksop and provided by NACRO. Ex-offenders also have access to some of the other supported housing schemes provided in Bassetlaw. The only other accommodation available is housing without support from private landlords or unsupported Council accommodation.

This miss-match between need and the total number of supported housing bed spaces available clearly indicates a need for further provision, particularly in Retford, where there is no provision whatsoever.

## **Pregnant Teenagers and Young Mothers**

Bassetlaw has high teenage pregnancy rates. There were six wards with a conception rate for under 18 year olds in the top 20% in England (Worksop South East, Worksop North West, Carlton in Lindrick, Worksop East, Retford South and Tuxford) when data was last compiled in 2002. The under 18 conception rate for Bassetlaw was 42.6 per 1000 young people aged 15-17 compared with 38.4 for Nottinghamshire. (Source: Nottinghamshire Teenage Pregnancy Co-ordinator).

New Roots Housing Project manages 17 units of supported accommodation for pregnant teenagers and young mothers. There are also floating support services provided for clients moving from the New Roots Project and other young mothers currently contracted to new Roots and Framework. New Roots received 63 referrals for accommodation between April 2000 and December 2005.

The provision of additional support services and accommodation is seen as a priority should resources become available.

## **Women and Children**

Bassetlaw Women's Aid operate an 8 bed refuge for women fleeing violence, there is also 1 unit covering the dual issue of domestic violence and substance misuse (provided in partnership with the Women's Drug Service) and 11 further units of supported housing for women fleeing violence. There are 19 floating support placements, an outreach service that provides drop in support and a telephone help-line and a specialist children's service.

A Women's Resource Centre is available for all women and children in the community.

## **Gypsies and Travellers**

An assessment of the needs of gypsies and travellers is currently being undertaken by Bassetlaw District Council. This is to be completed through the Local Housing Needs Assessment process as set out in Section 8 of the Housing Act 1985

APPENDIX D: ACTION PLAN FOR 2006-2008

<i>What we will do</i>	<i>Why we want to do it</i>	<i>How do you know that we have done it</i>	<i>Resources</i>	<i>Target Date</i>
<b>ADDITIONAL HOUSING TO MEET NEED AND DEMAND</b>				
Complete a Housing Market Assessment for the District in partnership with the neighbouring authorities of Bolsover, Chesterfield, North East Derbyshire, Newark and Sherwood, Mansfield and Ashfield	The East Midlands Housing Board have asked all Local Authorities to complete Housing Market Assessments in order to inform future strategic housing development for the region. The strategy will inform the Area Housing Strategy and the Local Development Framework.	The final report will be available to interested parties by e-mailing <a href="mailto:housing@bassetlaw.gov.uk">housing@bassetlaw.gov.uk</a> and a summary will be published on the Council's website <a href="http://www.bassetlaw.gov.uk">www.bassetlaw.gov.uk</a> .	Revenue development bid to be agreed.  Funding from ODPM to be agreed.	Commences Summer 2006  Completion Summer 2007
Completion of the Local Development Framework (LDF)	Statutory requirement. The LDF will set out the parameters for future housing (and other) developments in Bassetlaw.	This document will be available by e-mailing <a href="mailto:planning@basselaw.gov.uk">planning@basselaw.gov.uk</a> and a summary will be published on the Council's website.	Funding and staffing resources in place.	2007

<b><i>What we will do</i></b>	<b><i>Why we want to do it</i></b>	<b><i>How you know that we have done it</i></b>	<b><i>Resources</i></b>	<b><i>Target Date</i></b>
Keep our Housing Needs Survey information up to date and complete a full survey in 2008.	It is essential we have accurate information about the housing needs of our communities in order to plan new housing developments. Our last full Housing Needs Survey was completed in 2003 and is considered to have a shelf life of 5 years.	A summary of updated housing needs information is available by e-mailing housing@bassetlaw.gov.uk	Housing Revenues Account Funding for annual 'desk top' update.  Budget for full housing needs survey to be agreed.	Update annually  New survey 2008.
Work with registered social landlords to increase the supply of rented housing and other low cost housing (e.g. shared equity housing).	We have shortfalls in the supply of affordable housing for rent and other low cost housing to meet the needs of our community.	The delivery of affordable housing is monitored on the Councils Housing Investment Programme Return, which is submitted annually to be Office of the Deputy Prime Minister. A copy can be obtained by e-mailing housing@bassetlaw.gov.uk	Housing Corporation Grant.  Capital Budget for Local Authority Grant  Land Assets.	Ongoing

