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Introduction

"I am very pleased to present and support Nuneaton and Bedworth Borough Council's Housing Strategy for 2017-22.

This Housing Strategy identifies the key challenges for housing in the Borough over the next five years and sets out pledges on how the Council intend to overcome them.

It is well known that the right type and amount of housing is closely linked to quality of life and good health and is essential in building strong and vibrant communities. With a growing and ageing population, we must build and maintain a variety of homes that will accommodate many different types of households, including people struggling to find affordable housing, family homes, accessible properties and specialised accommodation for people with particular support needs.

Through the use of effective partnerships with our Registered Providers, the Homes and Communities Agency and joint working with the private sector, we will ensure that the right type of homes are available to create mixed and sustainable communities.

Meeting our housing needs will also support our other strategic ambitions such as growth, jobs and training opportunities. It will ensure a positive impact on education, health and the local economy and make Nuneaton and Bedworth Borough an even greater place to live and work."



Councillor Julie Jackson
Portfolio Holder for Housing
and Communities

"Housing remains at the heart of social and economic wellbeing of communities. In Nuneaton and Bedworth, we recognise that good housing influences people's quality of life, their life expectancy and the economic and social opportunities available to them.

The local economy of Nuneaton and Bedworth will only thrive if the people who live and work in the area can find affordable and suitable housing to meet their family needs.

It is with these principles in mind that I take great pleasure in introducing, along with Councillor Jackson, this strategic document that will support the Borough Plan and enable the delivery of housing and housing related support for residents of our borough, which has been produced in consultation with our partners and stakeholders."

Dawn Dawson
Director Housing & Communities

Chapter 1

Outcomes from the previous Housing Strategy 2010-15

This new Housing Strategy for 2017-2022 builds on the last one for Nuneaton and Bedworth which was written in 2009 and covered the years 2010-2015. In response to Government legislative changes from 2012 onwards, work formally commenced in 2016 to produce a new Strategy incorporating new legislation for 2017-22.

Since 2010, in line with the aims and aspirations within our previous Strategy the following objectives included in the six Strategic Housing Themes have been achieved:

Theme 1: Housing Conditions

Private Sector

- The Private Sector Landlords' Forum has gone from strength to strength, with on average 50 landlords attending each Forum. This has helped to circulate information to landlords on appropriate legislation, policies and procedures, and to provide a platform on which landlords can share their experiences of letting accommodation, both with each other and with the Council.
- New smoke alarm legislation brought out in 2015 has resulted in the protection of over 80 people every year since it came in to force.
- In 2016, a new service called the Home, Environment, Assessment and Response Team (HEART) developed by Warwickshire County Council, Nuneaton and Bedworth, Rugby, and North Warwickshire Borough Councils has been established to enable disabled facility adaptations to be delivered more quickly thus supporting people to live longer and more safely in their own homes.

Public Sector

- As a result of the Council's Decent Homes Programme, 85% of homes now meet the decent homes standard, 80% of homes have had kitchens upgraded, 75% have had bathrooms upgraded, and 100% now have double glazed windows.
- The lift refurbishment programme has been completed in all general purpose council housing blocks.
- A refurbishment programme to the Council's Wates properties was undertaken in 2015 whereby the properties benefited from kitchen, bathroom and central heating installations along with external brick-slip wall insulation. A significant number of flat blocks have had concrete structural repairs carried out which not only strengthens the building

but also improves the appearance.

- Two garage sites have been completely refurbished with new sectional garages erected. There are sites within the Borough that have been demolished and will either be made into open space areas or have the potential for resale.
- Large areas of the Borough have had slabs removed from footpaths and replaced with tarmac which has assisted with mobility issues.

Theme 2: Energy Efficiency

Private Sector

- In 2012/13 a scheme involving the Community Energy Saving Partnership (CESP) and Energy Company Obligation funding from EON was secured to install external wall insulation in Council and privately owned properties in the deprived wards of Wembrook, Barpool and Camp Hill. 186 properties from the private sector had external wall insulation fitted, and 410 council properties had external wall insulation, new rainwater pipes, and canopies over front doors installed.
- In 2015/16 the Green Deal Communities (GDC) funding was awarded to the Borough and neighbouring North Warwickshire. A major £4m+ project was undertaken to improve the energy efficiency of properties in both boroughs, and by securing a £2m grant from the Government, this provided external wall insulation to over 340 homes.

Public Sector

- The SAP rating for public sector properties was 69.3 in 2010. The target was for all public sector properties to have a SAP rating of 71 by 2013 which was achieved.
- The Council has completed 99% of its programme to provide a minimum of 250mm of loft insulation and cavity wall insulation wherever feasible. The remaining properties will be addressed through the void dwelling process.
- 251 solid wall properties have been externally insulated with 679 remaining to be dealt with, a high proportion of which are of non-traditional construction.
- All blocks of flats now have cavity wall insulation or external wall insulation.
- 366 council properties are still serviced by storage heaters of which the majority are Independent Living accommodation. A feasibility study of

these properties is currently being undertaken whilst all general purpose accommodation with storage heaters have now been offered upgrades should they wish.

- Additional capital resources were allocated to the central heating programme in 2010/11 which made a significant difference in the number of properties benefiting from new central heating. From April 2010 to December 2016 1,271 properties have benefited from this programme of improvement. The Council has an on-going programme of central heating installation and upgrade which is prioritised on the basis of properties having the lowest SAP ratings being addressed first. 21 properties still have gas fired warm air heating systems which are currently being replaced, and 'A' rated boilers are being installed. Tenants have been given the choice to remain with solid fuel or a gas fire if they prefer. In the future should any of these properties become void, central heating and 'A' rated boilers will be installed.

Theme 3: Sustainable Neighbourhoods

Private Sector

- Capital funding has been used to provide empty property loans to bring empty homes back into use. This has helped to reduce the number of long term empty homes from 1697 in 2012 to 1493 in 2016.
- In 2014 a new Anti-Social Behaviour, Crime and Policing Act was introduced. The tools and powers from this have been used to make neighbourhoods look and feel safer, e.g. Closure Orders, Injunctions and Community Triggers to deal with persistent antisocial behaviour.
- In 2015 the Armed Forces Covenant Action Plan was supported by the Council in partnership with our neighbouring districts and boroughs in Warwickshire, Coventry and Solihull. The Covenant sets out the obligations that the Government, the nation and the Armed Forces Community have to one another. It is a promise from the nation that those who serve or have served, and their families, are treated fairly. The Covenant details how businesses, local authorities, charities and community organisations can support the forces through services, policy and projects.

Public Sector

- 36 new council houses have been built in Kingswood, three in Stockingford and eight in Camp Hill during the period of the previous Housing Strategy. This was a major achievement for the Council, being the first time in over 25

years it had built new build and added to its stock.

- In addition to our own build programme, the Council acquired four houses in Collycroft, Bedworth to add to its Housing stock in 2015.
- The Council has worked closely with the Residents Partnership (RP) to engage and involve our communities. This partnership consists of a group of tenant volunteers who work closely with the Council to improve housing services for all tenants and leaseholders. The role of the RP is to ensure that the Council is held to account and that residents' voices are heard with regard to important issues that affect their neighbourhood.
- Since 2010, the Council, in partnership with our Registered Providers and the Homes and Communities Agency, has enabled the provision of a further 850 affordable homes.

Theme 4: Health Inequalities

- By far one of the biggest achievements during the last few years has been the review of the whole delivery mechanism for adaptations and Home Improvement Agency (HIA) work. This has resulted in the formation of a new shared service called HEART (Home, Environment, Assessment and Response Team) which seeks to improve HIA and home safety services.

This is a partnership service between Warwickshire Councils, District and Boroughs and the County, and provides advice and assistance to deliver disabled adaptations and home improvements to keep homes safe, secure and warm. Caseworkers assess both customers' needs and housing conditions, and provide tailored advice and support on a range of issues including:

- Home aids and adaptations
- Housing conditions, repairs and safety matters
- Benefits, grants or loans for essential building works.
- The Council has endorsed the Warwickshire Health and Wellbeing Strategy 2014 – 2018, and committed to support and contribute to delivering its aims. To this end a Corporate Health Champions Group has also been established to address local health inequalities. Successful projects include the establishment of an annual Fun Run and regular walking groups to encourage people to exercise more. In addition, outdoor gyms in local parks have been developed, and four defibrillators in various sites across the Borough have been installed.

- A new County-wide Better Together Housing Board has been established since the last Housing Strategy. This is attended by the Strategic Housing Services Manager as the type and quality of housing which is recognised as a major determinant of health and wellbeing.

Theme 5: Economic Wellbeing

- Since the last Housing Strategy a financial inclusion service has been introduced within the Council's Finance Department which offers local people in the Borough advice and support to help if in financial difficulty. The Financial Inclusion Officers offer free advice and personal visits where necessary to help residents get out of debt. This service is available to all residents in the Borough, whether they are owner occupiers or private or public sector tenants.

- In addition, the Council has appointed a Tenancy Support Officer within the Landlord Services Team to provide assistance and coordinate support to ensure our council tenants have the help they need to successfully maintain their tenancy. This is carried out in partnership with local support and care providers. The Tenancy Support Officer offers them free advice, personal visits and advocacy support to help them manage their finances, maintain their tenancy, and in turn reduce the risk of eviction.



... and another success story - Camp Hill, Nuneaton

This regeneration project, which was in full swing during the life of the last Housing Strategy, is now coming to an end. Though house building will continue until 2028, the redevelopment is nearing completion with the full quota of affordable housing expected to be reached in 2017.

The Council is still in the process of acquiring properties for demolition and site clearance to make way for housing development. The pace of acquisitions has been determined by the availability of alternative properties, and the specific housing needs for those who require rehousing. Care has also been taken to avoid a high number of empty properties which can lead to the remaining residents in the area being subject to anti-social behaviour and adversely affecting their quality of life. At March 2017 the total number of units that have been built is 1015, with 265 of these classed as affordable housing.



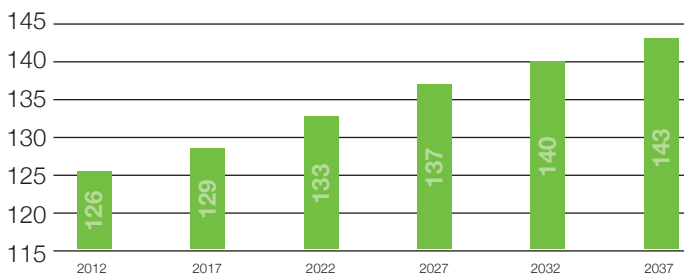
Chapter 2 Borough Profile

The Borough of Nuneaton and Bedworth is one of five local authorities in the county of Warwickshire, the others being Warwick, Stratford-on-Avon, Rugby, and North Warwickshire. It covers 79 square kilometres and is a completely urban authority having no rural villages within its boundaries. It borders Rugby to the East, and North Warwickshire to the West. To the South it borders the County of the West Midlands, and to the North, Leicestershire. It has good transport links to Birmingham (Britain's second city), and Coventry (Britain's ninth largest city). The Borough has a major town centre in Nuneaton and a smaller town centre in Bedworth. In addition, Bulkington, which is situated between Nuneaton and Bedworth, has a village centre.

Population

There are 126,000 people residing in Nuneaton and Bedworth according to the last Census in 2011. The graph below shows that, according to The Warwickshire Observatory, this number is expected to rise steadily by 13% to 143,000 by 2037.

Nuneaton and Bedworth Population Projections 2012-2037



(Source: Quality of Life in Warwickshire 2014/15, Warwickshire Observatory)

An increase in population will also mean a rise in population density. The following graph shows there is already a striking difference between the population density in Nuneaton and Bedworth compared to its neighbouring authorities. In 2013 there were 1,592 people per square kilometre in Nuneaton and Bedworth whereas for Warwick it was just 491 persons and for Stratford-on-Avon only 123 per square km.

Number of people per square km in Warwickshire



Age of the Population

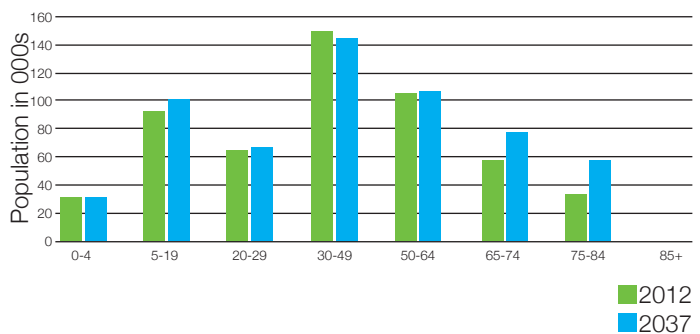
Currently, out of the five boroughs in Warwickshire, Nuneaton and Bedworth has the third largest population of people in the bands aged 40-59, 60-79 and 80+ years old. Both Warwick and Stratford-on-Avon have higher numbers in these age groups. However, Nuneaton and Bedworth has the highest number of people in the age group 0-19 years and the second highest for those in the age 20-39 years old category.

