

# HOUSING STRATEGY

## 2024 - 2034





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# FOREWORD

At Nuneaton and Bedworth Borough Council we have a clear vision for the borough, that we set out in our Corporate Strategy. Housing has an integral part to play in our Borough's ambitions and so I am delighted to introduce the new Housing Strategy 2024-34. Our previous Housing Strategy was adopted in 2017 and despite the unforeseeable difficulties and turmoil during the past 7 years, created by the Coronavirus pandemic, Brexit, the war in Ukraine, our exit from Afghanistan, along with new legislation such as the Homelessness Reduction Act, which came in to effect in 2018, we were still able to make very substantial progress in addressing the priorities of that strategy and we have highlighted some of those achievements.

Having a place to live is a basic human need and our vision is to ensure that all residents have access to affordable and warm housing in a safe and sustainable community leading to better health and well-being outcomes. Over the lifetime of the strategy, we intend to work closely with statutory, voluntary and community organisations, and partners to achieve our objectives.

The plan is intended to be strategic, high-level and articulates our goals and priorities over the medium term. This Plan builds on the excellent work of the Council and its partners over recent years and more recently reflects how our communities responded to the pandemic. We believe it shows our ambition to help realise the potential of Nuneaton and Bedworth Borough and will guide our actions as a Council. It sets out the Council's ambitions and actions to improve our local economy, support our residents to gain skills and employment, enhance their physical and mental health, their living environment, and overall prospects for the future.



*Councillor Chris Watkins,  
Leader of Nuneaton and Bedworth Borough  
Council and Portfolio Lead for housing*

# PURPOSE OF THIS STRATEGY

The principal purpose of the Housing Strategy is to present stakeholders and interested parties with the housing needs landscape for our Borough. The document can be used as a single point of information for developers looking to build homes in the borough, statutory and third sector agencies needing to understand the various socio-economic issues present in the area in order to better plan for their service demands, colleagues in internal and external Local Authority departments needing data to support their decisions, and anyone needing to understand the housing needs, and why they exist in Nuneaton and Bedworth.

Throughout the document the Council will demonstrate a commitment to working in partnership to address the many challenges facing residents of the Borough in accessing affordable, safe, warm, and suitable accommodation.

The delivery of suitable accommodation for all, cannot be achieved by the council alone, and the many partners referenced in this document play a vital role in supporting our ambition of “seeking to provide the right houses, with the right services, in the right places, to meet the needs of our residents”.

## AIMS

We will seek to provide the right homes, with the right services, in the right places, to meet the needs of our residents and work alongside our partners to transform our borough by:

- **RECOGNISING THE HOUSING CHALLENGES AND OPPORTUNITIES FOR OUR RESIDENTS.**
- **REDUCING THE BARRIERS IN ACCESSING GOOD QUALITY AFFORDABLE HOUSING.**
- **ENABLING APPROPRIATE SOCIAL HOUSING DEVELOPMENT.**
- **IMPROVING THE HOUSING STOCK.**
- **SPONSORING A SUSTAINABLE GREEN APPROACH.**
- **PRIORITISING COMMUNITY SAFETY AND EMPOWERMENT.**
- **PROMOTING RESIDENTS' HEALTH AND WELLBEING**

# PRIORITIES 2024 TO 2034

## Priority 1:

To maximise the delivery and availability of affordable homes to meet the needs of the Boroughs growing population, and to reduce homelessness and end rough sleeping for good.

## Priority 2:

To make best use of the borough's existing and future housing stock, to ensure the residents have access to the right size and type of housing, including adaptations and adapted properties.

## Priority 3:

To improve the quality of housing including improving energy efficiency and tackling damp and mould.

## Priority 4:

Reduce the health inequalities faced by those requiring housing.

## Priority 5:

To promote community safety in existing and future housing communities.



# NATIONAL CONTEXT

National legislation and policy majorly impact on the priorities and delivery of a council's housing strategy. It is important that the Borough remain current with legislative and policy changes and adopt flexible approaches to meet the challenges and opportunities they offer to improve and maximise housing delivery locally.

**At the time of writing this strategy there are a number of important national legislations and policies that greatly influence the Boroughs approach to housing which have been introduced since our last strategy in 2017, including the following:**

**The Social Housing (Regulation) Act 2023** - significantly enhances the role and powers of the Regulator of Social Housing (RSH) for regulating the social housing sector and aims to protect tenants and improve the service they receive.

The Act has changed the regulation of social housing substantially including introducing new consumer standards for regulating social housing landlords and how the Regulator will regulate landlords against them. It aims to give tenants greater powers and access to redress when things go wrong. Landlords are required to listen to their tenants, to be more accountable and to treat them with fairness and respect, and to know more about the condition of every home and the people who live in them. The new standards also require social landlords to collect, report, and use data about their homes more effectively.

## **Consumer Standards:**

Consumer standards apply to all registered social housing providers including local authorities; set by the Regulator of Social Housing they define the specific expectations and outcomes that all registered providers (landlords) must deliver and apply to the homes they provide and the tenants living in those homes. Below are the standards at the time of this strategy:

### **Neighbourhood and Community Standard:**

- Safety of shared spaces
- Local co-operation
- Anti-social behaviour and hate crime.
- Domestic Abuse

### **Neighbourhood and Community Standard:**

- Allocations and lettings
- Tenancy sustainment and evictions
- Tenure
- Mutual exchange

### **Safety and Quality Standard:**

- Stock quality
- Decency
- Health and Safety
- Repairs, maintenance, and planned improvements
- Adaptations

### **Transparency, Influence and Accountability (including Tenant Satisfaction Measures):**

Requires social landlords to collect and report annually on their performance using a core set of defined measures specified by the regulator, these are called the Tenant Satisfaction Measures (TSM). The TSMs are a core set of performance measures that must be collected and are published, and their main aim is to provide tenants with greater transparency about their landlord's performance. Landlords can demonstrate they make a positive contribution to neighbourhoods.

### **Awaab's Law 2024**

*Two-year-old Awaab Ishaak tragically died from exposure to mould in his social housing home; his death shocked the housing sector and following a petition by Awaab's parents, Awaab's Law was created, his law will when introduced be a component of the Social Housing (Regulation) Act. This law which was under consultation at the time of writing this strategy sets out the Governments' commitment to ensure nothing like Awaab's death happens again; it will require landlords to act promptly to address and fix reported damp, mould, and condensation hazards within specified timeframes and will hold landlords accountable if they fail to provide homes that meet specific acceptable standards.*

## **Homelessness Reduction Act 2017-**

significantly reformed England's homelessness legislation making amendments to the Housing Act 1996 Part 7 (Homelessness) and introduced new legal duties for local housing authorities. This Act focuses on prevention and relief of homelessness, regardless of priority need.

## **Housing and Planning Act 2016-**

Introduced new measures to tackle Rogue Landlords including:

- Civil penalties as an alternative to prosecution for specified cases.
- Extension to rent repayment orders to cover more offences.
- Data base for rogue landlords and lettings agents.
- Banning order for serious or prolific offenders.
- Regulations for electrical safety.
- Classification on abandonment.

## **The Licensing of Houses in Multiple Occupation (HMO) (Prescribed Description) (England) Order 2018-**

reformed the HMO licensing regime and statutory requirements prescribed under Part 2 of the Housing Act 2004, revoking and replacing the 2006 requirement for all HMOs over three storeys high to be registered by extending the mandatory licensing of HMO to properties that are less than three storeys high. It also introduced new mandatory national minimum bedroom size and waste disposal requirements.

## **Homes (Fitness for Human Habitation) Act 2019-**

introduced on 20 March 2019 the new law aimed to ensure that rented homes (private and social housing) are fit for human habitation, healthy, safe, and free from serious harm. It enabled tenants to take action in court to enforce their landlord to carry out repairs and to pay compensation. This is not enforced by the council but is to empower tenants to hold landlords to account.

## **Electrical Safety Standards in Private Rented Sector 2020-**

from 1 July 2020 for new tenancies and 1 April 2021 for existing tenants, all landlords of private rented accommodation are required to undertake an electrical inspection of the property every 5 years and to provide a copy of the report for the tenant; the report must be provided for all new tenants before they occupy the property.

## **Domestic Abuse Act 2021-**

introduced new statutory duties on local authorities and changed homelessness legislation to give automatic priority need to survivors of domestic abuse. It provided the first legal definition of domestic abuse and recognises the many forms domestic abuse can take.



## **Supported Housing (Regulation and Oversight) Act 2023-**

provides for the regulation, oversight, and enforcement powers of supported exempt accommodation by local housing authorities. The Act is aimed at improving the conditions in supported exempt accommodation.