<b><i>What we will do</i></b>	<b><i>Why we want to do it</i></b>	<b><i>How you know that we have done it</i></b>	<b><i>Resources</i></b>	<b><i>Target Date</i></b>
Work with developers to create additional affordable housing through the negotiation of S106 agreements.	We have shortfalls in the supply of affordable housing (see above)	The delivery of affordable housing is monitored on the Councils Housing Investment Programme. A copy can be obtained by e-mailing <a href="mailto:housing@bassetlaw.gov.uk">housing@bassetlaw.gov.uk</a>		Ongoing
To encourage private landlords to invest in additional private housing for rent.	We need to increase the supply of rented housing in the district and offer choice to our community.	We will monitor the number of empty properties brought back in to use and renovation grants taken up by private landlords. These are recorded on the Council's annual HIP return, a copy of which can be obtained by e-mailing <a href="mailto:housing@bassetlaw.gov.uk">housing@bassetlaw.gov.uk</a>	Empty Property Working group.  Empty Properties Grants available in Renovation grants Budget.  Renovation Grants available to Private Landlords (means tested against tenants increase)	Ongoing
To participate in the Sub Regional Housing / Planning Working Group	To learn from best practice and develop regional partnership working.	Recorded in minutes of sub group meetings. Monitoring arrangements to be developed.	Officer Time	Ongoing

<b><i>What we will do</i></b>	<b><i>Why we want to do it</i></b>	<b><i>How you know that we have done it</i></b>	<b><i>Resources</i></b>	<b><i>Target Date</i></b>
To participate in the evolution of the Sheffield City Regional Development Programme (The Northern Way)	The local housing market has been affected by the economic viability of the Sheffield and South Yorkshire area. A significant proportion of new housing built in the West of the District is occupied by people working in the Sheffield region.	Monitoring arrangements to be developed	Officer Time	Ongoing
Make best use of existing housing stock, including reviewing of our 'sheltered' housing stock.	This will reduce the need for additional housing, as better use will be made of existing stock.	Monitoring of vacancy levels. When the review of sheltered housing stock is complete a report will be presented to the Council's Cabinet to agree future actions and monitoring arrangements to deliver this objective.	Capital Programme to be agreed on completion of review of sheltered stock.	Ongoing.  Review of sheltered housing schemes to be completed by July 2006.

<i>What we will do</i>	<i>Why we want to do it</i>	<i>How you know that we have done it</i>	<i>Resources</i>	<i>Target Date</i>
<b>MANAGING EXISTING HOUSING AND ENSURING IT IS OF A DECENT STANDARD</b>				
For the Council and A1 Housing to achieve two star status	If two star status is not achieved A1 Housing will not be able to access the necessary borrowing approvals to bring the Council Housing Stock to the Decent Homes Standard by 2010.	Independent inspection by the Audit Commission. Inspection reports will be made available on the Audit Commission Website <a href="http://www.audit-commission.gov.uk">www.audit-commission.gov.uk</a>	Improvement Plan agreed with Audit Commission.  Financial resources in place to deliver improvement plan	December 2006.
Delivery of decent housing standards in public sector.	Government requirement	Six monthly returns to ODPM monitoring progress. Copies can be obtained by e-mailing <a href="mailto:housing@bassetlaw.gov.uk">housing@bassetlaw.gov.uk</a>	Capital Programme  Borrowing approvals	2010
Improve energy efficiency levels in public sector	Address "fuel poverty"  Increased standards of amenity and comfort for tenants	Monitored by Best Value Performance Indicator 63. See Council's Best Value Performance Plan available on the Council's Website.	Capital Programme	Average SAP rating of 60 by 2008.