2013 Mid-Year Estimates	Years					
	Total	0-19	20-39	40-59	60-79	80+
Warwick	138,462	29,816	39,651	36,986	25,000	7,009
Stratford-upon-Avon	120,767	25,560	22,125	35,407	29,734	7,941
Rugby	101,373	24,636	24,085	28,422	19,267	4,963
Nuneaton and Bedworth	126,003	30,232	30,794	34,775	24,638	5,564
North Warwickshire	62,124	13,645	13,247	18,619	13,584	3,029
Warwickshire	548,729	123,889	129,902	154,209	112,223	28,506

(Source: Quality of Life in Warwickshire 2014/15, Warwickshire Observatory)

In line with the rest of Warwickshire and the country as a whole, the Borough's population is getting older. The following graph shows a considerable increase in the population of those aged 65 and over. The rate of growth increases with age, with the eldest age group, those aged 85 and over, projected to increase by 180% between 2012 and 2037.

Projected Population change in Warwickshire by age-group



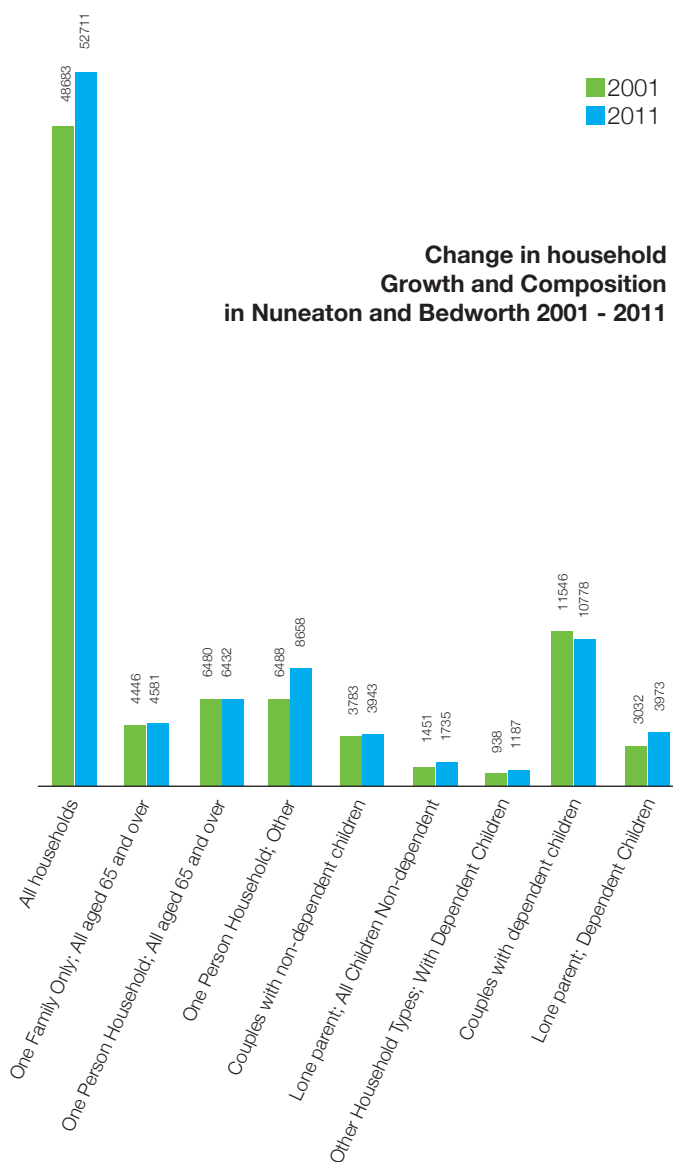
(Source: Quality of Life in Warwickshire 2014/15, Warwickshire Observatory)

All these figures are significant with regard to the Borough's housing need and type; a large group of people in the age range 0-19 means that family-size and single person housing will continue to be in high demand for many years to come whereas an ageing population will place pressure on the need for a much different type of accommodation; close to town centres and key services such as hospitals and doctors' surgeries and with access to a good public transport network.

Household Growth and Composition

Not only are household numbers increasing but they are also changing in composition. The graph below shows that the 2011 Census recorded 52,711 households in the Borough, an increase from 48,683 in 2001. In 2011, 15,090 of the total households were single person households, increasing from 12,968 in 2001. There is no doubt that this increase

will continue due to the rise in the number of older people living alone as well as the amount of young single people setting up home on their own. It is also interesting that the number of families with non-dependent children increased from 2001 to 2011, suggesting that more young adults are living with their parents for longer than in previous years. This could partly be due to the increase in property prices preventing young people from getting on the property ladder.



(Source: ONS 2001 & 2011 Census; Key Statistics: Household Composition)

Ethnicity

The ethnic make-up of the Borough has also changed since the last Housing Strategy. The 2011 Census recorded 6.8% of the population had been born outside the UK compared to 4% in 2001. The most prevalent country of birth is India and then Poland. 88.9% regard themselves as 'white British' and the next largest group is the 'Indian' community who make up 4% of the population. 50% of Warwickshire's Muslim community live in Nuneaton and Bedworth.

In addition we have a growing Nepalese community – they have settled in the Borough in the last five to seven years, and the vast majority are all veterans with multiple generations having served in the British Army.

Employment and Education

According to the Warwickshire Observatory, the median earnings of residents of Nuneaton and Bedworth in 2013 was £26,408. In contrast, the residents of Rugby, Warwick and Stratford-on-Avon earned between £29,000 and £30,000.

Based solely on Job Seekers Allowance (JSA) claimant rates, Nuneaton and Bedworth consistently has the highest levels of unemployment in the County, and up until 2015 this rate was higher than the England average.

Youth unemployment has been particularly high in the Borough, and in both 2011 and 2013 the proportion of young people claiming JSA was higher in the Borough than both the West Midlands and England. Educational qualifications are strongly linked to employment, and Nuneaton and Bedworth has the poorest educational attainment levels in the County, at both key stage 2 and key stage 4.

The Borough consistently has the highest proportion of NEET (not in education employment or training) young people in the County, double that of Stratford-on-Avon.

Housing Tenure and Affordability

71% of residents in the Borough are owner occupiers compared to the average number for England which is 69%. Though still high, this figure has dropped from 77% in the last Housing Strategy. The private rented sector has significantly increased in the Borough to the extent that around 12% of tenants now rent in this sector; the same proportion as those renting social (council) housing.

According to the Warwickshire Observatory, the housing affordability ratio for Warwickshire in 2013 was 6.7, meaning that somebody in the lowest quartile for earnings would need 6.7 times their annual income in order to purchase a property in the lowest quartile of house prices. However, potential homebuyers in Nuneaton and Bedworth fare better than this with an affordability ratio of 5.3.

In line with the rest of the UK, house prices have risen considerably since the last Housing Strategy. In Warwickshire, the median house price more than trebled in the last 17 years, increasing from £57,500 in 1996 to £182,000 in 2013. Nuneaton and Bedworth does, however, have the lowest median house price at £125,000 whereas Stratford-on-Avon has the highest at £240,000. Despite this advantage though, over 50% of the residents of the Borough cannot afford to get on the housing ladder.

Health of Residents

The health of Nuneaton and Bedworth residents is slightly worse than the region and England. According to the Office of National Statistics (ONS), 79.3% of the Nuneaton and Bedworth population describe themselves as being in good or very good health whereas in the West Midlands it is 79.9% and in England as a whole it is 81.4%.

6.2% say they are in bad or very bad health, whereas in the West Midlands 6.1% describe their health in this way compared to 5.4% in England.

There is also a remarkably different picture of the health of residents in the north of the County (which includes Nuneaton and Bedworth) to those in the south. For example, smoking in pregnancy statistics show that North Warwickshire had the highest prevalence of pregnant women smoking at the time of delivery (14.0%) in the County, and was significantly higher than the south of the County (8.7%). In addition, Nuneaton and Bedworth has the highest rate of young mothers (aged 18 or below) in Warwickshire and also the highest rate of those aged 20 or below and 20-24. This is significant because teenage pregnancy and early motherhood have been associated with poor educational attainment, poor physical and mental health, and deprivation.

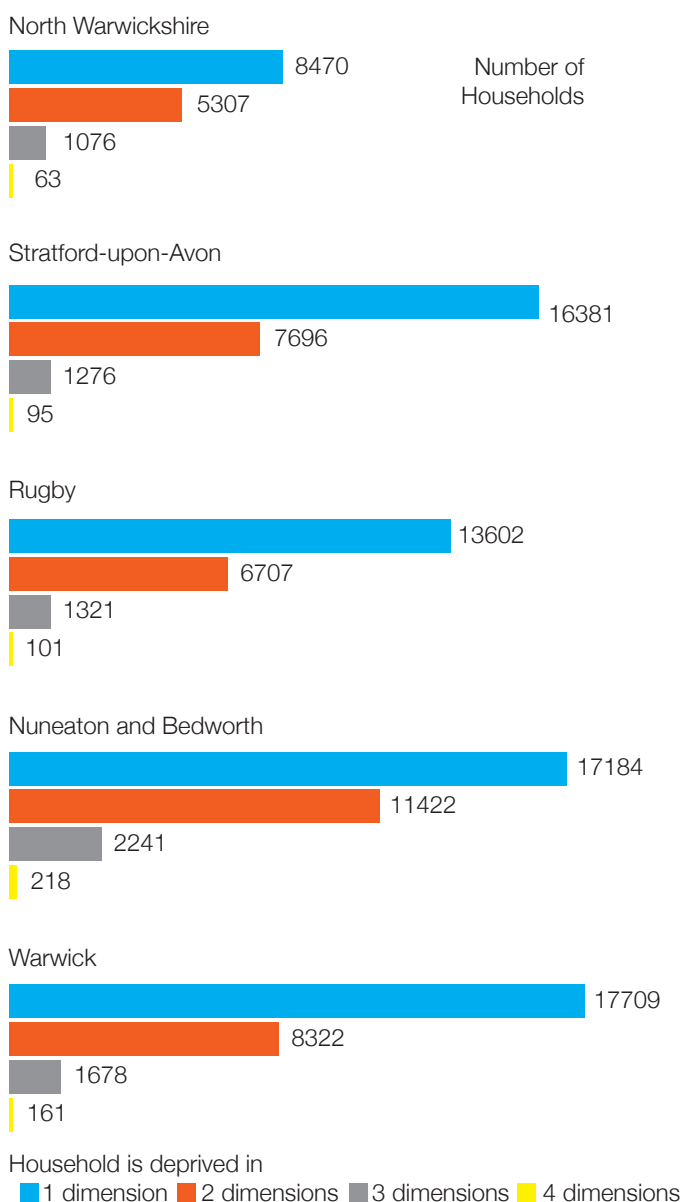
In addition to this, Nuneaton and Bedworth has the highest proportion of young carers providing 20 or more hours of unpaid care a week. Young carers (16-24 years) are twice as likely to report that their health is 'not good' compared with their peers who provide no care, and those providing 50 or more hours are five times as likely. This implies that high levels of unpaid care has a greater adverse effect on the health of young people.

Nuneaton and Bedworth has the largest proportion of obese children in the County, both in reception and year six. Conversely, Warwick District has the smallest proportion of obese children in the County, again both in reception and year six. There are concerns about the rise of childhood obesity and the implications of this persisting into adulthood. These implications are not just physical, given that childhood obesity can lead to psychological problems such as social isolation, poor self-esteem and bullying.

Deprivation

The 2011 Indices of Multiple Deprivation (IMD) is defined as the proportion of households who have one or more of the following deprivation characteristics: no qualifications, a limiting long-term illness, unemployment, and overcrowded housing. The County of Warwickshire is not considered a deprived county, often performing above average on a number of IMD measures such as employment, education and health. However there are significant inequalities within the County, and Nuneaton and Bedworth has the highest levels of deprivation as well as high numbers of priority families and children living in poverty. Priority families are defined as families containing children and young adults who are experiencing at least two of the six criteria set out in the Priority Families Programme (crime, education, financial exclusion, NEET, domestic abuse, poor health). The graph below shows that, in all of the multiple deprivation dimensions, Nuneaton and Bedworth ranks the highest in the County (highest meaning worst).

Household Deprivation in Warwickshire Districts 2011



Source: Warwickshire Observatory; Household Deprivation tables

All of this adds up to Nuneaton and Bedworth being, by far, the most deprived Borough in the County. It is currently ranked 111th out of the 326 Local Authorities in England. This has worsened slightly since the writing of the last Housing Strategy when it was ranked 112th.

Local Authority District	IMD-Rank of average score (out of 326)
Warwick	267
Stratford-upon-Avon	272
Rugby	240
Nuneaton and Bedworth	111
North Warwickshire	190

Source: English Indices of Deprivation 2015, Department for Communities & Local Government

Under the IMD, each Local Authority is further divided into smaller areas called Super Output Areas (SOA's). Each SOA contains between 1,000 and 2,000 people. Out of the 81 SOA's in Nuneaton and Bedworth, **six of these are among the top 10% most deprived nationally**. There are only two other SOAs in the County that have a similar deprivation, one within Warwick District and the other within North Warwickshire Borough. In addition, a third of all priority families in Warwickshire reside in Nuneaton and Bedworth.

Out of the five Warwickshire boroughs, Nuneaton and Bedworth also has the highest proportion of children under 16 considered to be living in poverty (household income below 60% of the UK's median income).