### **The Government definitions of exempt and supported accommodation:**

- Supported accommodation describes a range of housing types, such as group homes, hostels, refuges, supported living complexes and sheltered housing.
- Exempt accommodation is a type of supported housing where certain Housing Benefit provisions which limit claimants' entitlement to defined local levels do not apply. This means Housing Benefit may cover the full amount of rent charged by the providers.

It is defined as:

- A resettlement place; or
- Accommodation provided by a county council, housing association, registered charity, or voluntary organisation where that body or person acting on their behalf provides the claimant with care, support or supervision.

The Act introduces new regulatory requirements for local housing authorities including:

- Licensing of all exempt supported accommodation and providers.
- Regulation and enforcement using national minimum standards.
- Obligations for local authorities to develop a strategic supported housing plan.

## **Leasehold and Freehold Reform Act 2024-**

introduces reforms to ground rent payments on new residential long leases for properties in England and Wales, the purpose of the act is to make owning a leasehold residential property fairer, more transparent, and more affordable for the leaseholder and to fulfil the government's commitment to set future ground rents to zero.

## Renters Rights Bill 2024-

this is a major Bill that was in its' final stages as we developed this strategy; its' aim is to significantly reform the private rented sector. When enacted the Bill will provide new regulations that will change how the private rented sector is regulated and the rights of tenants renting a home privately.

Below are some of the changes the Act aims to:

- Abolish section 21 evictions
- Ensure possession grounds are fair to both parties
- Provide stronger protections against backdoor eviction
- Introduce a new Private Rented Sector Landlord Ombudsman
- Create a Private Rented Sector Database
- Give tenants strengthened rights to request a pet in the property
- Apply the Decent Homes Standard to the private rented sector
- Apply 'Awaab's Law' to the sector
- Make it illegal for landlords and agents to discriminate against prospective tenants in receipt of benefits or with children
- End the practice of rental bidding by prohibiting landlords and agents from asking for or accepting offers above the advertised rent.
- Strengthen local authority enforcement



# National Planning Policy Framework (NPPF)

Sets out the Governments' economic, environmental, and social planning policies for England and how they should be applied in the preparation of Local and Neighbourhood plans and to decisions on planning applications.

It provides a Framework for planners and developers on the development of housing including affordable housing. The Government reviews and amends the NPPF to ensure the framework is modern and is able to meet the needs and opportunities to increase the number of homes developed. The NPPF is a critical tool for the delivery of homes in the right places.

## NPPF definitions of Affordable homes-

housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following NPPF definitions:

### A.

**Affordable housing** for rent meets all of the following conditions:

- a.** the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent or is at least 20% below local market rents (including service charges where applicable).
- b.** the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
- c.** it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

### B.

**Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

## C.

**Discounted market sales:** is housing that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

## D.

**Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

The NPPF is reviewed and updated to reflect the latest planning requirements; at the time of writing this strategy the Government were consulting on significant reforms to the NPPF to take a different, growth-focused approach.

# Levelling Up

## Nationally

### Levelling Up White Paper 2022

In 2022 the Government published the Levelling Up White Paper which set out a plan to work towards ending geographical disparity.

*Not everyone shares equally in the UK's success. While talent may be equally spread across our country, opportunity is not. Levelling up is a mission to challenge and change that unfairness. Levelling up means giving everyone the opportunity to flourish. It means people everywhere living longer and more fulfilled lives and benefiting from sustained rises in living standards and wellbeing.*  
*Levelling Up the United Kingdom (White Paper 2022)*

As part of the white paper, the government set out its' 12 clear, medium-term missions to provide consistency and clarity over levelling up policy objectives.

### The Government's 12 Missions are:

1. Living standards
2. Research and Development
3. Transport
4. Digital Connectivity
5. Education
6. Skills
7. Health
8. Wellbeing
9. Pride in Place
10. Housing
11. Crime
12. Local Leadership

## The Levelling Up and Regeneration Act 2023

The Levelling Up and Regeneration Act 2023 introduced measures to incentivise the faster building of housing. The Government want new homes built faster and to a higher standard. Under the Act, builders are required to submit high quality development plans that meet local needs and to build homes as quickly as possible once planning permission is granted and it supports local authorities to act against those who fail to meet these commitments.

The new measures to incentivise the prompt building are:

- Housing developers will be required to submit a Development Commencement Notice to formally notify the local authority Planning when they commence the development and
- To submit annually a Development Progress Report which will help local authorities to identify where delivery is too slow and to decide whether to sanction a developer for failure to build out their sites promptly.

## Regionally

### West Midlands Combined Authority – Levelling Up Growth Prospectus

The West Midlands Combined Authority (WMCA) Levelling Up Growth Prospectus sets out the tools needed to tackle the West Midland challenges and blueprint for levelling up. Since the original WMCA devolution deal in 2023, it has brought over £4.7 billion of new funding into the region, which has unlocked stalled investment through new Levelling Up Investment Zones.

The WMCA want to address the peoples' concerns about public services and restore pride of place, further prevent homelessness, and improve community safety.

## locally

### Delivering a Better Borough Warwickshire and Nuneaton and Bedworth Levelling up Plan:

Created by Warwickshire County Council, Nuneaton and Bedworth Borough Council, and local partners: Levelling up will build on the strengths of the borough and go further to support people to overcome the historic challenges they face and make sure they have good opportunities to get on in life regardless of where they are born in the Borough and who their parents are.

Warwickshire Levelling Up means 4 things:

- **Tackling inequalities:** addressing the gaps and inequalities in standards of living, health, happiness, and well-being including access to good affordable housing.
- **Increasing social mobility:** ensuring the success you enjoy in life is less dependent on where you live, your background and who your parents are.
- **Building community power:** Increasing pride in the place you live in and unleashing your voice and influence of your places.
- **Creating sustainable futures:** ensuring climate change and adaptation are central parts to levelling up so future generations can live in a sustainable county with good opportunities and quality of life.

Levelling up is designed to support everyone in different ways but recognises there are some people in the Borough who face challenges and need additional support in order to have the same opportunities.

The plan focusses on 17 priority Local Super Output Areas (LSOA) in Nuneaton and Bedworth who are amongst the 20% most deprived LSOA's nationally:

Ward	LSOA
<b>Bar Pool</b>	<ul style="list-style-type: none"> <li>• Bar Pool North &amp; Crescents</li> <li>• Bede Cannons</li> </ul>
<b>Bedworth Central</b>	<ul style="list-style-type: none"> <li>• Bede East</li> <li>• Bede North</li> </ul>
<b>Camphill</b>	<ul style="list-style-type: none"> <li>• East &amp; Quarry</li> <li>• North West &amp; Allotments</li> <li>• Queen Elizabeth Recreation Ground and Camp Hill - St Mary &amp; St John</li> </ul>
<b>Exhall</b>	<ul style="list-style-type: none"> <li>• Poplar - Coalpit Field</li> <li>• Poplar - Nicholas Chamberlain</li> </ul>
<b>Hill Top</b>	<ul style="list-style-type: none"> <li>• Hill Top</li> <li>• Middlemarch &amp; Swimming Pool</li> <li>• Riversley</li> </ul>
<b>Nuneaton Town Centre</b>	<ul style="list-style-type: none"> <li>• Abbey &amp; Town Centre</li> <li>• Abbey North</li> <li>• Abbey Priory</li> </ul>
<b>Stockingford</b>	<ul style="list-style-type: none"> <li>• Kingswood - Stockingford Schools</li> <li>• Kingswood Grove Farm &amp; Rural</li> </ul>

There is an additional focus on Nuneaton and Bedworth town centres regeneration.

Housing plays a major role in the lives of the key groups identified in the plan and has major impacts on their lifestyle and ability to thrive.

Housing and homes are key detriments to health especially for those living in homes that are overcrowded or with poor living conditions for example living in damp and mouldy dwellings. These can not only affect a person's physical health but can have a major impact on the mental health and wellbeing of a person living in those conditions including children.

The Council will focus on improving housing conditions across the Borough in order to promote good health.

### Actions required by Housing:

- To improve our understanding of housing conditions and ways we can reduce the prevalence of damp and mould:
- To take a multi-agency approach towards improving housing conditions that impact on health including damp and mould levels by:
  - First identifying all homes with damp and mould within the 17 priority LSOA areas, and
  - Taking necessary remedial action.
- Boost energy efficiency levels of the Borough's housing stock by:
  - Identifying homes which fall below an EPC rating of C.
  - Taking collective action to ensure homes achieve an EPC of C and above..

At the time of the development of this strategy the local administration were in the process of reviewing the requirements and commitments of levelling up locally.