<b><i>What we will do</i></b>	<b><i>Why we want to do it</i></b>	<b><i>How you know that we have done it</i></b>	<b><i>Resources</i></b>	<b><i>Target Date</i></b>
Ensuring our estates provide a safe, secure and attractive environment.	Crime and fear of crime is one of the greatest concerns of our community. Tackling anti-social behaviour is one of the priorities of our 'Tenants on Residents' Federation.	<p>Complaint Monitoring Report to Joint Housing Advisory Group.</p> <p>Performance of Anti-Social Behaviour Team.</p> <p>Monitoring by Community Safety Partnership.</p> <p>A progress report will be provided in supplements to the Area Housing Strategy to be published annually and placed on the Council's website.</p>	<p>Estate Management Staff (A1 Housing)</p> <p>Anti Social Behaviour Team (BDC).</p> <p>Capital Programme (Designing out Crime)</p> <p>Community Development Team</p> <p>Manton Neighbourhood Management Project.</p>	Ongoing
Delivery of Decent Housing Standards in the Private Sector.	Public Sector agreement target 7 requires 70% of vulnerable households living in the private sector meet decent homes standards by 2010.	Monitoring arrangements to be developed by Renovation Grants Team on completion of Private Sector Stock Condition Survey.	<p>Renovation Grants Programme (to be reconfigured)</p> <p>Additional financial resources from GOEM to be confirmed.</p>	Ongoing
Delivery of Decent Homes in the voluntary sector.	Government requires that all properties owned by registered social landlords meet decent homes standard by 2010.	Monitoring arrangements to be developed. Survey of current progress to be undertaken in 2006.	Registered Social Landlords to provide resources.	Ongoing. To be completed by 2010.

<b><i>What we will do</i></b>	<b><i>Why we want to do it</i></b>	<b><i>How you know that we have done it</i></b>	<b><i>Resources</i></b>	<b><i>Target Date</i></b>
Completion of Private Sector Stock Condition Survey in partnership with Derby City Council, Nottingham City Council, Mansfield District Council, Gedling Borough Council, Broxtowe Borough Council, Ashfield District Council, Newark and Sherwood District Council, Rushcliffe Borough Council and Bolsover District Council.	This will confirm our baseline position for decent homes in the public sector and enable future monitoring to take place.	The final report will be available to interested parties and a summary published on the Council's website <a href="http://www.bassetlaw.gov.uk">www.bassetlaw.gov.uk</a> .	Revenue budget has been agreed.	To be contracted out by Derby City Council on behalf of the participating Local Authorities.  Final report due August 2006.
To work with Private Landlords through our Landlords Forum to bring privately rented accommodation to the government's decent homes standard.	Our baseline assessment indicates that a significantly high proportion of vulnerable households live in privately rented housing.	Levels of non-decent housing will be monitored through 'desk top' updates of the Private Sector Stock Condition Survey and a progress report included in an annual update to supplement the Area Housing Strategy which will be published on the council's website	Landlords Forum  Renovation Grants Budget.	Ongoing.

<b><i>What we will do</i></b>	<b><i>Why we want to do it</i></b>	<b><i>How you know that we have done it</i></b>	<b><i>Resources</i></b>	<b><i>Target Date</i></b>
Develop proactive initiatives with private sector landlords to improve housing management and increase awareness of legislation.	This work will help us to promote and encourage a responsible and sustainable private rented sector.	<p>To be monitored by the Landlords Forum who have agreed events programme for 2006 including:-</p> <ul style="list-style-type: none"> <li>• Housing benefits seminar</li> <li>• Drugs seminar</li> <li>• Seminar on implications of 2004 Housing Act.</li> </ul> <p>Monitoring arrangements to be developed</p>	<p>Landlords Forum.</p> <p>Staffing resources</p>	Ongoing