Another indicator of deprivation is the number of people who use food banks. The top three reasons for people using foodbanks are benefit delays, low incomes, and changes to benefits. The Trussell Trust is the largest food bank provider in the UK, and nine of the 13 food banks across Warwickshire are managed by them. In 2014/15 the Nuneaton food bank fed the most people out of the Trussell Trust Warwickshire food banks.

Crime

As with the other themes within the 'Borough Profile' chapter, Crime features as an area where there is a considerable level of disparity between the five Warwickshire districts. Nuneaton and Bedworth has the highest crime rate per 1,000 residents at 68.93, with an average of 24 crimes recorded per day whereas Stratford-on-Avon District has a rate of 42.10 for all recorded crimes per 1,000 residents, an average of 14 crimes recorded per day. Nuneaton and Bedworth residents also have the highest fear of crime overall for the County (34% being very or fairly worried), with Stratford-on-Avon District having the lowest fear of crime levels (13%). Nuneaton and Bedworth also reported the highest volume of ASB incidents (6,632) in the County.

Only one of the 73 Stratford on Avon Lower Super Output Areas (LSOA), featured in the top 30% most deprived areas of the IMD crime domain, compared to 33 of the 81 Nuneaton and Bedworth LSOAs. The above factors reflect the need for very different types of policing and resources required within two districts of one County.

In response to this, Warwickshire Police have contributed the following observations and comments:

"It is acknowledged and supported that the strategy takes cognisance of vulnerable households in need and also a requirement to provide facilities for the travelling community, particularly as there are pressures on services to deal with unlawful encampments. The pledge to work in partnership with statutory and third sector colleagues to deliver housing and housing related support to vulnerable residents of the borough is welcomed in accordance with the aspiration of the Chief Constable to be 'great at protecting the most vulnerable from harm'. Warwickshire Police also acknowledges the ongoing services provided by Addaction/Recovery partnership to ensure continued support to people suffering with drug and alcohol dependency and mental health issues as a free service available to community members."

Our Pledge

The Strategic Housing Service will continue to monitor the demographic and socio-economic profile of the Borough, in order to identify emerging concerns that may impact on the Housing Needs of residents, to enable consideration of changes that may be required to existing Housing Policies.

NABSCOP (Nuneaton and Bedworth Safer Community Partnership) and the County Health and Wellbeing Board will continue to be supported by Members and Officers to ensure that the Borough's residents are represented in key decisions affecting Health and Community Safety services.

Chapter 3 National Context

A large swathe of legislation and guidance has been published in the last few years which has had a significant impact on Local Government housing policy and practice. The following major changes were introduced during, and since our 2010-15 Strategy:

The Localism Act 2011

The Localism Act transformed the way that councils operate their housing functions, and devolved important decision-making powers from central government to Local Authorities, communities and individuals. It included:

- Social housing tenure reform, giving social landlords the power to grant tenancies for a fixed length of time.
- Reform of homelessness legislation by giving local authorities the power to place homeless households in the Private Rented Sector (PRS).
- Reform of council housing finance by giving local authorities more control over the funding of social housing.
- Reform of planning law to make it more effective and democratic.
- Emphasis on local decisions for housing, making it easier to adapt housing provision to local need.

(Source: CLG: A Plain English guide to the Localism Act)

National Planning Policy Framework 2012

Planning law was reformed in March 2012 when The National Planning Policy Framework was published. The purpose of these reforms is to make national planning policy easily accessible and give a significant boost to the housing supply. It sets out the Government's planning policies for England covering the economic, social and environmental aspects of development. The purpose of the Reform was to:

- Ensure that local and neighbourhood plans become fundamental to the planning system.
- Introduce a 'presumption in favour of sustainable development' to deliver the homes and jobs the local community needs.
- Simplify the planning system.
- Enable planning decisions to be taken at the lowest possible level with the involvement of local people.
- Ensure strong protections are in place to conserve and enhance the natural and historic environment.

Local authorities are now expected to assess needs and set their own housing targets rather than having them set through a regional strategy. They also now have a 'duty to cooperate' with neighbouring authorities.

(Source: Plain English guide to the Planning System DCLG Jan 2015)

The Welfare Reform Act 2012

The introduction of this Act heralded the biggest change to the welfare system for over 60 years and poses a huge challenge to the social housing sector. Significant changes included:-

- Caps on Local Housing Allowance (LHA) affecting the maximum amount of housing benefit that can be paid in the private rented and social housing sector.
- Capping of LHA for single adults under 35 meaning they will now only receive housing benefit at the rate of shared rather than self-contained accommodation.
- The reduction of housing benefit if claimants are deemed to have too many bedrooms for their household size.
- A benefit cap so that no more than £20,000 per annum (the equivalent to the average working wage across the country) will be payable to any household where no one is working.
- The introduction of Universal Credit which will replace several key benefits such as Housing Benefit and Job Seekers Allowance.

Health and Social Care Act 2012

This introduced Health and Wellbeing Boards which are responsible for developing Joint Strategic Needs Assessments (JSNA). These JSNA's are a collection and collation of information and intelligence about the health and wellbeing needs of the local community. This includes information about the 'wider determinants' of health, such as housing, income, employment, social and recreational needs and provision.

The Care Act 2014

The Care Act 2014 and associated statutory guidance recognises the importance of partnership working between health and local authorities, including public health, social care and housing. Care and support should be tailored to prevent or delay the need for intensive care and encourage independent living. To this end the Better Care Fund was introduced which is a joint budget between health, care and housing, and includes funding to provide adaptations to people's homes if they are disabled, thereby enabling them to remain in their own homes.

Housing and Planning Act 2016

The emphasis of this brand new Act is home ownership and getting people on the property ladder. Key points include:-

- The provision of starter homes for first-time buyers aged 23-40 years old. These homes must be sold at a discount of at least 20% of the market value and always less than £250,000 (outside London). Starter homes are classed as affordable housing so will count towards Council targets for this category as well as their responsibilities under the

National Planning Policy Framework and Section 106 Agreements.

- The promotion of self/custom build by placing a duty on councils to keep a register of people interested in buying land to self-build. Local authorities must also grant “sufficient suitable development permission” of serviced plots of land to meet demand based on this Register.
- Giving local authorities the power to deal with rogue landlords in the private rented sector. Banning Orders can be applied to the worst landlords, and a database of rogue landlords and agents will be set up. The process to secure possession of properties abandoned by tenants is also improved.
- The introduction of Right to Buy for Housing Association tenants and the provision of grants to be paid to Housing Associations to compensate them for selling homes at a discount.
- Reforms to the planning system to speed up the delivery of more housing. Powers have been given to the Secretary of State to intervene if local and neighbourhood plans are not delivered on time. Also a new register of brownfield land is required, and the Secretary of State can now grant planning permission in principle for housing on these sites.

(Source: House of Commons Library: Housing and Planning Bill 2015-16 Commons Briefing papers CBP-7331 Authors: Wendy Wilson; Louise Smith; Sarah Hartwell-Naguib; Lorraine Conway; Cassie Barton)

The Private Rented Sector (PRS) Energy Efficiency Regulations 2015

Nearly one in ten domestic properties in England and Wales falls below an “E” EPC rating. These new regulations will mean that from April 2018, landlords will be banned from renting properties with an EPC rating of F and G in order to cut energy bills and carbon emissions. From 1st April 2016, tenants living in F and G rated homes will also be able to request energy efficiency improvements where Green Deal finance or subsidies are available to pay for them. The landlord will then be legally bound to bring the home up to at least an E-rating.

These new regulations will mean

- More control of energy bills and warmer homes.
- A reduction in fuel poverty.
- More energy efficient properties.

(Source: Energy Efficiency Improvements to the Private Rented Sector, Dept for Energy and Climate Change).

Homes and Communities Agency Affordable Homes Programmes

2015-2018

This Programme invited housing associations, councils, developers and others to bid for a share of up to £1.7bn of grant funding for delivery of new affordable housing outside London. The programme seeks to:-

- Increase the supply of affordable housing, namely affordable rent and affordable home ownership.
- Maximise the number of affordable homes delivered.
- Build homes that address the demographic changes of social housing including the need for more one and two bedroom homes as more people are living on their own. This will give people the option to move out of much-needed family sized accommodation.

2016-2021

This Programme has been amended since its publication in light of the Government’s Autumn Statement in November 2016. It reflects the Government’s support for home ownership and is making available £4.7bn of capital grant funding but also seeks to increase overall housing supply, and meet the needs of those who are ‘just about managing’.

The bids must form part of a programme where the majority (88%) will be for Help to Buy: Shared Ownership, 5% for homes for older, disabled and vulnerable people, and 7% for Rent to Buy. They aim to deliver starts on site for at least:-

- 135,000 homes for Help to Buy: Shared Ownership.
- 10,000 homes for Rent to Buy.
- 8,000 homes for supported and older people’s rental accommodation.

The Autumn Statement announced that an additional £1.4bn will be made available to deliver a further 40,000 affordable homes, and grants will also be offered for affordable rent schemes.

Devolution: Combined Authorities

Combined Authorities are part of the Governments drive to devolve responsibilities from Westminster. Nuneaton & Bedworth Borough Council became a non-constituent member of the **West Midlands Combined Authority (WMCA)** in 2016.

The WMCA constituent members include:

- Birmingham City Council
- City of Wolverhampton Council
- Coventry City Council
- Dudley Metropolitan Borough Council
- Sandwell Metropolitan Borough Council
- Solihull Metropolitan Borough Council, and
- Walsall Council.

Other non-constituent members include:

- Cannock Chase District Council
- Redditch Borough Council
- Tamworth Borough Council, and
- Telford and Wrekin Council.

In addition there are a further seven local authorities with 'Observer' status awaiting membership and there are 3 Local Enterprise partnerships engaged in the WMCA.

All of the individual councils will continue to deliver services and retain their identity but with regional strategic decisions being made collectively with the resources and authorities working together. The challenge is to build on the West Midlands reputation as the "workshop of the world" to enhance skills, develop prosperity and drive economic growth. The Government has made a commitment for an annual contribution of £40 million for 30 years to support an overall investment package that will potentially unlock £8billion, alongside the creation of up to half a million jobs. The WMCA's Strategic Economic Plan seeks to improve the quality of life of everyone who lives and works in the West Midlands.

Housing & Land is one of several key portfolios, and is split into two working groups: a) Land Commission, b) Housing, one Public Estate and Land Remediation Delivery Board.

The other portfolios are: Health & Wellbeing, Economic Growth, Public Service Reform, Skills & productivity, and Transport.

It is early days for the WMCA, and during the life of this Strategy it is hoped that our Borough is able to benefit not just from the financial investment coming into the wider region but also the networking and partnership working across the Combined Authority area.

In addition to the above legislation and guidance, the following proposals will also influence this Housing Strategy between now and its refresh in 2022:

The Homelessness Reduction Bill (At the time of this publication this Bill is still going through Parliament).

The Homelessness Reduction Bill proposes to make changes to the current homelessness legislation contained in Part 7 of the Housing Act 1996. It will place duties on local authorities to intervene at earlier stages to prevent homelessness in their area, and require local authorities to provide new homelessness services to all those affected, not just those who are protected under existing legislation. The main changes to existing legislation are:-

- **Duty to provide advisory services** – this extends the existing duty to provide advisory services by placing a duty on local housing authorities (LHAs) in England to provide free information and advice to any person in the LHA's district on preventing and relieving homelessness, the rights of homeless people or those threatened with homelessness, as well as the help that is available from the LHA or others and how to access that help. The existing law does not specify the type or quality of advice and information that must be provided on homelessness and its prevention, nor does it require it to be tailored to meet the needs of local people,
- **Duty to assess all eligible applicants' cases and agree a plan** – this measure will require LHAs to carry out an assessment in all cases where an eligible applicant is homeless, or at risk of becoming homeless. Following this assessment the LHA must work with the person who has applied for help, to agree the actions to be taken by both parties to ensure the person has and is able to retain suitable accommodation. Of these actions, there will be a small number of key steps the individual would be required to take (a new duty to cooperate). These steps would be tailored to their needs and be those most relevant to securing and keeping accommodation (called a personalised plan). These actions must be reasonable and achievable. Currently, LHAs are not required to assess the circumstances that caused the applicant to be homeless or threatened with homelessness. This means a missed opportunity to find out what led to the person's risk of homelessness. LHAs are also not currently required to complete a personalised plan.

- **Homelessness Prevention Duty** - LHAs will be required to take reasonable steps to help prevent any eligible person who is at risk of homelessness from becoming homeless. This means either helping them to stay in their current accommodation or helping them to find a new place to live. The Bill extends the period for which people are considered threatened with homelessness from 28 days to 56 days before they are likely to become homeless, ensuring that LHAs can intervene earlier to avert a crisis.