# TACKLING CLIMATE CHANGE: CONTEXT, CHALLENGES AND OPPORTUNITIES

## National context

Climate change is a global concern, and the impact is the biggest threat to our planet; we are seeing growing occurrences of extreme weather conditions; floods, droughts, and ecological damage that are causing international disasters and loss of life. It is important therefore that everyone plays their part to reduce the causes of global warming and climate change.

In May 2019 the government became the world's first parliament to declare a "climate and ecological emergency". Adopting the term "climate emergency" this was followed by local authorities and organisations around the country issuing their own declarations and commitments to becoming a carbon neutral organisation.

By declaring a Climate Emergency local councils acknowledged the need to act on the causes and impacts of climate change. Climate change cuts across all council departments, it is important that we acknowledge the causes and impacts of climate in our strategies including housing.

## Net Zero Strategy: Build Back Greener –

sets out the Government's policies and proposals for decarbonising all sectors of the UK economy to meet the net zero target of 2050.

From heating homes to filling up cars, burning fossil fuels release greenhouse gases that increase global warming. The commitment to stop burning fossil fuels will mean new ways of making things such as concrete and steel, an end to the petrol and diesel engine and using fossil fuels for heating. Renewable energy is considered to be the way forward including within our homes. The Net Zero strategy sets out the Governments' 4 key principles approach:

1. **We will work with the grain of consumer choice:** no one will be required to rip out their existing boiler or scrap their current car.
2. **We will ensure the biggest polluters pay the most for the transition** through fair carbon pricing.
3. **We will ensure that the most vulnerable are protected through government support** in the form of energy bill discounts, energy efficiency upgrades, and more.
4. **We will work with businesses to continue delivering deep cost reductions in low carbon tech** through support for the latest state of the art kit to bring down costs for consumers and deliver benefits for businesses.

## In order to meet their aim, the governments key policies are:

- **Power:** aim is for the UK to be entirely clean electricity subject to the security of supply.
- **Fuel and hydrogen:** to scale up the production of low energy fuel alternatives to fossil fuels.
- **Industry:** to decarbonise industry by supporting them to switch to cleaner fuels.
- **Heat and buildings:** main ambition is that by 2035, no new gas boilers will be sold; investment in Heat Pump technologies, boiler upgrades and delivering cheaper electricity. This includes funding for the Social Housing Decarbonisation Scheme and Home Upgrade Grants that aims to reduce emissions from public sector buildings by 75% by 2037.
- **Transport:** to introduce a zero-emission vehicle mandate. .
- **Natural Resources, waste, and fluorinated gases:** investment to support low-carbon farming and agriculture.
- **Greenhouse Gas Removal (GGR):** Investment in GGR innovation and explore options for regulatory oversight.
- **Supporting the transition with cross-cutting action: by:**
  - Providing funding to support net zero innovation projects,
  - Introducing a new Sustainability Disclosures Regime.
  - Reforming the skills system so that training providers, employers and learners are incentivised and equipped to play their part in achieving the ambition of net-zero.
  - Publishing an annual progress update.

## Energy Performance Certificates 2030 Target:

In July 2024 the Government announced that all landlords including local councils will need to attain an Energy Performance Certificate rating of C and above for all of their properties by 1 April 2030. This target also applies to all properties owned by landlords in the private rented sector.

## Locally: Tackling climate change in our Borough

At a council meeting on the 4 December 2019, Nuneaton and Bedworth declared a “climate emergency” and in doing so committed to becoming a carbon neutral organisation.

### Opportunities – Housing’s contribution to tackling the climate emergency:

In 2023 the Council set out it’s five Health Priorities, these included improving the energy efficiency of housing stock in the Borough. We set out how we propose to improve the energy efficiency of existing and new build council housing and the private housing sector in Nuneaton and Bedworth



# OUR COMMITMENTS:

## Existing Council Housing:

Energy Performance Certificate 2030 target:

In response to the Government announcement in July 2024 that all landlords must attain an Energy Performance Certificate (EPC) rating of C and above by 1 April 2030; the Council undertook an immediate review of the current energy performance ratings of its' own housing stock. We currently have EPC ratings for 76% of the dwellings in our portfolio and of those only 45% of homes currently meet the Government target EPC rating of C and above. We will implement a programme in the next Financial Year to obtain EPC ratings for all our homes following which a Decarbonisation Strategy will be developed to ensure all our housing stock meet the C and above rating requirements by 2030.

*We will adhere to British standard (BS) Publicly Available Specification (PAS) 2035 as Local Authority Delivery (LAD) I, II and wave 1 and 2 (wave 2 to be confirmed) through Social Housing Decarbonisation Fund (SHDF).*

The BS PAS 2035 (LAD 1, 11 and wave 1 and 2) is the official framework for the “whole house” approach for retrofitting dwellings for improved energy efficiency in the United Kingdom. It uses the fabric first approach including measures such as insulation and better windows to reduce heating loss first followed by low carbon renewable technology. It considers the home, the environment, the occupancy, and the suitable measures to install.

### We have and will continue to:

- Consider a whole house solution focusing on a fabric first approach i.e. external wall insulation, replacement windows and doors, and increased loft insulation.
- Replace, as required, old boiler to hydrogen ready.

## Council Housing - New Builds

We have and will continue to include specific design features in all new council housing building specifications to ensure the homes we build deliver maximum energy efficiency. New council homes currently being built by the Borough include the following features:

- Photovoltaic (PV) technology – PV materials and devices that convert sunlight into electrical energy.
- Heat recovery gas boiler flues.
- Insulated lintels
- Increase airtightness measures.
- Better details to reduce cold bridging.
- Increased insulation
- Hydrogen boilers
- Currently reviewing air source pumps

# Private Sector Housing

## We aim to:

- Secure funding for the delivery of improvements in thermal efficiency of private sector housing stock and aim to deliver improvements to privately owned properties.
- Create a domestic energy efficiency strategy to improve the efficiency of private sector properties which will establish a baseline for the Borough.
- Improve the energy efficiency of private rented housing by promoting and enforcing the Minimum Energy Efficiency Standards (MEES)

## Our housing commitment to climate change:

### We will continue to increase the energy efficiency of the housing stock in the borough by:

- Implement a Decarbonisation Strategy to meet the Government target for all council dwellings to attain an Energy Performance Certificate (EPC) rating of C or higher by 2030.
- Improving council owned stock by adhering to the BS PAS 2035 and any subsequent sector guidance and by adopting a whole house approach to retrofitting improvements.
- Being innovative in our approach to energy efficiency measures, by including measures in the design specification in the new homes we build.
- Securing funding to improve private sector homes.
- Promoting and enforcing the Minimum Energy Efficiency Standards.
- Raising awareness and supporting the private housing sector by providing information, and signposting eligible homeowners to available funding.
- Working with our colleagues and stakeholders locally, regionally and nationally to help to meet the Borough commitment to become carbon neutral.