<i>What we will do</i>	<i>Why we want to do it</i>	<i>How you know that we have done it</i>	<i>Resources</i>	<i>Target Date</i>
<b>MEETING THE HOUSING NEEDS OF VULNERABLE PEOPLE</b>				
Place a greater emphasis on the prevention of homelessness	Dealing with homelessness is not only costly; it is expensive in terms of damaging health, education and social welfare. Preventing homelessness will reduce both economical and social costs in our community.	The Homelessness Strategy Monitoring Group is responsible for ensuring progression of the Homelessness Strategy. A progress report will be included in an annual supplement to the Area Housing Strategy and published on the Council's website.	Homelessness Team Voluntary Sector Agencies ODPM Homelessness Grant	Ongoing
Ensure effective arrangements are in place to monitor levels of homelessness in the district.	To ensure the services we deliver meet the needs of homeless people and out partnership working is effective and appropriately targeted.	P1E statistics as reported to Office of Deputy Prime Minister (copies available by e-mailing <a href="mailto:housing@bassetlaw.gov.uk">housing@bassetlaw.gov.uk</a> )  National and local performance indicators as recorded in council's Best Value Performance Plan (available on Council's website).  Nottinghamshire Homeless Snapshot survey (See Hostels Liaison Group Website <a href="http://www.hlg.org.uk">www.hlg.org.uk</a> )	Homelessness Team OPDM Homelessness Grant	Ongoing
Development of Emergency Access Accommodation	Reduce levels in rough sleeping.	To be publicised on project completion.	Capital Programme	December 2006

<b><i>What we will do</i></b>	<b><i>Why we want to do it</i></b>	<b><i>How you know that we have done it</i></b>	<b><i>Resources</i></b>	<b><i>Target Date</i></b>
Ensure all clients entering homeless projects have access to training and employment initiatives .	This will help develop the capacity of individual clients to move to more sustainable accommodation and move towards less chaotic and more meaningful lifestyles.	The Bassetlaw Homelessness Umbrella Group will work in partnership to achieve this objective. A progress report will be included in an annual supplement to the Area Housing Strategy .	Voluntary sector agencies	Ongoing
To expand the supply of 'move on' accommodation for people resident in homelessness projects, including improving access to our own stock through the development of appropriate protocols and the use of tenancy support services.	To avoid the Districts Homelessness Projects 'silting up' with people able to move to accommodation with lower levels of support.	Local performance Monitoring arrangements to be developed.	Council Housing Stock. RSL Housing Stock	Ongoing
To enable older people and disabled people to stay in their own homes.	Avoids the necessity of institutional care.	Monitored by LSP (partnership for Health).  Information on the number of Disabled Facilities Grants provided is recorded on Housing Investment Programme returns available by e-mail to <a href="mailto:housing@bassetlaw.gov.uk">housing@bassetlaw.gov.uk</a>	Disabled Facilities grants Programme  Special Housing Investment Programme (to April 2007)	Ongoing
To ensure that the housing and housing	It is only through the provision of appropriate	Local Performance Monitoring arrangements	Existing housing stock.	Ongoing

support needs of unpopular groups including drug users and ex offenders are met.	and secure accommodation that effective rehabilitation programmes can be delivered/	to be developed	Supporting People Revenue Funding.	
To ensure that all housing and housing support needs of pregnant teenagers and young mothers are met.	Bassetlaw has significantly high levels of teenage pregnancy.	Local Performance Monitoring arrangements to be developed.	Existing housing stock Supporting People Resource Funding.	Ongoing
To complete a Housing Needs Assessment for Gypsies and travellers as set out in Section 8 of the Housing Act 1985.	The Housing Act 2004 makes this a mandatory requirement. We have little information on the needs of gypsies and travellers in this area.	Report to Cabinet outlining to agree future actions. Progress will be recorded in a supplement to the Area Housing Strategy to be published annually and placed on the Council's Website.	Revenue funding in place for Planning Services to complete survey	2006
<b>MONITORING THE STRATEGY</b>				
Publish an Annual Supplement to update the Area Housing Strategy	To help monitor the delivery of the Strategy and keep our partners informed of our progress.	The supplement will be placed on the Council's website	Strategic Housing Team	First supplement to be published in June 2007