Source Homelessness Reduction Bill: policy factsheets: Department for Communities and Local Government

The Housing White Paper February 2017

This White Paper represents a significant change of Government strategy with a move away from the emphasis on home ownership. Though the Government will continue to support people to buy their own home, for example through Help to Buy and Rent to Buy schemes, this Paper shows an acceptance that there will always be a proportion of people who cannot afford to buy or are unlikely to be in a position to become a home owner. The White Paper details the Government's plans to address the housing crisis in the following ways:-

- **Plan for the right homes in the right places:** The Government will insist that every area has an up-to-date plan and will increase transparency around land ownership, so that it is clear where land is available for housing and where individuals or organisations are buying land suitable for housing but not building on it.
- **Build homes faster:** The Government intends to make the planning system more open and accessible and tackle unnecessary delays.
- **Diversify the housing market:** The Government intends to open up the housing market to smaller builders and those who embrace innovative and efficient methods through an Accelerated Construction Programme and a £3 billion Home Building Fund. Housing associations will be encouraged to build more, and options to encourage local authorities to build again will be explored. Institutional investment in the private rented sector will also be encouraged to support more Build to Rent developments.
- **Help people now:** The Government intends to provide short term help to those having housing difficulties. Measures will include investing in affordable housing, banning unfair letting agent fees and preventing homelessness.

- **Homes and Communities Agency (HCA):** The re-launch of the HCA as Homes England will herald a renewed purpose: 'To make a home within reach for everyone'. The goal will be to get more homes for communities across all housing tenures and attract small builders and new players to diversify the market on a sustainable basis.

Source: www.haddenham.net/doc/hvs-summary-D220541.pdf

Our Pledge

The Housing Strategy is compliant with all Legislation as at its publication date and will be the latest document to refer to for our stakeholders until a replacement Strategy post 2020. Changes in legislation nationally, and in policy locally, will need to be taken into account during its lifetime, that is, 2017 – 2020. The Council is committed to updating stakeholders as and when necessary to ensure compliance with legislation at all times.



Housing Stock and Condition

Social Housing Stock

Despite an increase in population and a rise in demand for social housing, the number of council properties in Nuneaton and Bedworth has dropped since the last Housing Strategy. At that time we owned 5925 properties. Our grand total is now 5780. The table below gives a breakdown of the number and type of stock that is currently owned by the Council.

Type	Nuneaton	Bedworth	Total
General Purpose Dwellings			
Bedsitter	92	29	121
Bungalow	38	83	121
House	1934	921	2855
Flat- Ground floor	322	123	445
Flat-1st floor	318	104	422
Flat-2nd floor	181	38	219
Flat-3rd floor	38	1	39
Maisonette-Ground floor	23	77	100
Maisonette 1st floor	64	84	148
Maisonette 2nd floor	15	3	18
General purpose dwelling total	3025	1463	4488

OAP supported housing Dwellings (Independent Living)			
Bedsitter	103	123	226
Bungalow	196	234	430
House	5		5
Flat-Ground floor	244	70	314
Flat- 1st floor	227	78	305
Flat-2nd floor		12	12
OAP dwellings total	775	517	1292
GRAND TOTAL	3800	1980	5780

At one time Nuneaton & Bedworth Borough Council had just under 12,000 properties. This number has reduced by over 50%, in part due to the Right to Buy legislation introduced over 30 years ago. The table below shows that the number of council properties that have been sold under Right to Buy legislation continues to increase. This is still a popular route to home ownership, demonstrated by the fact that between April 2016 and December 2016 we had already sold 35 properties with three months of the financial year still to go.

Financial Year	No. of council properties sold
2010/11	2
2011/12	15
2012/13	15
2013/14	25
2014/15	34
2015/16	35
Total	126

Stock Owned by Registered Providers

NBBC has enjoyed a strong delivery partnership with several Registered Providers over the years. In addition to the Council-owned stock, there are around 2324 'Social' or Affordable Rented Housing Association properties as detailed below. This brings the total of affordable/social housing in the Borough to 8114.

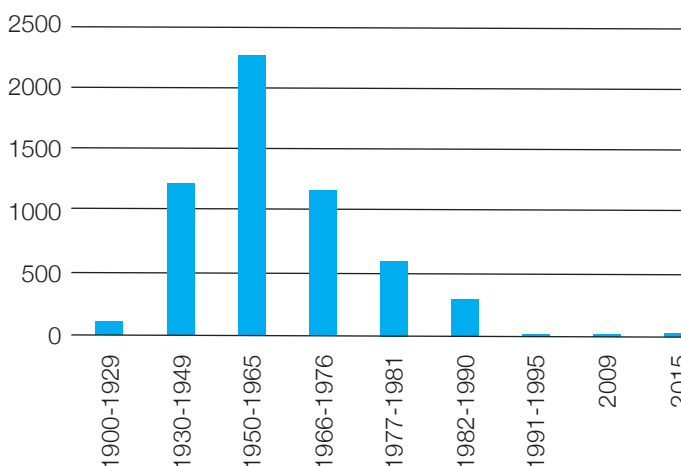
Registered Provider	No of Shared Equity Properties	No. of Rented Properties
Bromford	21	291
Orbit	69	616
ASRA		92
Midland Heart	87	398
Stonewater	30	253
Sanctuary		37
Waterloo		67
Derwent	5	11
FcH	6	104
Housing Care and 21		198*
Methodist Homes		35 (Extra Care)
Almshouses		28 (Sheltered)
Hanover		124 (Sheltered)
Circle (Mercian)		82
Total	218	2334

* Independent Living & Extra Care

Condition of Council Housing Stock

In addition to a depletion in the number of council housing, the Council is faced with the ongoing problem of an ageing housing stock. The following graph shows that there are a significant number of properties over 50 years old owned by the Borough which are likely to require major maintenance and repair projects over the next few years.

Total Number of Council-owned Properties by Age of Stock



With this in mind, The Council has successfully modernised the vast majority of its stock since the last Housing Strategy. This has included the following projects:-

- Roof renewals to houses and flat blocks
- External wall & loft insulation works
- Re-wiring of properties
- Concrete structural repairs to flat blocks which also included new balconies, staircases
- Lift renewals to flat blocks
- Replacement of external doors to uPVC
- A rolling programme of central heating installations, fire detection and alarm installations
- Renewal and modernisation of kitchens and bathrooms
- Providing provisions for scooter housing at Independent Living accommodation
- Installation of walk-in showers for the elderly and disabled.

As a result of these projects:-

- 85% of homes now meet the Decent Homes Standard
- 80% of homes have had kitchens upgraded
- 75% have had bathrooms upgraded
- 100% now have double glazed windows

A full stock condition survey will be undertaken in 2017/18/19 which will identify areas of improvement for all council properties. These surveys will be assessed by the newly installed asset database that will be able to predicate and calculate a 30 year plan of works.

The Private Sector Stock

As is the trend nationally, the size of the private rented sector has significantly increased in the Borough since the last Housing Strategy to the detriment of the owner-occupied sector. According to the Warwickshire Observatory, the number of people renting privately has seen a dramatic increase from 1,175 people in 2001 to 6,041 people in 2011, a rise of 6.5 percentage points. In contrast, in 2011 the number of houses privately owned, either outright or with a mortgage, was 71.9% of the housing stock in the Borough. In the last ten years this figure has fallen quite substantially from 77%.

The Council is committed to raising standards for both these tenures by reducing the number of homes with hazards dangerous to health as well as improving energy efficiency in these properties. This is achieved through the enforcement of relevant legislation and the development of partnerships and policies amongst neighbouring authorities, charities and other statutory organisations.

Energy Efficiency of Private Sector Stock

Households are considered to be in fuel poverty if they have fuel costs above the national average and were they to spend that amount, they would be left with a residual income below the official poverty line. Fuel poverty can have significant effects on physical and mental health, those most at risk include the elderly, children, people with disability and those with

respiratory diseases. According to the Warwickshire Observatory, Warwick District and Nuneaton and Bedworth Borough have the highest percentage of households considered to be in fuel poverty with an estimated 6,514 and 5,900 households respectively.

The new HEART (Home Environment Assessment & Response Team) partnership between the five Warwickshire borough councils and Warwickshire County Council will not only deliver housing assistance services such as adaptations for disabled persons and home safety but will also provide energy efficiency solutions. This project will result in the application of in excess of £4.5m capital each year across the County, mainly from the Better Care Fund, to achieve better health outcomes, including those related to cold exposure.

Improvements to Private Sector Stock

The Council has a Housing Renewal and Financial Assistance Policy which is currently being reviewed. The current Policy sets out the Council's objectives which include:-

- To improve and maintain healthy living conditions within private sector housing, specifically helping homeowners on limited incomes to repair, improve or adapt their properties and so facilitate independent living.
- To contribute to the regeneration of areas suffering from market vulnerability, and to tackle poor housing conditions in areas where these may contribute to neighbourhood decline.
- To encourage owners to undertake works that will make their homes more energy efficient and to reduce the number of people affected by fuel poverty.

The ongoing improvement of private sector stock is assisted through loans and grants that are available which are detailed below:-

Mandatory Disabled Facilities Grants

The Council awards Mandatory Disabled Facilities Grants (DFG's) according to the governing legislation and guidance issued by Central Government. The legislation and guidance will determine, amongst other things, the type of work that is to be funded, the maximum grant payable, and the means test that must be made. The funding for DFG's is now issued through the Better Care Fund, a programme spanning both the NHS and local government. It has been created to improve the lives of some of the most vulnerable people in society, placing them at the centre of their care and support, and providing them with 'wraparound' fully integrated health and social care. Over the last six years Nuneaton and Bedworth has awarded over £4million in mandatory DFG's and it is expected that this will continue to rise as the elderly population numbers increase.

Boiler servicing

In partnership with Public Health Warwickshire, Nuneaton and Bedworth private sector residents on low incomes or aged over 60 years can now apply for a grant to have their boiler serviced free of charge. The grant also covers minor boiler repairs.

Warm and Safer Homes Assistance (WASH)

This is a grant of £5,000 available to owner-occupiers who are in receipt of means-tested benefits or have a household income of below £16,010. This grant is for repairs to the property with Category 1 hazards.

Act On Energy

This Warwickshire based organisation has access to funding for boiler upgrades/replacement heating systems via the Home Heating Cost Reduction Obligation (HHCRO) funding. This is available to persons in receipt of means tested benefits and for those aged 60 or over.

Warm and Well in Warwickshire

This fund supports those households who have diagnosed long term health conditions that are exacerbated by cold homes, such as cardiovascular and respiratory conditions, cancer, diabetes and mental health issues. The services and support available include energy saving advice, fuel bill advice, how to switch supplier/tariff, and referrals for energy saving measures such as insulation. There is also support for owner occupier/private rented households with diagnosed long term health conditions who are in receipt of certain benefits/low income. These include Grants for Boiler Replacements. Grants for Boiler Servicing and Repairs and Loft and Cavity Wall Insulation Grants.

Landlord and Tenant Services

Bond Assistance Scheme

One of the main hurdles for prospective tenants is that they are unable to afford a deposit to secure rented accommodation. Nuneaton & Bedworth Borough Council's Bond Assistance Scheme was set up to overcome this problem and to encourage more landlords to take on tenants who are struggling to find affordable rented homes. Instead of a cash deposit, the Council provides a written guarantee to the landlord to cover losses due to damage. If any payments need to be made, then the tenant must reimburse the Council for any money it has to pay the landlord or letting agent.

This has worked successfully over the last few years helping a large number of clients to enter the private rented sector. 172 households have used this scheme since 2010, including two households who have remained in their rental property for over four

to accept a bond in this format which has been attributed to a number of reasons:-

- There is currently a high demand for rental properties, and landlords are accepting working tenants rather than tenants who claim Housing Benefit as they perceive the latter group to be higher risk.
- A lot of the properties used in the past for the Scheme still have the same tenants some three years on. Though it is good that these tenancies have been sustained it reduces the number of properties that are available.
- Previous tenancy issues or bad experiences have put landlords off signing up for the schemes.
- Landlords prefer bonds in cash form as they can use this to cover rent arrears in addition to damage and they have more control over the process.

In response to this, the Council is about to set up a new Cash Bond Scheme which is designed to encourage landlords to accept tenants who are low earners and priority need cases. The funds will be provided to clients that meet certain criteria to help them secure a private rented property.

Landlords' Forum

Nuneaton & Bedworth Borough Council has a Landlords' Forum which is open to all private sector landlords and letting agents working within the Nuneaton and Bedworth area. It is held up to four times a year and arranged by the Council's Landlord Liaison Officer working in partnership with the National Landlords' Association, and regularly has 30 to 50 local landlords and agents attending. Its main objective is to help landlords provide good quality accommodation in Nuneaton and Bedworth by increasing awareness of changes in legislation, procedures and policies, and providing a platform on which they can share their experiences of letting accommodation.

In addition, Nuneaton and Bedworth has a **Landlord Accreditation Scheme** which was set up to ensure that privately rented properties that are well maintained and managed are recognised, thus helping to give confidence to prospective tenants. Landlords with properties to rent throughout the Borough have the option to gain 'accredited status' to ensure they are publicly identified as good landlords. Despite this Scheme being beneficial to both landlords and tenants, take up has unfortunately been very low. It is envisaged that this will continue whilst there is a high demand for rental properties and the number of prospective tenants exceeds the supply of rented housing.