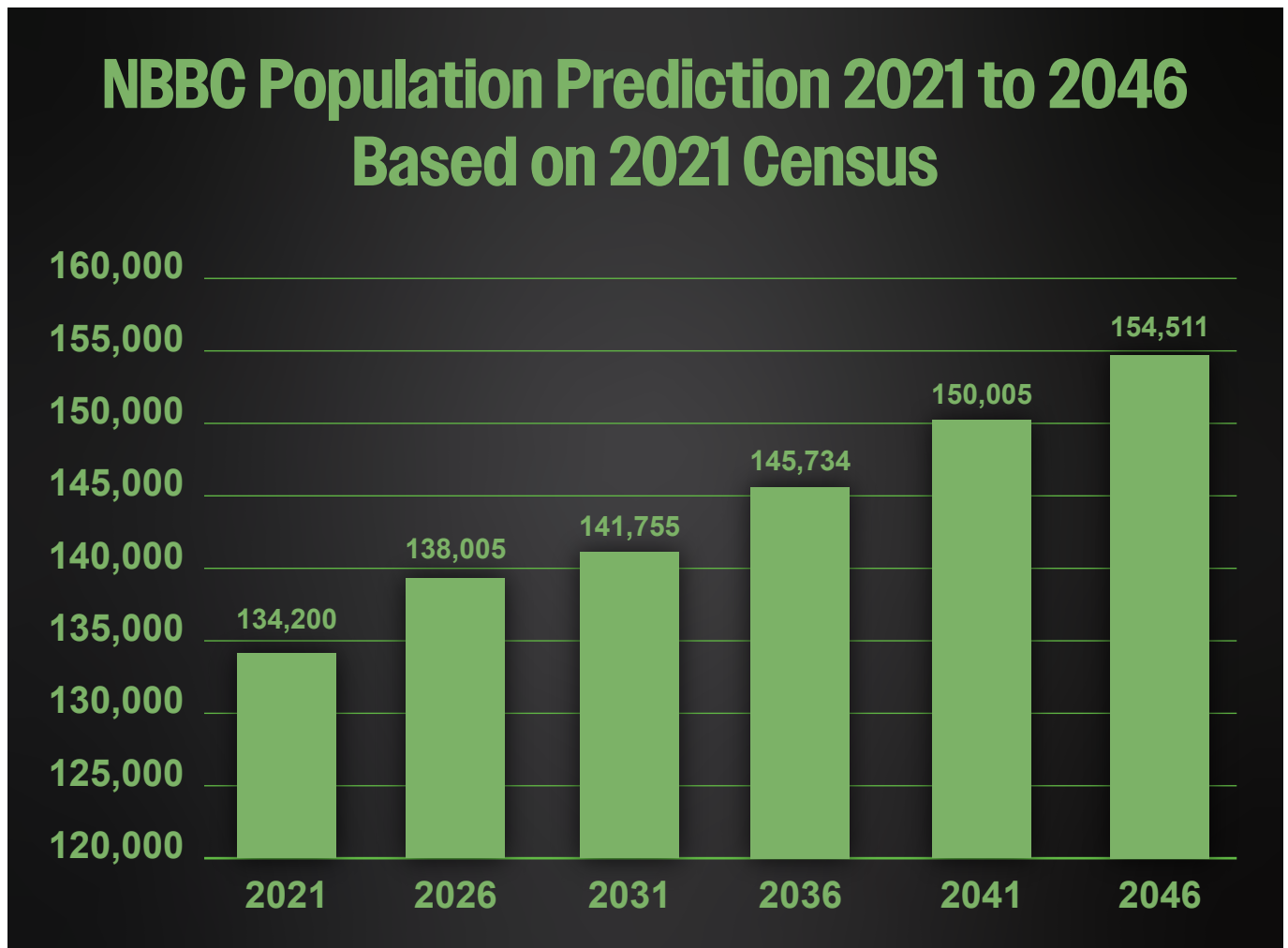


# OUR BOROUGH: LOCAL CONTEXT

Nuneaton and Bedworth is one of the five borough and district councils within Warwickshire. A largely urban authority, covering 7,895 hectares it is the smallest geographically of the five, but has the 3rd largest population according to the census in 2021.

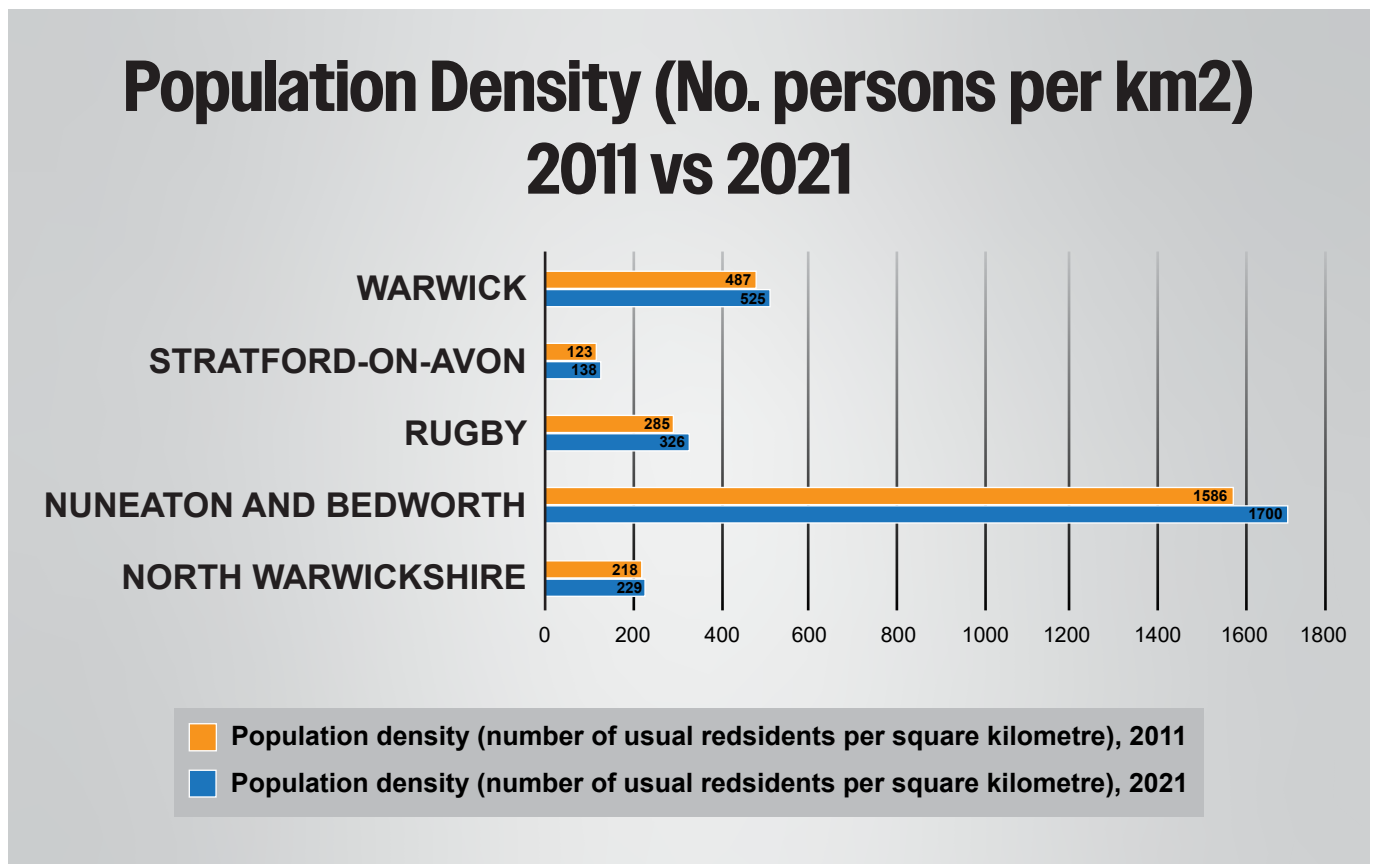
## Population:

There were over 134,200 people residing in Nuneaton and Bedworth according to 2021 Census, this equates to an increase of over 8,000 people since the last census in 2011. The rise in population is greater than predicted by the Office of National Statistics in 2018 who predicted the boroughs population would rise to around 131,186 by 2021. The graph below shows that, applying the predicted percentage increases used by the ONS the population in Nuneaton and Bedworth will rise steadily by circa 15% to over 154,000 by 2046.



(Census data 2021 applying ONS prediction percentages)

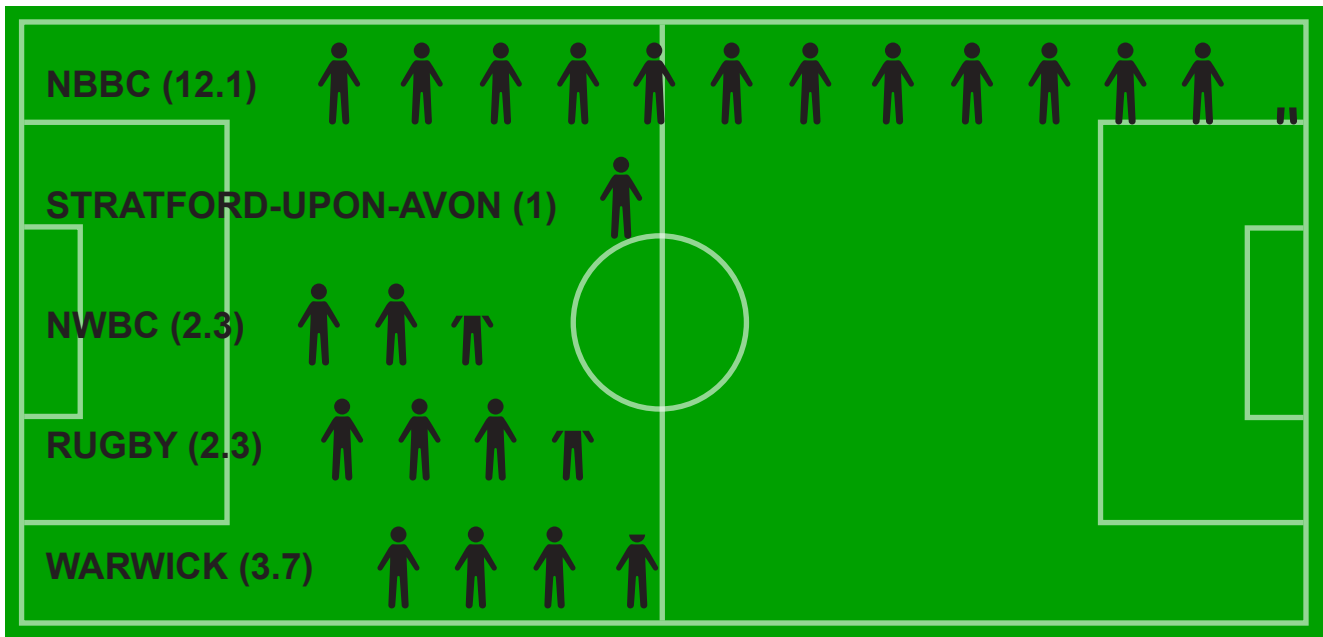
A continued increase in population will also mean a rise in population density. There continues to be a striking difference between the population density in Nuneaton and Bedworth compared to its neighbouring authorities; the borough is the 10th most densely populated local authority area in the West Midlands and amongst 33% of the most densely populated English local authority areas. By contrast our neighbouring authorities in Warwickshire are all within 60% of the least populated areas of England. According to the latest Census in 2021 there were 1,700 people per square kilometre in Nuneaton and Bedworth compared with 229 persons in North Warwickshire and 138 in Stratford-upon-Avon. Below demonstrates the population difference amongst the local authorities in Warwickshire.