## **APPENDIX E: REVIEW OF PREVIOUS STRATEGIES**

### **Overview**

The last Housing Strategy was published in 2005. This comprehensive document covered all aspects of housing in Bassetlaw and was extremely well received by our partners. The Government Office for the East Midlands reviewed the Strategy and though recognising the value of such a detailed document, recommended that a shorter and more focused 'high level' strategy be produced to cover the next three years. It is recognised that the Councils resources deal with strategic housing issues are finite, and though other areas should not be ignored, the strategy should in future focus on our key areas of activity.

This appendix briefly reviews the progress on Action Plans from the last strategy and details progress in delivering the objectives identified within them.

### **The Local Development Framework (LDF)**

A Core Strategy (preferred options) document was issued in January 2006 and the LDF is scheduled for completion by

### **Meeting Housing Need**

The provision of 16 units of 'move on' accommodation at Gateford Chambers, Worksop reached practical completion in January 2006.

The redevelopment of the South Gore Estate, North Leverton is now scheduled for completion in Autumn 2006. This following delays in the demolition of old stock due to the presence of bats in the properties, these being an endangered species.

### **Delivering Decent Homes (Private Sector)**

The Council has achieved the 2006 milestone of ensuring 65% of vulnerable households living in the private sector live in decent accommodation.

A baseline assessment has been completed and a full stock condition survey (in partnership with other local authorities) has been commissioned to confirm the baseline position and enable future monitoring.

### **Delivering Decent Homes (Public Sector)**

An Action Plan has been agreed with the Audit Commission in anticipation of securing a 2 star rating by December 2006.

The Council has made additional resources available from asset sales to help finance the decent homes programme.

The number of non-decent Council owned dwellings was reduced from 3544 to 2843 between April 2004 and April 2005.

### **Empty Properties (Public Sector)**

The Council has commenced a review of its sheltered housing stock.

The number of empty homes owned by the Council was reduced from 223 in April 2004 to 170 in March 2005.

### **Empty Properties (Private Sector)**

Groundwork Creswell have completed 2 properties transferred by the Council to be renovated as 'Green Houses' (i.e. eco-efficient houses). These are to be sold to generate funding enabling Groundwork to purchase further properties on the open market for renovation and perpetuate this project.

Thirteen private sector properties have been brought back in to use between April 2003 and March 2005 through the activities of the Councils Empty Homes Working Group.

### **Community Safety**

The Council has increased the staffing capacity of its Anti Social Behaviour team.

### **Homelessness.**

The majority of the objectives identified in the 2003 homelessness Strategy have been achieved or needed revision.

The Strategy has been substantively reviewed and a new strategy published in 2005.

### **Special Needs Housing**

The Council are working in partnership with the Nottinghamshire Supporting People Partnership in respect of all Service Reviews relating to Housing Support Services.

### **Partnership Working**

Partnerships have been developed with neighbouring local authorities to deliver a Housing Needs Assessment and a Private Sector Stock Condition Survey.

The Strategic Housing Service is focusing on the delivery of relevant objects identified within the Regional Housing Strategy.

## **. APPENDIX F: PARTIES CONSULTED**

In developing our Housing Strategy the Council has consulted with various agencies, firstly by holding a number of events, and secondly through circulating our previous strategy and requesting comment on feedback. Recent events which have informed our strategy include:-

- Consultation event for all partners
- Presentation to Joint Housing Advisory Group
- Presentation to Homelessness Umbrella Group
- Presentation to Local Strategic Partnership Sub Groups
- Landlords Forum
- Housing Scrutiny Committee

We have also consulted with individual partners and other interested parties during the preparation of this strategy.