Houses in Multiple Occupation (HMOs)

Nuneaton and Bedworth currently have 20 licensed HMOs and approximately 40-50 non licensable HMOs in the Borough. Due to factors such as the

lack of affordable housing and the change in the welfare system, namely that under 35 year olds will only be entitled to housing related benefit to cover the cost of shared accommodation, it is expected that these numbers will continue to rise. The challenge to the Local Authority is to ensure that the occupiers of these properties are sufficiently housed in homes free from health hazards and also that neighbouring residents are protected from concerns such as noise nuisance and parking issues.

The Council is currently looking at introducing selective licensing of private rented housing. Section 80 of the Housing Act 2004 allows local authorities to apply for selective licensing of privately rented properties in areas which are suffering from anti-social behaviour. The Council can license all private landlords in a designated area with the intention of ensuring that a minimum standard of management is met thereby reducing the likelihood of anti-social behaviour

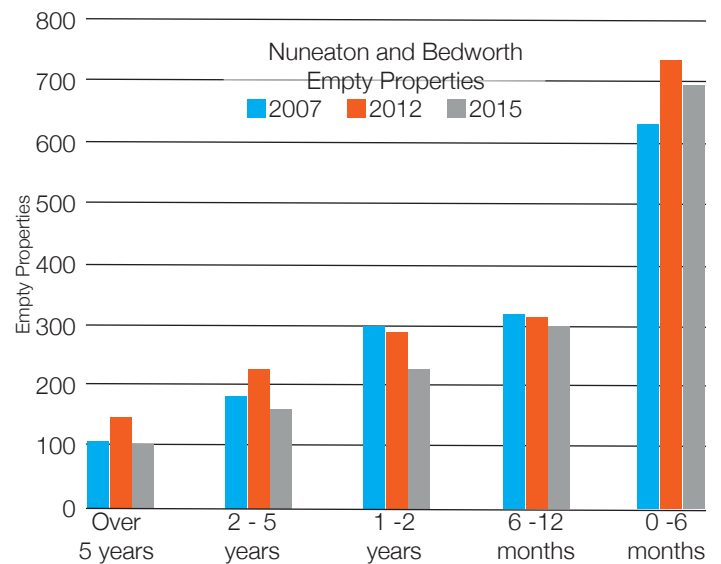
Housing Adaptations

Since the last Housing Strategy, an innovative partnership has been established between the Warwickshire councils called the HEART partnership. This provides advice and assistance to deliver disabled adaptations and home improvements for tenants (both public and private sector) and owner occupiers to keep their home safe, secure and warm. In some cases this is done through grants or loans for essential building works or disabled facility adaptations but even if tenants do not apply for financial assistance then support and advice can be provided. Caseworkers assess homes to identify required safety improvements in relation to cold and damp homes, safety and hygiene facilities, fire and security, slips, trips and falls, and repairs. Help and support can include providing grants and loans, finding suitable contractors to carry out works and supporting residents to access other agencies who can help them with their housing needs.

Empty Homes

A Long Term Empty Property is defined as those that have been empty for over six months. A range of measures are available to the Council to return empty properties to residential use. The measures are wide ranging from encouragement and assistance (including, in some cases, financial assistance through the award of an interest free loan) to formal action to take permanent or temporary control of the property. Voluntary action by owners is the preferred course of action.

In 2007 Nuneaton and Bedworth had 1536 empty privately owned homes. This increased to 1697 in 2012 but decreased to 1493 by March 2016. Since 2012 there has been a significant decrease in the numbers of long term empty homes (see graph).



Source: Nuneaton and Bedworth Borough Council
Draft Empty Homes Strategy 2016-19

Although the numbers of empty homes is reducing, it is important that the Council continues this trend. The Council has therefore recently renewed their Empty Property Strategy to cover the years 2016-2019, the objectives of which are to raise awareness of empty homes in the Borough and to:

- Return empty homes back to residential use for owner-occupiers and tenants, swiftly and in good condition.
- Increase the supply of homes through converting suitable buildings into residential use and by splitting into appropriate shared housing.
- Ensure that empty property and associated land does not become a problem for neighbours and the community.
- Secure the demolition of properties beyond economic salvage, and release the land for development.
- Create and sustain viable tenancies and good quality properties to deter homelessness and unnecessary property vacancy, through rent deposit schemes, accreditation and otherwise.

Our Private Sector Housing Pledge

We will rise to the challenge of the changing legislation and maximise its use to improve housing conditions whilst also making best use of the capital resources available to address poor housing conditions or personal needs with the objective of reducing, preventing or delaying higher levels of public sector interventions.

Our Public Sector Council Housing Pledge

We will complete a Council Housing Stock Condition Survey of all of our properties. We will build more council homes on Housing Services land to add to our social

Chapter 5 Housing Need in Nuneaton and Bedworth

Each Local Authority identifies its housing need through a document called the Strategic Housing Market Assessment (SHMA) which is a requirement of the National Planning Policy Framework (NPPF). Nuneaton and Bedworth's SHMA was written in 2013 and updated in 2015 in partnership with Coventry and the other four local authorities in Warwickshire.

The SHMA is intended to give local planning authorities a clear understanding of housing needs in their area, assessing their full housing needs, and working with neighbouring authorities where housing market areas cross administrative boundaries. It identifies the scale and mix of housing and the range of tenures that the local population is likely to need over the Plan period (in this case 2011-31). It must meet household and population projections, taking account of migration and demographic change, and address the need for all types of housing, including affordable housing and the needs of different groups in the community.

The 2013 SHMA identified a number of challenges specific to housing in the Borough:-

- The population of the Borough, and the number of households are growing and this is projected to continue.
- Despite property prices being the cheapest in Warwickshire, over 50% of people are unable to afford entry level housing to buy or rent.
- The current housing stock is predominately semi-detached and terraced.
- The mix of housing tenure, types and sizes for different parts of the Borough is uneven.
- Population and household projections suggest an on-going need for family accommodation.
- There is a need to cater for an increasing number of young people and older people living on their own. There is a particular need for housing options to enable older people to live independently.

General Housing

Market housing is still the largest tenure in the Borough with 71% of the population owning their own home either outright or with a mortgage. However, this has dropped since the last Housing Strategy which saw 77% owner-occupation. In addition, the number of households renting in the private sector has increased thus suggesting that affordability of housing is a key issue.

The 2013 SHMA identified that there is currently an imbalance in the type and size of housing in the Borough with a large proportion being either semi-detached or terraced housing. These are unlikely to

structure or the aspirations for the Borough's economy. The recommendations for the size of dwellings for market and affordable housing taking into account factors such as demographic changes and market factors are set out in the table below:

Size	Market Housing	Affordable Housing
1-bedroom	5-10%	40-45%
2-bedroom	34-40%	25-30%
3-bedroom	45-50%	20-25%
4-bedroom	5-10%	5-10%

Guidance on Housing Mix, SHMA (2013)

There is also a concern about the lack of 'executive' or 'aspirational' homes in the Borough and the impact that this has on attracting potential business investors to the area. Both the SHMA and the Council's new Borough Plan indicate that such housing will be considered favourably within the wider context of housing being provided within the ranges of the SHMA.

The updated 2015 SHMA was commissioned for the Coventry and Warwickshire Housing Markets Area (HMA). The update was required in accordance with the Localism Act 2011 which states that councils have a duty to cooperate and work together on matters which affect more than one local authority area.

The 2015 SHMA and the Plan making process has identified that Coventry City Council is unable to accommodate its full Objectively Assessed Housing Needs (OAN) within its own boundaries and so has sought assistance, through the Duty to Cooperate, from other councils that make up the HMA. NBBCs own OAN is 10,040 dwellings. Through redistribution of the unmet need from Coventry we have been asked to accommodate an extra 4,020 dwellings. However, in reviewing the capacity of the Borough we are unable to accommodate all of this and so are looking to meet 2118 through the Borough Plan.

The SHMA recognises that the projected housing need arising from the growth of Coventry's population is not capable of being met within Coventry itself and must therefore be met within the HMA as a whole. Each local authority must therefore endeavour to deliver an appropriate proportion of the housing shortfall and will therefore reference the agreed distribution in its Local Plan as we have above.

The table below shows the estimated housing need for Nuneaton and Bedworth between 2011 and 2031 which includes the additional requirement to accommodate the shortfall of housing from Coventry. 10,040 dwellings or 502 dwellings each year will need to be delivered. This takes into account the

number based on demographic projections, the expected economic growth potential (and therefore the number of homes required to support this growth) and an adjustment to the overall housing need in order to improve affordability. The effect of improving affordability on overall housing need would be to enhance household formation amongst younger households in their 20s and 30s. In Nuneaton and Bedworth's case, it was concluded an additional six houses per annum were required to achieve this.

Conclusions on Objectively-Assessed Housing Need, Homes per Annum 2011-31

	Demographic based need	Supporting economic growth	Improving affordability	Total
Coventry	2,099	0	21	2,120
North Warwickshire	163	47	27	237
Nuneaton and Bedworth	423	73	6	502
Rugby	464	0	16	480
Stratford on Avon	449	201	9	659
Warwick	600	0	0	600
Coventry and Warwickshire	4,197		75	4272

Source: Updated Assessment of Housing Need: Coventry-Warwickshire HMA Executive Summary, September 2015

This table shows the Housing Need relative to Demographic and Economic led projections. The Economic-led need is a figure deemed necessary to support economic growth for each authority, which is the basis of our Borough Plan.

Affordable Housing

The last Housing Strategy identified a lack of affordable housing in the Borough as a major housing concern for the Council. This position hasn't changed - in fact, the demand for affordable housing has increased since the last Strategy was written. Both the 2013 SHMA and the new Borough Plan therefore continue to endorse the following policy:

The Council will seek to negotiate 25% affordable housing where residential development proposals consist of 15 dwellings or more, and 20% where residential development proposals consist of between 11 – 14 dwellings, irrespective of any demolitions.

The Council will seek a tenure split of:

- 26% intermediate housing (shared equity for example),
- 74% social or affordable rented housing.

The Council will seek an affordable housing mix taking account of the Council's Housing Register and the Strategic Market Housing Assessment. The Strategic Housing Market Assessment currently recommends:

- 40% - 45% being 1 bedroom,
- 30% - 35% being 2 bedrooms,
- 20% - 25% being 3 bedrooms, and
- 5% - 10% being 4+ bedrooms.

Development proposals will provide affordable housing on site.

Where developers consider that applying the Affordable Housing Policy is unviable, a viability statement must be included with the planning application stating the reasons.

Based on information from the above tables, if the estimated number of homes required is 502 per annum, then 126 of these must be affordable (i.e. 25%).

Having a robust evidence-based policy on housing need is crucial in enabling the Council to influence the types, sizes and tenure of new homes and to address shortages. If a 'let the market decide' approach is adopted then there is a risk that fewer below market housing will be provided.

The Borough Plan

The Council's emerging Borough Plan has supported the findings of the SHMA and identified the continuing need for family accommodation as well as suitable housing for an increasing number of young people and elderly living on their own. Providing suitable housing for the elderly will enable them to move to more suitable accommodation for their needs and free up much needed family-sized housing. This is a fundamental strategic housing requirement to meet predicted housing needs.

The Housing Strategy 2017-2022 supports the aims and objectives of the Borough Plan and both documents should be used in conjunction by stakeholders.

The following key issues are relevant in order to strategically plan ahead for type, size and tenure of housing in the Borough through the delivery of the Borough Plan:

- The NPPF requirement for local authorities (LAs), to empower local people to shape their surroundings, for planning authorities to be proactive in encouraging sustainable economic development to deliver the homes, business and industrial units that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area.
- The NPPF requirement to boost significantly the supply of housing by tasking LAs with ensuring needs for market and affordable housing in the housing market. This includes identifying key sites which can deliver the Housing Strategy for the LA.
- The requirement for LAs to deliver a wide choice of high quality homes, widening opportunities for home ownership and creating sustainable, inclusive and mixed communities.
- LA must plan for a mix of housing based on current and future demographic data for the Borough, and
- Local planning authorities should have a clear understanding of housing needs in their area.

The Borough Plan will include an ‘Affordable Housing Supplementary Planning Policy’ in order to detail the range and mix, that is, size and type of dwellings as well as market sector tenures required to meet future housing need and demand. This will consider the needs of specific groups in the Borough, such as the older population, those with long term health conditions, and those with specific needs.

How this is achieved:-

- The Affordable Housing Policy will take into account issues and datasets that go beyond the Borough boundary.
- The Affordable Housing Policy seeks to create a practical policy framework to assist in the determination of planning applications.
- Housing needs are based on the full objectively assessed need for the housing market area, which takes account of market signals such as housing affordability.
- The Affordable Housing Policy sets out the approach to seeking to negotiate affordable housing through Section 106 Agreements.
- The Range and Mix Policy indicates that the size of dwellings should reflect the conclusions of the Joint SHMA and market demand.

- It also supports the provision of a range of accommodation for older people and for those with specialised needs in sustainable locations.

The Need for Affordable Private Rented Housing

As previously mentioned in Chapter 2, the number of people renting in the private sector has increased significantly since the last Housing Strategy and this number is predicted to keep on rising over the next few years. The lack of affordable and social housing has meant that many low income households who rely on housing benefit to help with the cost of rent are living in this sector. The amount of housing benefit a person is entitled to is calculated using the Local Housing Allowance (LHA) rules. These rules are based on how many people live in the household, which area they live in and their income and savings. If the housing benefit does not cover the rent charged then the tenant is expected to make up the shortfall through other sources of income.