Office for National Statistics (ONS) Census 2021 Population Density

Putting population into a context to visualise density, the Office for National Statistics (ONS) display this in terms of number of people per football pitch-sized piece of land, following the Census in 2021 it is estimated that there was the equivalent of 12.1 people per football pitch-sized piece of land in the borough, compared with North Warwickshire 2.3 people, and Stratford-on-Avon only 1 person per football pitch-sized piece of land.

# Population Density 2021 – Number of people per football pitch-sized piece of land.



(Source: How Life has changed: 2021 census Office for National Statistics)

## Age of the Population

The average age of the Boroughs' population remains at 40 years of age, this is similar to the other local authority areas of Warwickshire, the West Midlands and England.

The number of people aged between 50 to 64 years rose by just under 2,900 (12%) while the number of people aged 35 to 49 years fell by 1,700 (6.3% decrease).

The tables below show the number of people per age band compared with the other local authorities within Warwickshire and the county as a whole.

2021 Census Age data	Total	0 to 19 years	20 to 39 years	40 to 59 years	60 to 79 years	80 years Plus
North Warwickshire	65,035	13,696	14,728	17,921	15,064	3,626
NBBC	134,204	31,032	34,378	35,295	27,032	6,467
Rugby	114,366	26,909	29,365	31,067	21,221	5,804
Stratford-on-Avon	134,727	27,058	26,927	37,478	33,819	9,445
Warwick	148,452	32,931	40,768	38,754	28,018	7,981
Warwickshire	596,784	131,626	146,166	160,515	125,154	33,323

ONS Age report Census 2021

## Nuneaton and Bedworth changes in age bands between last 2 censuses:

Percentage in Nuneaton and Bedworth	2011	2021	Change
85 years and over	1.90%	2.20%	0.30%
75 to 84 years	5.40%	6.50%	1.10%
65 to 74 years	9.40%	10.30%	0.90%
50 to 64 years	19.00%	19.90%	0.90%
35 to 49 years	21.60%	18.90%	-2.70%
25 to 34 years	12.60%	13.80%	1.20%
20 to 24 years	6.00%	5.30%	-0.70%
16 to 19 years	5.00%	4.00%	-1.00%
10 to 15 years	7.20%	7.20%	0.00%
5 to 9 years	5.60%	6.10%	0.50%
4 years and under	6.30%	5.80%	-0.50%

## Projected Population Aged 60 and over.

Nationally the number of people aged 60 and over is projected to continue to increase over the next 25 years as people are living longer. The draft Nuneaton and Bedworth Housing and Economic Needs Assessment (HEDNA) 2022 predicts there will be a major increase in the number of households aged 60 and over in the Borough; the chart below shows the predicted changes in the over 60's population. It is noticeable all age bands except the 60 to 64 age group are predicted to rise substantially. This prediction shows that by 2039 there will be almost 28,000 people aged over 60 living in the Borough, an increase of over 5,500 since the census in 2021.

It is apparent the population of the Borough is living longer; however, many will be living with poor and declining health; it is important that we encourage and support housing options for older people that will allow them to remain independent and stay in their own home for as long as possible.

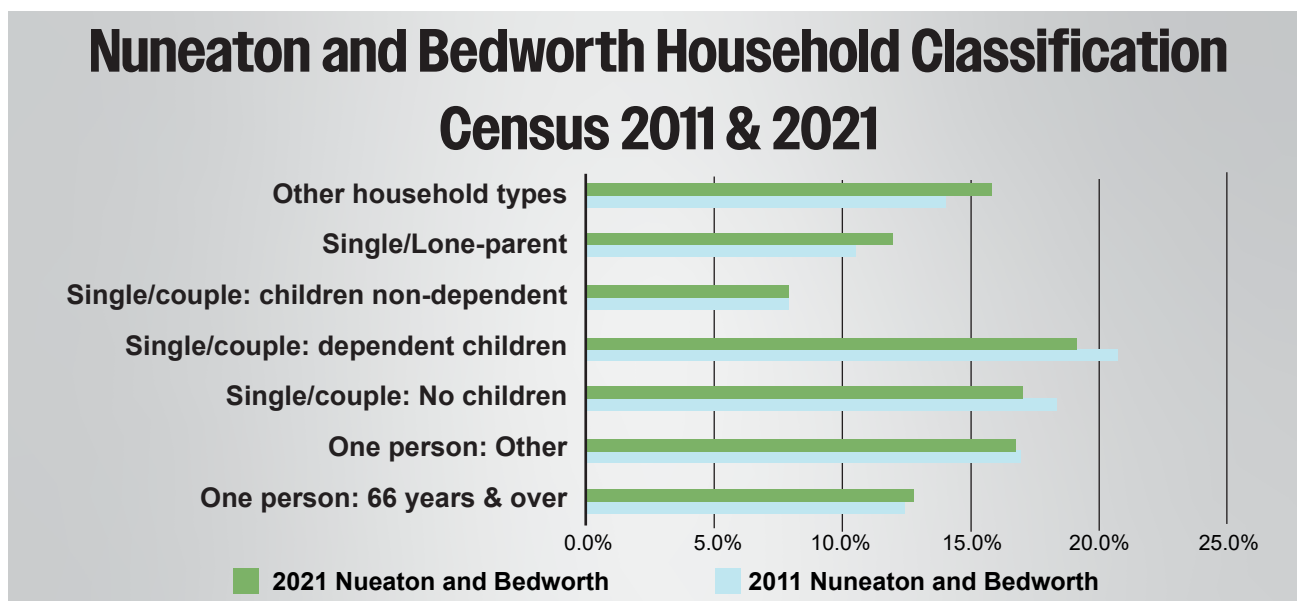
We need to consider a wide range of housing options for older people that are safe, well designed, and self-contained. We will encourage the development of properties suitable for those who just want to downsize, and for those who need specialist supported accommodation, independent living (sheltered housing), and extra care to meet the wide range of needs of our ageing population.

There has been a general shift away from residential care and nursing homes and the extra care housing model is considered to offer a safe and secure accommodation option where care can be provided at varying levels allowing people to remain independent living in their own home. We will work with Warwickshire County Council and their emerging Technical Guidance Standards to ensure the development of supported housing and housing with care meets the required standards.