- ACIS Group Ltd
- Bassetlaw Primary Care Trust
- Bassetlaw Community and Volunteer Services
- Bassetlaw Women's Aid
- Centre Place
- Cresta Ltd
- Citizens Advice Bureau
- Community Development Team
- DYNAH
- Fordham Research Ltd
- Housing Corporation
- Govt Office for the East Midlands
- Hostel Liaison Group
- HOPE
- Nottinghamshire Rural Community Council
- Nottinghamshire Supporting People Partnership
- Nottinghamshire County Council
- NACRO
- Probation Services
- Drug & Alcohol Action Team
- Bassetlaw Federation of Tenants and Residents Association
- Shuldham Calverley Estate Agents
- SHELTER
- Chevin Housing Group[
- East Midlands Housing Association
- Jephson Housing Association
- Johnnie Johnson Housing
- Longhurst Housing Association
- Metropolitan Housing Association
- Northern Counties Housing Association
- South Yorkshire Housing Association
- Anchor Trust
- Framework Housing Association

- A1 Housing (Bassetlaw) Ltd
- Bramall Construction
- J & A Jackson (Builders)
- Local Partnerships Ltd
- Connaught Partnership Ltd
- Bullock
- Michael Fielding (Estate Agent)
- Booths Property Management

## APPENDIX G: Further Information

Bassetlaw District Council	<a href="http://www.bassetlaw.gov.uk">www.bassetlaw.gov.uk</a>
A1 Housing (Bassetlaw) Ltd	<a href="http://www.a1housing.co.uk">www.a1housing.co.uk</a>
Government Office for the East Midlands	<a href="http://www.goem.gov.uk">www.goem.gov.uk</a>
Housing Corporation	<a href="http://www.housingcorp.gov.uk">www.housingcorp.gov.uk</a>
Supporting People Partnership In Nottinghamshire	<a href="http://www.nottssupportingpeople.org.uk">www.nottssupportingpeople.org.uk</a>
Bassetlaw Community and Voluntary Sector	<a href="http://www.bcv.org.uk">www.bcv.org.uk</a>
Bassetlaw Primary Care Trust	<a href="http://www.bassetlaw-pct.nhs.uk">www.bassetlaw-pct.nhs.uk</a>
Bassetlaw Local Strategic Partnership	<a href="http://www.visionbassetlaw.net">www.visionbassetlaw.net</a>

Area Housing Strategy	G Jackson	Tel: 01909 533730
Empty Property Strategy	G Jackson	Tel: 01909 533730
Homelessness	T Walstow	Tel: 01909 533490
Private Sector Housing	J Proudman	Tel: 01909 533171
Private Sector Housing Grants	P Jackson	Tel: 01909 533161
Community Safety Strategy	J Tonks	Tel: 01909 533142
Stategic Plan	G Blenkinsop	Tel: 01909 533142
Local Development Framework	C Telford	Tel: 01909 533493
E Mail enquiries	<a href="mailto:housing@bassetlaw.gov.uk">housing@bassetlaw.gov.uk</a>	

### Housing Management Services (A1 Housing)

Worksop and West Bassetlaw	Tel: 01909 533426
Retford and East Bassetlaw	Tel: 01909 533205
Harworth Housing and Information Centre	Tel: 01302 743935

Nottinghamshire Supporting People Team	Tel: 0115 8783525
Government Office for the East Midlands	Tel: 0115 9719971
Nottinghamshire Drug and Alcohol Action Team	Tel: 01623 414114
Bassetlaw Primary Care Trust	Tel: 01777 2744000
Nottinghamshire County Teenage Pregnancy Partnership	Tel: 01623 627322
Housing Corporation (East Midlands Office)	Tel: 0116 242 4800

Translation Services are available as required. Please speak to your council contact for further information.