The table below shows a significant proportion of claimants estimated to have a shortfall for all sizes of accommodation, suggesting that private rental costs are becoming unaffordable.

Proportion of claimants estimated to have a shortfall for all sizes of accommodation for the Districts and Boroughs in Warwickshire in the private rented sector:

LA	Shared		1 Bed		2 Bed		3 Bed	
	LHA rate	Proportion with a shortfall	LHA rate	Proportion with a shortfall	LHA rate	Proportion with a shortfall	LHA rate	Proportion With a shortfall
NBBC	285.2	33%	399.9	24%	484.4	27%	557.0	43%
RBC	278.6	38%	400.0	23%	493.9	16%	568.0	26%
NWBC	289.8	26%	458.3	2%	578.3	0%	661.7	0%
SoA	290.9	25%	459.2	38%	585.8	21%	689.9	19%
WDC	295.1	25%	467.7	42%	586.1	21%	685.3	14%

Source: Birmingham University- Housing Research Unit

The table demonstrates that for 2 and 3 bed houses, private tenants in Nuneaton and Bedworth are facing the largest gaps between LHA rates and market rents. This makes these types of property less accessible to families in need of this size of property. Similarly rents for shared accommodation in the Borough are relatively high compared to the LHA rate resulting in a third of tenants facing shortfalls in this sector.

This demonstrates why council housing registers continue to be high especially from applicants in receipt of benefits or low incomes.

Self and Custom Built Housing

The new Housing and Planning Act requires that local authorities must now maintain a register of sites suitable for self and custom built housing. This Register will be published on the Council’s website and include the details of small sites ideal for one-four plots. However the suitability of these sites for development will not have been assessed.

Our Pledge

The LA has a duty to continuously assess Housing Need in the Borough and this Housing Strategy is our commitment to reviewing and monitoring housing needs, not least, in order to keep our stakeholders informed and enable the appropriate delivery of housing types within its boundary. An annual review of progress in this regard will be conducted and reported to our Scrutiny Panel to ensure transparency and to update members on change.

Chapter 6

Vulnerable Households in Housing Need

Vulnerable Groups

The Council's Allocation Policy and National Homelessness legislation, alongside the relevant codes of good practice ensure the Council supports, and where necessary houses, those in greatest need in the Borough. This means that often these households may well belong to a particular group of people we might deem 'vulnerable'. Some examples of such groups are listed below:

- Older people with support needs;
- People at risk of or recovering from homelessness;
- People with learning disabilities;
- People with mental health problems;
- People with physical or sensory disabilities;
- People with drug or alcohol problems;
- People experiencing or at risk of domestic abuse;
- Vulnerable young people (such as care leavers or teenage parents);
- Ex-offenders;
- Vulnerable armed forces veterans;
- Others (such as refugees with support).

Though there are specifically built types of accommodation as detailed below to meet the housing needs of these groups, many people with a vulnerability may well be able to live independently, albeit in 'affordable' and 'secure' housing often primarily provided by Social Landlords like the Council and Registered Providers. Consequently such households have to compete for scarce social housing alongside each other and the general waiting list from all applicants in housing need. It is vital therefore that a fair and transparent Allocation Policy is in place to ensure that those 'in greatest housing need' secure the accommodation available. Councils are obligated, understandably, to award additional priority to those groups of 'vulnerable' households listed above.

Each and all of the above list of categories denote an additional vulnerability that may make securing and sustaining accommodation problematic for a person or household. Consequently the Council works in partnership with a wide range of statutory and voluntary agencies to ensure that as far as is possible such residents receive the appropriate level of priority for rehousing and/or housing related support.

In recognition of the increasing proportion of 'vulnerable' tenants within our own stock, and the diminishing resources available through the County Council's Supporting People budget, we established a new role two years ago within the Landlord Services function of the Housing service: a Tenancy Support Officer. This role works alongside our Housing Officers to support our tenants, where identified as requiring additional support in order to

sustain their tenancies. These tenants are highly likely to be included in one or more of the above vulnerability categories or some other similar issue.

Supported Housing

Supported housing is any housing scheme where housing is provided alongside care, support or supervision to help people live as independently as possible in the community. It covers a range of different housing types, including hostels, refuges, supported living complexes, extra care schemes and Independent Living accommodation. Supported housing can provide long term support for years for some vulnerable groups such as older people and disabled people or very short term immediate emergency help for when people are in times of crisis, such as use of hostels and refuges.

Accommodation is predominantly provided by social landlords, including housing associations and local authorities, as well as charitable and voluntary organisations.

The types of people in supported housing include all of those mentioned above, though not exclusively.

Meeting the Housing Needs of Older People

As is the picture nationally, Nuneaton and Bedworth's population is getting older and this brings with it a number of challenges. The SHMA shows that between 2011 and 2031, the Borough's population aged over 55 is projected to increase by 36.1%. The largest increase is for those aged over 85. There is also forecast to be significant increase in people with dementia (98%) and mobility problems (78%) by 2031.

One of the most important issues for this Strategy is therefore to determine how we plan for an ageing population, some of which are likely to be vulnerable and with complex and diverse health conditions. It is important to therefore not only make best use of our existing housing stock but also to create new housing with an older population in mind.

The NPPF stresses the need for housing provision for older people to support their own wellbeing but also to enable much needed family homes to be freed up by creating a viable alternative. This is one of the challenges facing Nuneaton and Bedworth over the next few years – the need to create attractive options for older people to leave their family homes and find suitable accommodation in a location that is close to the community they know and with shops and amenities nearby. The majority of older people in the Borough are home owners so if they do look to downsize, most of them may expect to purchase rather than rent a suitable property, thus calling for a demand for high quality retirement apartments and bungalows.

In the social housing sector, Nuneaton and Bedworth has a very limited number of family homes at three or four bedroom size. Freeing up these larger under-occupied properties will be a challenge many local authorities will face and without a suitable alternative, many elderly people are, quite rightly, reluctant to move.

Extra Care Housing

Nuneaton and Bedworth have recently benefitted from the development of a number of Extra Care Housing (ECH) schemes. These are well designed and attractive self-contained accommodation for older people aged 55+ who require varying levels of care and support whilst enabling them to live in a home environment. The Warwickshire ECH model is focused on maintaining the customer's independence, wellbeing, dignity, privacy and confidentiality, and aims to offer a viable alternative to expensive care homes. The Borough's SHMA recognises the need for a range of specialist retirement housing. It shows that the Borough will need to make provision for a total of 2,231 extra care housing units of which 550 will need to be affordable. This equates to 84 market extra care housing and 28 affordable per year.



Tony Tench (Housing & Care 21 Chief Operations Officer), Cllr Tony Lloyd, Leanne Toth (Court Manager), Stephen Hughes (Housing & Care 21 Board Member), Mary Slack (Resident), Craig Tracey MP, Cllr Bob Stevens (Chairman of Warwickshire County Council)

In order to go some way to meeting this need for extra care housing the following schemes have recently been developed in the Borough:-

Oakwood Gardens, Bedworth (74 apartments – 56 for rent, 18 shared ownership). Consists of two bedroom apartments developed by Housing and Care 21 who also provide on-site care.

Mayfield Close Bungalows, Bedworth (11 bungalows – four for rent, seven shared ownership). Also developed by Housing and Care 21 who, in addition, provide care services from the adjacent Oakwood Gardens Scheme.

Independent Living Accommodation

Nuneaton and Bedworth currently has 1,292 units of Independent Living accommodation owned by

the Council and 385 units owned and managed by various Registered Providers. However, at the time of writing this Strategy, there are significant changes taking place to the Council's Independent Living accommodation services. This is due to the withdrawal of Housing Related Support funding by Warwickshire County Council together with the anticipated impact of both the Housing and Planning Act 2016 and the Welfare Reform and Work Act 2016, all of which has reduced the funds available for this service.

As a result of a consultation and a residents' survey steps were taken to maintain those elements of the service most valued by the tenants. The current proposal is to create an Independent Living service which provides 'enhanced housing management'. This means that officers maintain contact with residents but have a reduced on site presence. There will be a re-classifying of a number of Independent Living accommodation schemes to Category 1 housing meaning that the optional communal facilities and resident warden will be removed and the allocation of housing will be for the relatively independent elderly. A decommissioning of other schemes will also occur so that they will no longer be classed as Independent Living accommodation. The new service will be effective from 1st May 2017.

Accessible Housing

Some older people will want to stay in their original home if their health permits. In this case adaptations, such as the installation of handrails or wet floor showers, are vital to maintain the occupant's independence. At present, Nuneaton and Bedworth spends approximately £700K per annum on Disabled Facility Grants (DFGs) and it is likely that this figure will rise with the expected increase in the number of over 65's, though DFGs will of course continue to be funded where appropriate.

People with a Disability

Data from the 2011 Census indicates that the Borough has the highest proportion of households (35%) with one or more persons with a long term health problem or disability within the Coventry and Warwickshire area.

As well as specialised housing for older people, Warwickshire County Council has identified the need for Housing with Care for adults with learning and/or physical disabilities, and/or sensory impairment and/or mental health issues. According to the emerging Borough Plan, Warwickshire has about 300 customers with learning disabilities and 75 customers with a physical disability and/or sensory impairment currently living in residential or nursing care. Several other customers live within the family environment. There is currently a move towards providing supported living accommodation in order to

improve quality of independence and quality of life.

Nuneaton and Bedworth has a number of Extra Care schemes for those with Physical or Learning Difficulties:-

Beada House, Bedworth (16 apartments – rental only). Provides high quality support/short term accommodation for up to 16 individuals with complex mental health needs as a pathway towards recovery and greater independence in the community.

Kingston House, Bedworth (10 apartments suitable for residents with learning difficulties – rental only). Based at the Richmond Bede Retirement Village, these one bedroom apartments are managed by Reside Housing with on-site care. In addition to these schemes, the following has planning consent and work on site is due to start very soon:-

Hillcrest Road, Camp Hill, Nuneaton (13 apartments – suitable for adults with learning and/or physical difficulties – rental only).

Health and Wellbeing Boards

The Health and Social Care Act 2012 introduced these statutory bodies to replace Primary Care Trusts and requires each upper-tier local authority in England (in this case Warwickshire County Council) to form a Health and Wellbeing Board as a committee of that authority.

The aim of these Boards is to improve integration between practitioners in local health care, social care, public health and related public services so that patients and other service-users experience more “joined up” care. The boards are also responsible for leading locally on reducing health inequalities. Each board produces a Joint Strategic Needs Assessment (JSNA) which helps to inform Commissioners and the District and Boroughs on existing and emerging challenges among its resident population. Its annual ‘Quality of Life’ publication is a useful barometer of both County wide and local issues, albeit predominately health and wellbeing related.

To support the integration of health and social care services a Better Care Fund known locally as **Warwickshire Cares – Better Together** has been awarded. This pooled budget is used to support adult social care services that have a health benefit. As good quality and appropriate housing is a key determinant of good health, housing professionals are included in the JSNA process, and strategic housing is a vital component of the newly formed Warwickshire Better Together Housing Board.

Gypsies and Travellers

The Housing Act 2004 and the National Planning Policy Framework places a duty on local authorities to produce an assessment of current and future accommodation need for Gypsies and Travellers.

The Council recognises that the cultural needs of Gypsies and Travellers and Travelling Showpeople may differ from those of the rest of the population. It is important therefore, that consideration of culturally specific requirements, such as the need for additional permanent caravan sites and/or transit sites and/or stopping places (or improvements to existing sites) are included in this Housing Strategy and the emerging Borough Plan.

According to the 2011 Census, 29 households in Nuneaton and Bedworth were identified as having a ‘White: Gypsy or Irish Traveller’ ethnicity. Of these, 16 households lived in bricks and mortar accommodation (house or bungalow, or flat, maisonette or apartment) and 13 lived in a caravan or other mobile or temporary structure. The Council is also aware of at least one Bargee Traveller family living within Nuneaton and Bedworth who are licenced by the Canal and Rivers Trust as a ‘continuous cruiser’. However, these figures are likely to be much lower than actual numbers as some families may not identify themselves as Gypsies or Travellers in Censuses.

In 2016, an Accommodation Assessment was commissioned to identify the housing needs of Gypsies and Travellers, Travelling Showpeople and Bargee Travellers from across Nuneaton and Bedworth. The research provided information about the current and future accommodation needs and demands of Gypsies and Travellers, Travelling Showpeople and Bargee Travellers; as well as providing information about their additional support needs.

This 2016 report showed a need for 39 permanent pitches for the period up to 2031/32 and five transit pitches over the next five years to 2020/21. As local planning authorities have a duty to identify land for Traveller and Travelling Showpeople development this number has therefore been included in the Council’s new Borough Plan.

Forces and Ex-Forces Veterans

Nuneaton & Bedworth Borough Council, along with other local authorities across Coventry, Warwickshire and Solihull pledged its commitment to the Armed Forces community via the Coventry, Warwickshire and Solihull Armed Forces Community Covenant in 2012. The Covenant is about fair treatment and removing disadvantage so that the Armed Forces community get the same access to services as the civilian community.