Over 60's Population changes Sub-Regional HEDNA 2022	2021	2039	Change in Households	% Change
60 - 64	4,711	4,786	75	1.6%
65 - 69	4,434	5,401	967	21.8%
70 - 74	4,640	5,668	1,027	22.1%
75 - 79	3,691	4,700	1,010	27.4%
80 - 84	2,599	3,549	950	36.5%
85 and over	2,090	3,620	1,530	73.2%

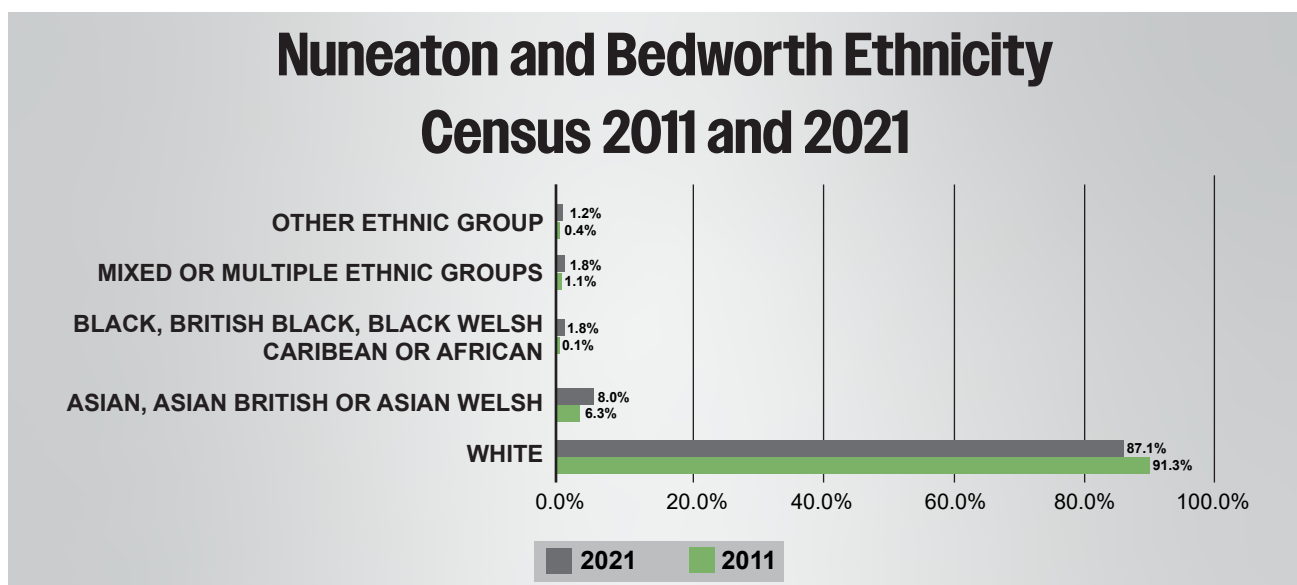
## Household Growth and Composition:

The classification of households in Nuneaton and Bedworth in the 2021 census is very similar to both the West Midlands Region and England and shows very little change from the 2011 census.



## Ethnicity

The ethnic make-up of the Borough continues to change and diversify. The chart below shows the changes in ethnicity between the 2011 and 2021 censuses.

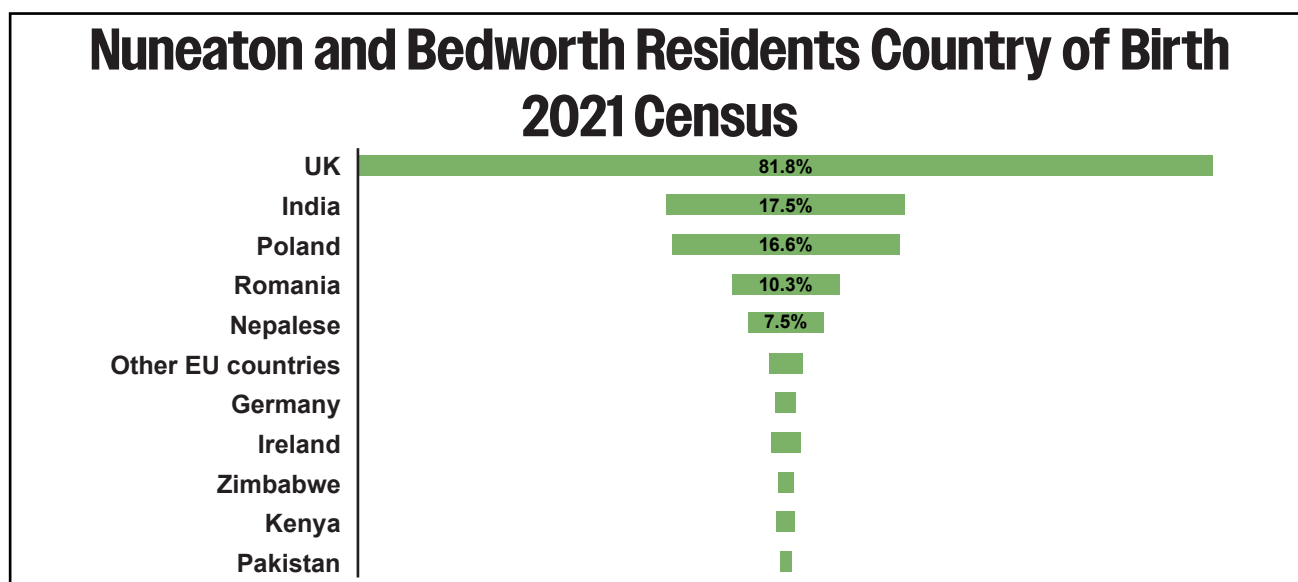


According to the latest Census in 2021, 11.5% of people living in Nuneaton and Bedworth recorded as being born in countries outside of the UK, this is an increase from the 2011 Census that recorded 6.8% of the population.

The most prevalent country of birth (17.5%) after those born in the United Kingdom continues to be India, with people born in Poland being the second highest (16.6%). People identifying as Indian ethnicity continues to be the second largest community in Nuneaton and Bedworth.

The Borough's Nepalese community has continued to grow; the 2021 Census recorded around 1500 residents who identified as Nepalese. The majority are veterans with multiple generations having served in the British Army.

The chart below shows the countries of birth as recorded in the last census including for those not born in the United Kingdom.



## Languages spoken:

English remains the main language spoken in the Borough but we now have a larger number of residents aged 3 years and above who identify as speaking other main languages.

The table shows the main languages spoken by the population of Nuneaton and Bedworth aged 3 years and over as identified in the 2011 and 2021 censuses.

Main Language Spoken Age 3 and over	Census 2011	Census 2021
English	95.83%	92.63%
Any other UK Language	0.01%	0.01%
French	0.04%	0.07%
Portuguese	0.03%	0.07%
Spanish	0.03%	0.11%
Polish	0.91%	1.78%
Other (EU) European Language	0.25%	1.63%
Other (Non-EU) European Language	0.02%	0.07%
Russian	0.06%	0.14%
Turkish	0.02%	0.05%
Arabic	0.04%	0.07%
West or Central Asian	0.07%	0.07%
Punjabi	0.82%	0.99%
Urdu	0.17%	0.13%
Bengali (with Sylheti and Chat Gaya)	0.03%	0.03%
Gujarati	0.67%	0.40%
Tamil	0.06%	0.17%
Other South Asian Language	0.65%	1.22%
Chinese	0.12%	0.12%
Other East Asian Language	0.06%	0.07%
African	0.08%	0.11%
Other	0.04%	0.05%



# Employment and Education

## Not in Education, Employment or Training (NEET):

In 2022 the department of Education reported that the number of 16 and 17 years old who were not in education, employment or training in Warwickshire was less than both the West Midlands and England averages at 1.7%. With on average 2.1% of 16 and 17-year-olds in Nuneaton and Bedworth not in education, employment or training the Borough was the highest of the five Warwickshire district and borough councils but was lower than the averages for both England (4.7%) and the West Midlands (5%). However, the actual number of NEET young persons in the Borough is still highest in Warwickshire.

Below is a table showing the number of NEET 16 and 17 years in each council area based on the average over the three months December 2021 to end of February 2022:

16- and 17-year-olds Not in education, Employment or Training (NEET) @ February 2022	% NEET 16- & 17-Year-olds	No. NEET 16- & 17-year-old
Nuneaton and Bedworth	2.1%	62
North Warwickshire	1.5%	21
Rugby	2.0%	46
Stratford-upon-Avon	1.3%	32
Warwick	1.2%	32

## Educational Attainment:

The educational attainments in Nuneaton and Bedworth are generally lower than the other districts and boroughs in Warwickshire and England with the exception of Key Stage 4.