The Armed Forces Covenant sets out the relationship between the nation, the Government and the Armed Forces. It recognises that the whole nation has a moral obligation to members of the Armed Forces and their families, and it establishes how they should expect to be treated.

The Covenant's two principles are that:

- The Armed Forces community should not face disadvantage compared to other citizens in the provision of public and commercial services in the area where they live;
- Special consideration is appropriate in some cases, especially for those who have given most such as the injured and the bereaved.

In relation to special consideration councils now have to give additional preference within their Allocation Policies for access to Social Housing (legislative guidance) and accordingly NBBC includes the following households for additional preference within its own Allocation Policy:

- Member of the Armed and Reserve Forces
- Former member of the Armed Forces
- Serving member of the Armed Forces who need to move because of a serious injury, medical condition or disability sustained as a result of their service
- Bereaved spouses and civil partners of members of the Armed Forces leaving Service Family Accommodation following the death of their spouse or partner
- Serving or former members of the Reserve Forces who need to move because of serious injury, medical condition or disability sustained as a result of their service.

Homeless Households

Recent studies show that homelessness continues to be a challenge in the Borough. From April 2014 to September 2016, the Council received a total of 521 homeless applications, owing a main housing duty to 392 of those households.

The most common causes for homelessness in Nuneaton and Bedworth are very similar to the national picture. In the last three years, the top three most common causes for homelessness in the Borough have been as follows:-

- Parents/Relatives or friends no longer willing or able to accommodate (32 %)
- Loss of Rented or tied accommodation (15.53%)
- Fleeing the home due to violence (17.85%).

Temporary Accommodation

The availability of temporary accommodation in the Borough for eligible homeless households is limited. We have our own Homeless Hostel which contains 15 rooms with shared facilities, that is, kitchens and bathrooms.

We are able to access a Nuneaton And Bedworth Community Enterprise Limited (NABCEL), Bed and Breakfast (B&B), that has four rooms with shared facilities and then we also use private hotels and B&Bs in Nuneaton and Bedworth as and when we need to.

Recently the Council has had to use more hotel placements due to the lack of suitable temporary accommodation and bookings to hotels, which rose from 11 during the previous twelve months to 57 in the last six months.

The following table details the number of placements and costs of temporary accommodation made by the Council over the past three and a half years:

Period	Number of households placed	Number of actual placements	Total number of days spent in occupation of Temporary accommodation	Cost £
04/13 to 03/14	275	327	9993	453,149.07
04/14 to 03/15	244	276	9505	432,407.54
04/15 to 03/16	223	293	10508	481,995.27
04/16 to 9/16 (6 months)	141	167	2848	118,040.55
	883 households	1063 placements	32,854 days	£1,485,592.43

The reasons for the disparity between the number of families placed and the number of placements themselves is because sometimes the same household has to move between temporary accommodation places, for example, may be placed in a B&B and then moved into the hostel when a vacancy occurs.

The average cost of temporarily accommodating homeless households for the Council per year equates to £330,131.55, based on the past three and a half years, and to approximately £1,682 per household.

With fewer establishments to use, homeless officers will be further challenged to find suitable accommodation. The increased number of placements not only increases costs, it also increases the workload for officers in terms of managing applicants in a wide range of temporary accommodation.

Allocation of Social Housing

The Council operates a Choice Based Lettings Allocations Scheme called HomeHunt, and holds a register that is used to allocate all social housing in the Borough including most Housing Association properties.

At April 2017 there were 1747 LIVE applicant/ households on HomeHunt and these were divided into the four Bands of priority as follows. The highest Band, Band 1+ denotes homeless households that are in hostel or temporary accommodation

and/or have significant medical need to be rehoused. Band 1 are also homeless households, but they are people currently perhaps lodging with family or friends and not requiring emergency accommodation. Non-the-less they are homeless and may also have considerable medical grounds for rehousing. The following figures show the number of applicants in each band as at April 2017

Band 1+:	50
Band 1:	103
Band 2:	917
Band 3:	677
Total =	1747

In addition the size of properties required are shown below:

1 bed need:	744
2 bed need:	671
3 bed need:	244
4 bed need:	72
5 bed need:	13
6 bed need:	3
Total =	1747

The turnover of our own stock is between 500 and 600 re-lets per annum, which demonstrates just how difficult it is to meet Affordable Housing Need and Demand in the Borough. The table below shows the high proportion of purely 'Homeless' households housed by the local authority over an 18 month period April 2015 to Sept 2016

Period	Housed by NBBC	Housed by Registered Providers (RPs)	Total	% NBBC RPs	
				% NBBC	% RPs
April to March 2015	163	28	191	85%	15%
April to March 2016	105	32	137	77%	23%
April to Sept 2016	47	17	64	73%	27%
Total	315	77	392	80%	20%

As shown above over the past 2½ years NBBC has allocated 80% of accommodation to those applicants accepted as Homeless and RPs, 20%.

The Council will be revisiting these figures with our RP partners as part of an on-going dialogue in relation to Nomination Agreements as part of our County-Wide Tenancy Strategy. Whilst the proportion of

Homeless housed by RPs is increasing this needs a continued commitment from our partners to help us to meet our homelessness obligations together in partnership.

Supported Accommodation and Housing Related Support

In addition to general social housing stock in the Borough we also benefit from a few specialised supported accommodation schemes, funded through the County Council's Housing Related Support (HRS) budget. The table below shows the type and number of units available to vulnerable people in the Borough, and includes both accommodation based support schemes and floating support provision, which is where support is provided to those who have their own accommodation

Name of the Provider of the Service	Category of Vulnerability	No of Units in the borough
St Basils - floating support	Homeless young people including young parents Under 25s	No set number for the Borough, dependant on demand County-wide
P3 - floating support	Homeless including offenders Over 25s	No set number for the Borough, dependant on demand County-wide
Homegroup accommodation based service	Homeless including offenders Over 25s	25 (to be 68 by August 2017)
Chapter 1- accommodation based service	Homeless including young parents Under 25s	24 (to be 37 by August 2017)

Funding for these services has dramatically reduced over the past few years and it is anticipated that further reductions in funding will take place in due course, despite the forthcoming introduction of the Homelessness Reduction Bill and the increasing duties being placed on Local Housing Authorities to prevent homelessness.

The HRS funding is a County Council budget and therefore though we work closely with the County to impress the importance of the above and similar services we have no control over this budget. These services not only prevent homelessness they also support vulnerable people that may otherwise need to access Social Care and Health services, which is why the County has continued to deliver some,

albeit reduced service provision, whereas others nationally have completely slashed budgets for this type of service. We will continue to work in partnership with the County Council to enable the continuation of these vital services.

In addition to HRS funded supported accommodation we benefit in the Borough from Doorway's Private Landlord Scheme, which provides 45 units of accommodation with different levels of support for young people under 25 years of age. The management of this is funded via external grants secured by Doorway as part of their ongoing bids for funding. As a charity, Doorway are heavily reliant on donations, and other funding streams now that they no longer receive HRS from WCC. As detailed in Chapter 7, the Council also currently contributes on an annual basis to this much needed local resource without which would result in increased demand on the Council's housing service.

Our Pledge

The council will continue to work in partnership with our statutory and third sector colleagues to deliver housing, and housing related support, to those vulnerable residents of our borough that require it.

The Council will endeavour to maximise the resources available to deliver these services by ensuring close and ongoing liaison with all partner agencies.

Chapter 7

Delivery Partners

To be successful in delivering the strategic housing requirements for the borough it is crucial that the council has on board all stakeholders and partners, some, but by no means all, are detailed below:

Registered Providers (Housing Associations) -RPs

In order to meet Housing Need in the Borough the Borough Plan suggests a 25% affordable housing provision on all new development sites for 15 units or more. To this end, over the past 12 years the Borough has successfully enabled the delivery of 1272 Housing Association social and affordable rented units to let to applicants from the Council's Housing Register. This has been a significant contribution to the Authority's ability to address housing need in the Borough.

As of August 2016 there were almost 2400 Housing Association properties in the Borough.

In 2014/15 and 15/16 the Council built their own new build council homes, for the first time in 26 years and added 47 units to its own stock.

While the Council would like to continue to build its own properties in the future, we continue to need our Registered Provider partners and developers working in the Borough to help us deliver much needed affordable housing for many years to come.

The legislative and Government Policy changes mentioned in Chapter 3 continue to present challenges to the Council as a landlord itself and from a strategic housing perspective, not least due to a shrinking stock, the reduction in rent on an annual basis for four years and increasing homelessness.

The Council has enjoyed a strong delivery partnership with several Registered Providers. As well as the 2334 units that are owned and managed by them there are a number of developments in the pipeline which will significantly increase this number. The following table shows the pipeline of affordable housing that is being delivered via Section 106 sites and RP developments over the coming years:

Site Location	No. of affordable rented units	No. of shared ownership units	Unknown Affordable Tenure	Expected completion date
The Long Shoot (Phase 1), Nuneaton	25	6		March 2017
The Long Shoot (Phase 2), Nuneaton	47			April 2018
Plough Hill Road, Nuneaton		9		Late Summer 2017
Lower Farm, Weddington Road, Nuneaton (Milby Hall)	16			February 2017
Lower Farm, Weddington Road, Nuneaton (Cotton Grange)	44			October 2021
The Bull Ring, Nuneaton	7			March 2018
Church Lane and Weddington Road, Nuneaton	34			Not known
Cresswells Farm, The Long Shoot, Nuneaton			37	Not known
Land rear of 194-262 The Long Shoot, Nuneaton	8	22		Not known
Hill Farm, Plough Hill Road, Nuneaton			65	2018
Eastborough Way			82	Works expected to start July 2017

Now that the Right to Buy has been extended to Housing Associations we will continue to see an increase in sales of social housing stock in the Borough. The need for a pipeline of forward planning proposals to mitigate against this is therefore even more important than in previous years.

Homes and Community Agency (HCA)

The HCA is the Government's housing, land and regeneration agency, and the regulator of social housing providers in England. They are responsible for:

- Increasing the number of new homes that are built in England, including affordable homes, and homes for market sale or rent.

- improving existing affordable homes and bringing empty homes back into use as affordable housing.
- increasing the supply of public land and speeding up the rate that it can be built on.
- regulating social housing providers to make sure that they're well managed and financially secure, so maintaining investor confidence in the affordable housing sector and protecting homes for tenants.
- helping to stimulate local economic growth by attracting private sector investment in local areas.

As can be seen from the table below, Nuneaton and Bedworth is a major beneficiary of funding from the HCA in the County which has resulted in

the construction of much needed affordable properties.

Affordable Housing Supply by Local Authority 2010/11 to 2014/15

	No. of properties
North Warwickshire	270
Nuneaton and Bedworth	850
Rugby	650
Stratford-on-Avon	510
Warwick	340

Source DCLG <https://www.gov.uk/government/publications/affordable-housing-delivery-by-local-authority-district>

The building of affordable units continues in the Borough and information on the number of completions since the above table was produced, for 2015/16 is detailed below:-

Location	No of Units	No of Affordable rent units	No of social rent units	Registered Provider
Camp Hill, Nuneaton	3	0	3	Barratt
Grove Lane, Keresley	41	41	0	Midland Heart
Golden Eagle, Howat Road Keresley	15	15	0	Midland Heart
Long Shoot, Nuneaton	9	9	0	Orbit
Acacia Road, Nuneaton	3	0	3	NBBC
Sycamore Road, Nuneaton	8	0	8	NBBC
Park Lane, Nuneaton	36	0	36	NBBC

It is crucial to ensure that both a sufficient amount and appropriate type of affordable housing is being built in the borough.

Developers

Many of the sites that have enabled affordable housing are Section 106 sites. That is, they are sites being developed by private developers, whether big national developers like Redrow, Bellway, Davidson Homes, Barratts, or local developers like Cartwright Homes, that are obligated to provide 25% of units as affordable on sites developing 15 units or more.

The Council is pro-active in its dialogue between private developers, planning policy and development and strategic housing officers, and encourages close liaison when proposed planning applications are submitted. The Council's Strategic Housing Services Manager is consulted on all housing developments along with other stakeholders.

The successful working relationship between these parties is fundamental and more often than not secures a development that contributes toward meeting the Council's aspirational and affordable housing needs.

West Midlands Combined Authority (WMCA)

As mentioned in Chapter 2, it is early days for the WMCA, though during the life of this Strategy it is hoped that our borough is able to benefit not just from the financial investment coming into the wider region but also the networking and partnership working across the Combined Authority area.

Third Sector Support

Third Sector organisations include voluntary and community organisations such as charities, self-help groups and community groups. The following third sector organisations provide vital support to the residents of the borough:-

Bedworth Rugby and Nuneaton Citizens Advice Bureau - The work of Citizens Advice Bureau (CAB) is well documented as a national source of vital advice and assistance, especially in relation to debt. Our CAB provides valuable advice and support for all residents regardless of tenure. The Council contributes financially to our CAB, on an annual basis, and has a Service Level Agreement which is monitored to ensure delivery of expected outcomes for residents in Nuneaton and Bedworth, which in the main are around the provision of a flexible advice service supporting residents with debt, welfare, housing and other generalist advice.

Doorway - Has an Advice Service for young people aged 16-25 who are homeless or threatened with homelessness. This service aims to prevent homelessness if possible or alternatively seeks to identify suitable accommodation options such as access to emergency accommodation and to its' private landlords scheme as well as working with other accommodation providers. Doorway also support young people aged 16-25 to sustain accommodation in the private and public sector working closely with private landlords of HMO's and shared houses, as well as council and housing association tenants where appropriate. Doorway currently deliver the WCC funded floating support of St. Basils as a sub-contractor. Their local office in the heart of Nuneaton was established 20 years ago. The Council has to-date been in a position to make an annual grant to Doorway from the Homelessness

Prevention funding issued to the council by DCLG each year to support this vital work.

Salvation Army - Provides Winter Night Shelters during December to February (inclusive). Seven local churches participate in this scheme and are co-ordinated via the Salvation Army. The Council has contributed financially over a two year period to assist with the setting up of this annual service, though this has been a one off grant for 2 years only. 2016/17 is the fourth year of Winter Night Shelters and each year they have been used every night during the period they are available.

During the rest of the year they provide a drop in once a week for the homeless and also offer facilities for a hot meal and a shower.

Recovery Partnership - in Nuneaton offers a wide range of treatment and support for individuals over the age of 18 that need information and advice or treatment for drug or alcohol use. This is a free service.

'Addaction', a member of the Recovery Partnership Service, help people change their behaviour to become the very best that they can be. It could be their drug or alcohol use or worries about their mental health – they support people to making lasting change in their lives.

Addaction/Recovery Partnership is one of the UK's leading and largest specialist drug, alcohol and mental health treatment charities. They believe that effective treatment needs to be tailored to the individual. Each person needs committed and caring support as they move forward step by step. This service is a vital and valued addition to services available for individuals in need in our Borough.

The Veterans Contact Point - in relation to supporting Forces and Ex-Forces personnel and their families as mentioned in the previous chapter we are fortunate to have a Veterans Contact Point (VCP) in the Borough.

The VCP offers help and advice to all armed forces personnel and was established in 2009 as a community referral point for Ex-Service personnel who are living and working in Warwickshire. It provides a Veteran to Veteran befriending service with professional support from The Warwickshire Veterans Partnership. All of the major Military Charities, Veterans UK, West Midlands Veterans Advisory Pension Committee, Employment specialists and community groups/councils have signed up to this service. Since opening it has assisted over 600 people from this community.



Housing can be a key issue for Veterans and their households and we will continue to work in close contact with the VCP to advise and assist where appropriate.

Nuneaton and Bedworth Residents' Partnership

The Residents' Partnership (RP) are a group of Council tenant volunteers who work closely with Nuneaton and Bedworth Borough Council to improve housing services for all tenants and leaseholders. They are an effective and active partnership who play a vital role in making a positive difference to their community. The RP make sure that the Council are held to account and get involved in lots of important areas to make sure that residents' voices are heard. Examples of these are:

- Money Management, such as advising tenants on debt issues including the importance of clearing rent arrears and the impact of welfare reform.
- Community Safety, such as the promotion of key messages relating to anti-social behaviour and tips on how to be a good neighbour.
- Estate Walkabouts where tenants and housing officers have the opportunity to identify tenancy or repairs issues.

Our Pledge

Successful Partnership working with our stakeholders, internal and external to the Local Authority, is a vital ingredient required in order to deliver strategic housing ambitions. To properly enable the delivery of the types of housing needed to meet housing need for our current and future population the Local Authority needs to work with partners and encourage and facilitate an open and productive dialogue with all. Strategic Housing will continue to form an important part in pre-application discussions with developers and ensure regular liaison with registered Providers, statutory and voluntary sector stakeholders

Glossary

Affordable Housing

Housing that is provided to meet the needs of those who cannot afford to buy or rent appropriate local housing for their needs on the open market.

Affordable Rented Housing

This is a form of social housing, introduced in 2011. It may only be delivered with grant through the AHP 2011-15 and other associated and subsequent programmes or without grant by local authority and other providers, where a contract or confirmation of the ability to charge an Affordable Rent is in place. Affordable rented homes are let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of up to 80 per cent of the local market rent (including service charges, where applicable).

Anti-Social Behaviour ASB

Any activity that causes alarm, harassment or distress to an individual, a community or group of households.

Bargee

A person employed on or in charge of a barge.

Category One Housing

Category 1 provision is housing for the relatively independent elderly. In these schemes, communal facilities may be available. Dwellings can be bungalows as well as flats, and lifts are not usually provided.

Choice Based Lettings (CBL)

The system for allocating social housing. It is an applicant-led allocation scheme under which social landlords advertise available properties and applicants bid for them. Applicants are allocated a 'band' depending on their level of need, and the bidding applicant with the highest band (+1, 1, 2 or 3) who has been on the list the longest will be allocated the property.

Decent Homes Standard

This is a Government standard that all social housing has to reach. A Decent Home Standard must: Meet the current statutory minimum standard for housing, be in reasonable repair, have reasonably modern facilities and provide a reasonable degree of thermal comfort.

Extra Care Housing

Housing designed with the needs of frailer (and usually older) people in mind and with varying levels of care and support available on site.

Floating Support

A service that provides housing related support to vulnerable adults to enable them to maintain their independence in their own home. Floating support services will generally be short term. Unlike other services, floating support has the flexibility to support a person wherever they live – as distinct from accommodation based services, where support is tied to particular accommodation.

Fuel Poverty

A fuel poor household is defined as one which needs to spend more than 10% of its income on fuel. This encompasses heating, hot water, cooking lighting and electrical appliances. The amount spent on heating must be enough to achieve a satisfactory level of warmth.

General Fund

The Local Authority account that records the revenue income and expenditure for all of its functions, except the landlord function as owner of housing stock.

GTAA

Gypsy and Traveller Accommodation Assessment.

Gypsy and Traveller

A term used to describe persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism and/or caravan dwelling.

HCA

Homes and Communities Agency.

HHSRS

Housing Health and Safety Rating System.

Housing Association

A non-profit-making organisation formed to provide housing.

HMO (House in Multiple Occupation)

An HMO is a building, or part of a building, (such as a flat) that is occupied by more than one household:

- which shares an amenity, such as a bathroom, toilet or cooking facilities,
- which is a converted building – which may contain but is not entirely self-contained flats, e.g. floor-by-floor lets, (whether or not some amenities are shared or lacking),
- is converted into self-contained flats, but does not meet as a minimum standard the requirements of the 1991 Building Regulations, and at least one third of the flats are occupied under short tenancies.

IMD (Indices of Multiple Deprivation)

Multiple deprivation relates to several forms of deprivation simultaneously affecting families in defined areas. This can include low income, poor housing and unemployment.

Intermediate Affordable Housing

This is housing at prices and rents above those of Social Rent but below market price or rents, and which meet the criteria as set out in the definition for affordable housing. These can include shared ownership, equity loan products and Intermediate Rent. Intermediate rented housing was eligible for funding under the now closed NAHP. It is no longer funded under the AHP 2011-15 and other associated and subsequent programmes.

Intermediate Market Housing

Low-cost home ownership schemes and 'key worker' housing offering a range of products that will deliver housing at prices or rents significantly below market levels and significantly above social rent levels.

Market Housing

This is private housing (or bed spaces) for rent or for sale where the rental value or market price is set mainly in the open market.

NABCEL

Nuneaton and Bedworth Community Enterprises Ltd.

NABSCOP

Nuneaton and Bedworth Safer Community Partnership

NBBC

Nuneaton and Bedworth Borough Council.

Private Sector Housing

Housing not controlled by bodies such as local authorities, voluntary organisations or Registered Social Landlords.

Public Sector Housing

Housing controlled by bodies such as local authorities and voluntary organisations.

Right to Buy

The right of Council tenants to buy their home (after five years as a tenant) at a discount of the market value.

RP Registered Provider.

A voluntary (not for profit) organisation which provides affordable housing to people in housing need and which is registered with the HCA.

SAP Standard Assessment Procedure

more commonly known as the SAP rating, is the system for measuring the energy rating of residential dwellings

Shared Equity Ownership

The buyer purchases a share of a property, and then pays rent to the housing association for the remainder. Monthly outgoings will include repayments on any mortgage that has been taken out, plus rent on the part of the property retained by the Housing Association. Later, as the tenant can afford it, they may be able to increase their share until they own the whole property.

Shared Ownership Scheme

Under a shared ownership scheme for affordable housing, the purchaser pays for an initial share of between 25 per cent and 75 per cent of the home's value with the option to increase their ownership if they later choose and can afford to do so. The registered provider owns the remaining share and rent is paid on the landlord's share. The rent is up to 3 per cent of the share's value. Shared ownership properties are always leasehold homes.

Independent Living Accommodation

Formally called Sheltered Housing. Generally Independent Living accommodation is rented accommodation for older and/or disabled/vulnerable people. Most commonly it refers to grouped housing such as a block or "scheme" of flats or bungalows. SHMA Strategic Housing Market Assessment. An assessment of housing need and demand for the Borough.

SOAs Super Output Areas

SOAs are a unit of geography used in the UK for statistical analysis, based on a minimum population number. They were designed to improve the reporting of small area statistics, with the intention that they would not be subject to frequent boundary change. Eventually, they should become the set standard for all Office of National Statistics releases.

Social Housing

Accommodation rented from the local authority and/or housing associations.

Social Rented Housing

This is rented housing owned and managed by local authorities and private registered providers, for which target rents are determined through the national rent regime. It may also include rented housing managed by other persons and provided under equivalent rental arrangements to the above.

Social Rented Sector

A term used to describe the area of the housing market that encompasses accommodation rented from the local authority and/or housing associations.

Stakeholder

The individuals and groups of people with an interest in a given subject. In the case of housing stakeholders these are usually tenants, leaseholders, Council members and staff but also includes contractors, voluntary agencies and other local authorities.

Travelling Showpeople

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.

Vulnerable

Open to physical or emotional harm. A person that can be easily influenced or led astray.

Warwickshire Observatory

An online research unit that supplies information and intelligence about Warwickshire and its people. They "provide research, data collection and analysis, supporting evidence-based policy-making across the public sector in Warwickshire".

WCC

Warwickshire County Council.

APPENDIX A List of Consultees

During the drafting process of this document, the following partners and stakeholders were consulted:

Bellway Homes Ltd West Midlands
Bromford Housing Association
Cartwright Homes
Chapter 1
Citizens Advice Bureau
Davidsons Development Ltd
Derwent Living
Doorway
Friendship Care Housing Association
Homes and Communities Agency
Kier Living
LHA Asra Housing Association
Longhurst Housing Association
Midland Heart Housing Association
NBBC Residents' Partnership
North Warwickshire District Council
Nuneaton and Bedworth Community and Voluntary Action (CAVA)
Orbit Housing Association
P3
Pride in Camp Hill Community Regeneration Partnership
Refuge UK
Rugby Borough Council
St Basils
Stonewater
Stonham Homegroup
Stratford-upon-Avon District Council
Taylor Wimpey West Midlands
The Salvation Army
Warwick District Council
Warwickshire County Council People Group
Warwickshire Police
Warwickshire Veterans
Warwickshire Youth Justice
Waterloo Housing Association
Westleigh Partnerships Ltd

APPENDIX B Useful Websites

Armed Forces Covenant
www.armedforcescovenant.gov.uk

Department for Communities and Local Government
www.gov.uk/government/organisations/department-for-communities-and-local-government

Department of Energy and Climate Change
www.gov.uk/topic/climate-change-energy

Homes and Communities Agency (HCA)
www.gov.uk/government/organisations/homes-and-communities-agency

Joint Strategic Needs Assessment (JSNA)
www.jsna.warwickshire.gov.uk

National Planning Policy Framework (NPPF)
www.gov.uk/government/publications/national-planning-policy-framework--2

Nuneaton and Bedworth Borough Council (NBBC) Borough Plan
www.nuneatonandbedworth.gov.uk/planning

NBBC Strategic Housing Market Assessment (SHMA)
www.nuneatonandbedworth.gov.uk/downloads/download/106/strategic_housing_market_assessments

Nuneaton and Bedworth Borough Council (NBBC)
www.nuneatonandbedworth.gov.uk

Office for National Statistics (ONS)
www.ons.gov.uk

Pride in Camp Hill
www.prideincamphill.co.uk

Public Health Warwickshire
www.publichealth.warwickshire.gov.uk

The House of Commons Library
www.parliament.uk/mps-lords-and-offices/offices/commons/commonslibrary

The Houses of Parliament Written Statements
www.parliament.uk/writtenstatements

Warwickshire Observatory
www.warwickshireobservatory.org

Warwickshire County Council
www.warwickshire.gov.uk

Warwickshire Police
www.warwickshire.police.uk

West Midlands Combined Authority
www.wmca.org.uk

Any queries relating to this document can be directed to Nuneaton and Bedworth Borough Council:
Jane Grant - Strategic Housing Services Manager ☎ 024 76376483 ✉ jane.grant@nuneatonandbedworth.gov.uk
or Donna Hallows - Research and Strategy Officer ✉ donna.hallows@nuneatonandbedworth.gov.uk