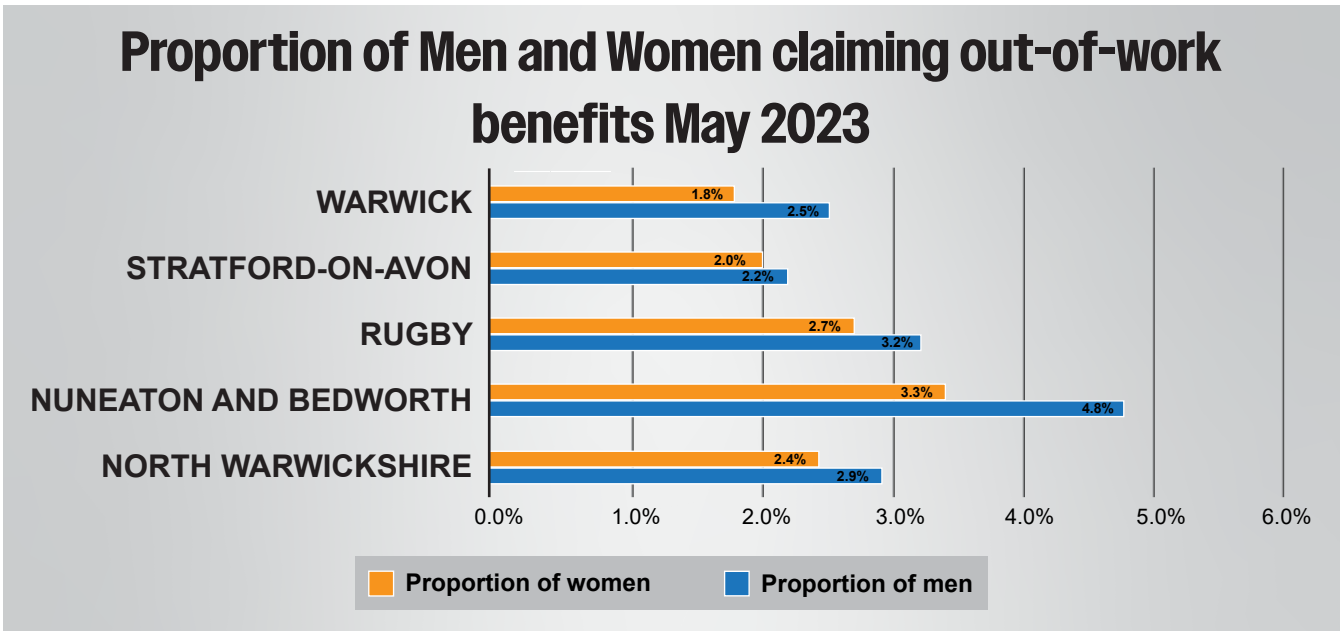
Educational Attainment 2023	Nuneaton and Bedworth	North Warwickshire	Rugby	Stratford-upon-Avon	Warwick	England
Key Stage 4: % of pupils achieving a Strong Pass (Grade5+) in English and Maths GCSEs (15- and 16-year-olds)	40%	34%	55%	58%	52%	45%
Post 16 -A Level students: Average grade	C	C	B-	B	B-	C+
Post 16- % Achieving AAB in at least 2 subjects	7.2%	8.7%	22.1%	30.3%	18.9%	15.6%

## Higher level skills attainment:

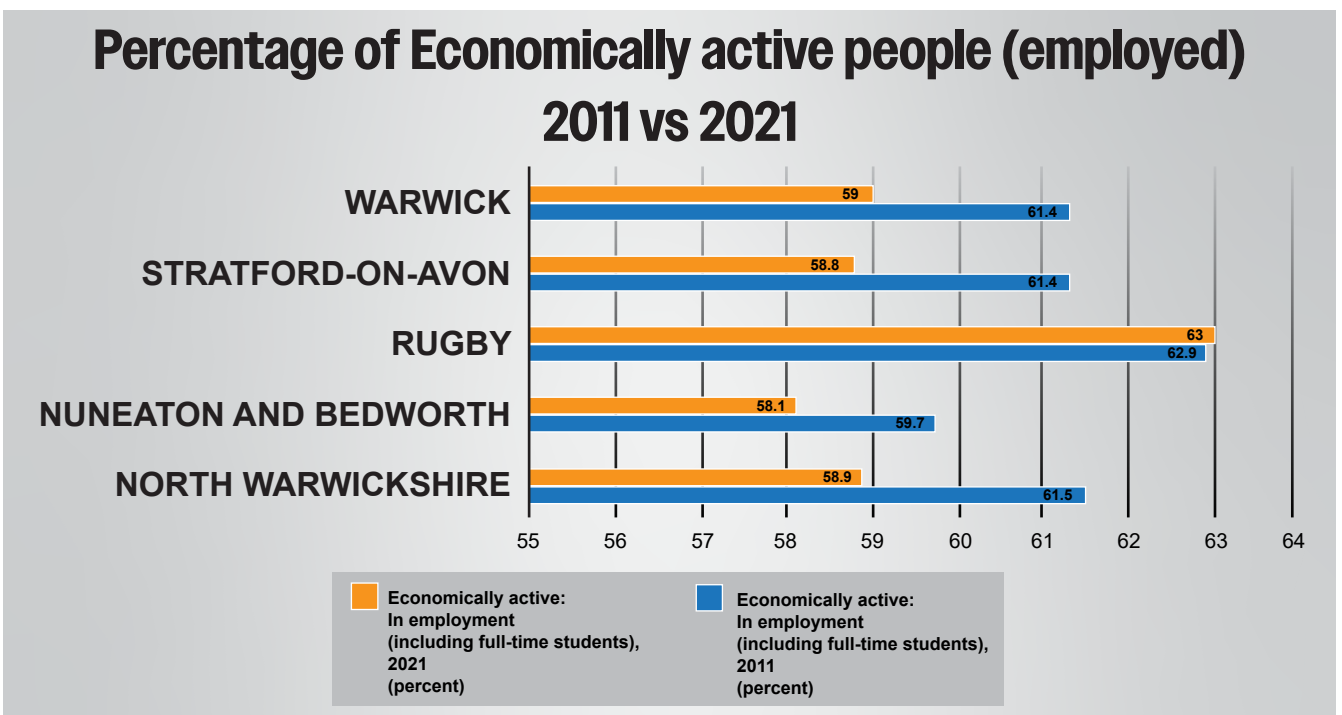
According to the Coventry and Warwickshire Housing and Economic Development Needs Assessment (HEDNA), in 2022 Nuneaton and Bedworth had the lowest attainment rate of higher-level skills (NVQ4+) which equates to degree level and above of all five Warwickshire council areas and Coventry with only 30% of people qualified to this level living in the Borough.

## Employment:

### Number of people claiming out-of-work benefits (Universal Credit and Jobseekers Allowance)



Regional Labour Market Count – ONS Labour and Market data May 2023



ONS Economically active data 2011 & 2021 Census.

## Deprivation

The England Indices of Multiple Deprivation (IMD) 2019 highlights the significant inequalities between the Warwickshire districts and boroughs. The Borough has the highest levels of deprivation across the county and ranks as the 101st most deprived local authority district nationally (out of 317).

There is also a divide within the borough, we have five Super Output Areas that are amongst the top 10% most deprived areas in the country, with Bar Pool North and The Crescents ranked within the top 3% deprived Super Output Areas in England.

The IMD demonstrates the Borough has the highest levels of deprivation as well as high numbers of priority families and defined children living in poverty in Warwickshire, all of which contribute to the profile of the Borough's need for social housing. 6% of the Lower Super Output Areas (LSOAs) are in the 10% most deprived nationally, and 59% are within the 50% most deprived area.

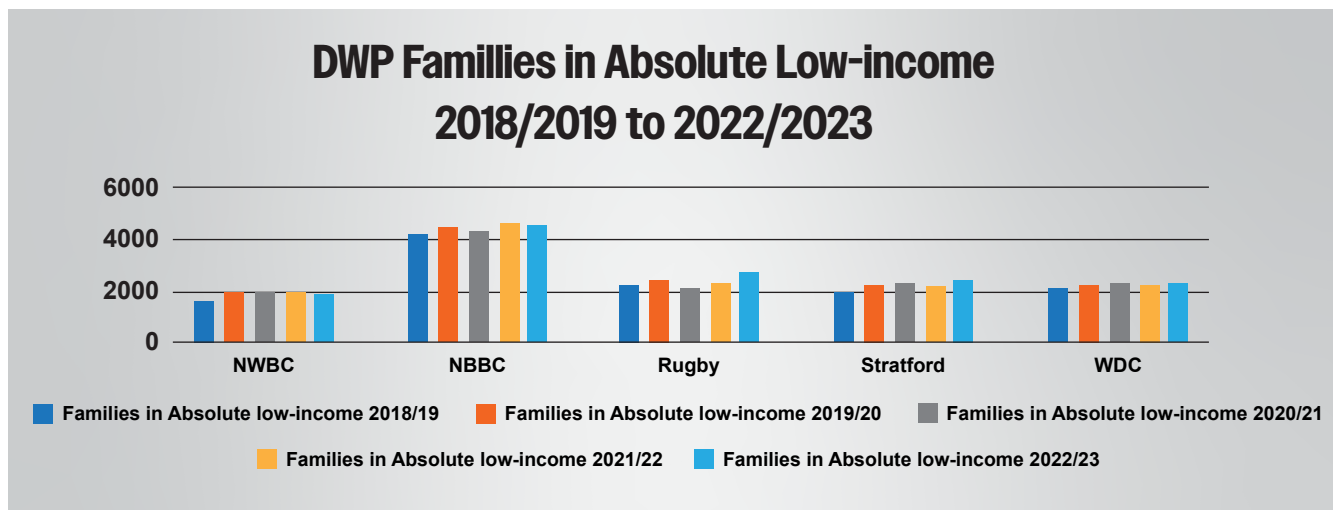
There are 17 LSOAs in Nuneaton and Bedworth that are ranked within the 20% most deprived LSOAs nationally. These 17 most deprived LSOA areas are:

- Bar Pool North & Crescents
- Bede Cannons
- Bede East
- Bede North
- East & Quarry
- North West & Allotments
- Queen Elizabeth Recreation Ground and Camp Hill - St Mary & St John
- Poplar - Coalpit Field
- Poplar - Nicholas Chamberlain
- Hill Top
- Middlemarch & Swimming Pool
- Riversley
- Abbey & Town Centre
- Abbey North
- Abbey Priory
- Kingswood - Stockingford Schools
- Kingswood Grove Farm & Rural

The Boroughs skills and qualifications levels are below average, with the proportion of residents with level 4+ skills (equivalent to degree) at 30% compared to 41% nationally and regionally, however there are above average numbers of residents with levels 1 and 2 skills, which is a reflection of the level of residents employed in lower paid/skilled jobs.

Whilst unemployment at 3.5 % is below the regional average of 4.4%, the median gross weekly pay is low at only £536.60 compared with £650.70 regionally, and £ 681.70 nationally.

Below is a table showing the Department of Working Pension figures for families in Absolute low-income. Absolute low-income is defined as a family whose equivalised income is below 60 per cent of the 2010/11 median income adjusted for inflation. Gross income measure is Before Housing Costs (BHC) and includes contributions from earnings, state support and pensions. This tables shows that Nuneaton and Bedworth have more families living in Absolute Low-income than any other district or borough in Warwickshire.

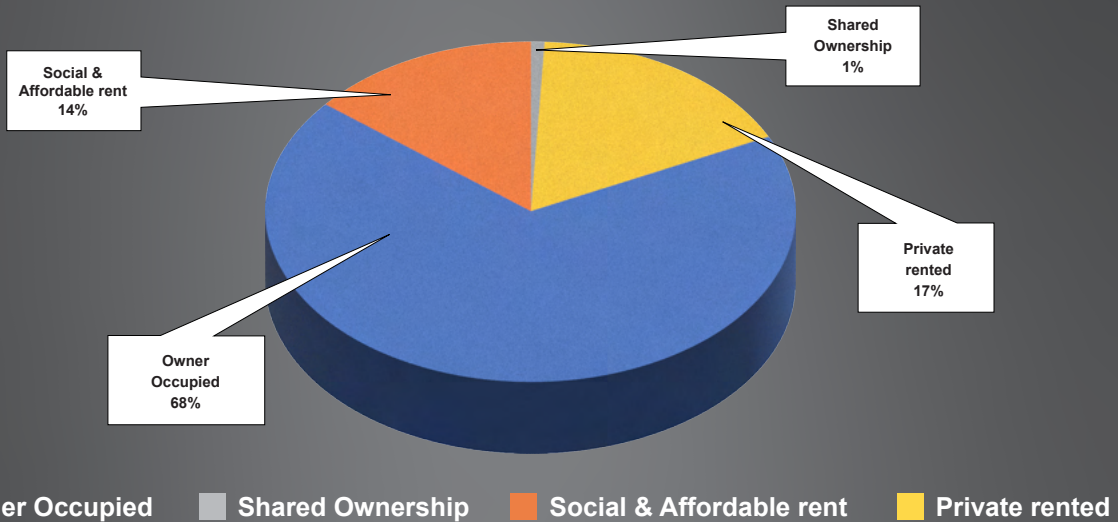


The cost-of-living crisis has seen a major increase in the use of food banks such as those provided by The Trussell Trust. According to the Trust in the year 2023 to 2024 they distributed 3.1 million emergency food parcels nationally from their sites around the country. In the year June 2023 to June 2024, 7,928 of those food parcels were issued from the four Trussel Foodbank sites in Nuneaton alone, and of those issued 2,785 were for children. The use of foodbanks is another indicator of the levels of hardship being faced by some households in the Borough.

## Housing tenure and affordability

Over 68% of residents in the Borough are owner occupiers, this is higher than the national average for England and Wales at 62%, however the number of owner occupiers has dropped from 71% since the last Housing Strategy. Households renting their homes has increased; the percentage renting in the private rented sector has risen by 5% from 12% in 2011 to 17%, making it the second highest tenure type in the borough. The social rented sector also increased from 12% to 14%, and shared ownership remains the lowest percentage tenure at below 1%.

## % of total households by Tenure 2021 Census

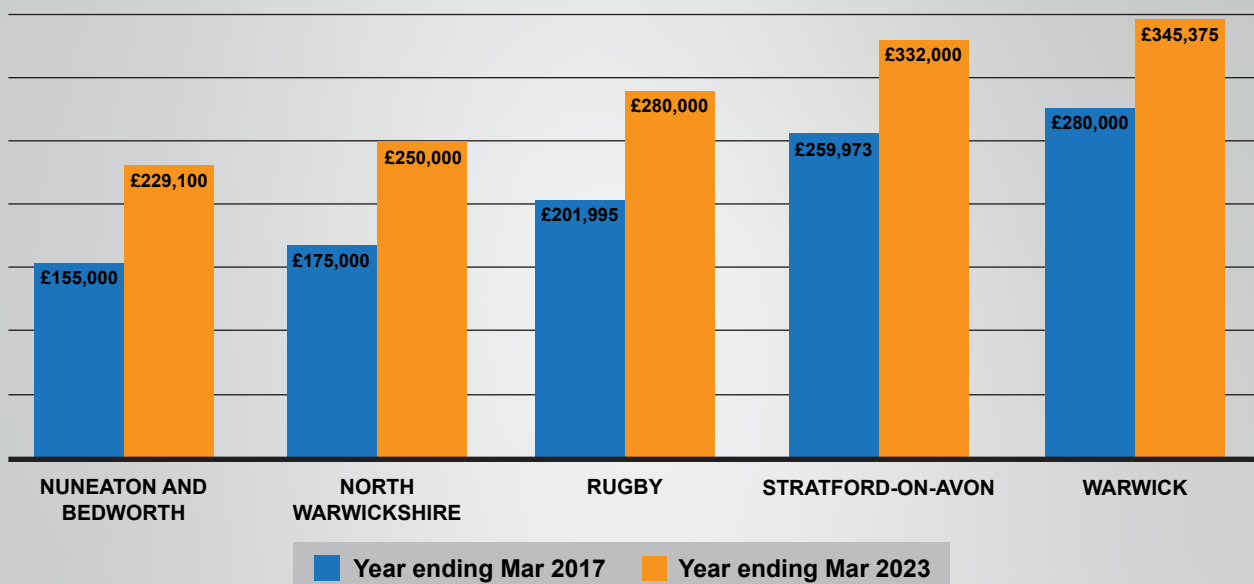


## House prices April 2023

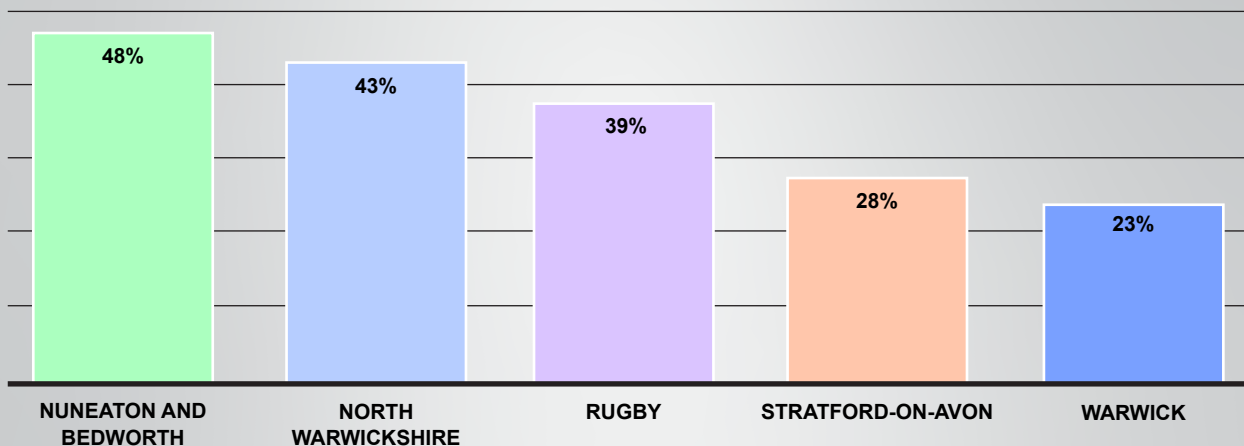
The median house prices in the Borough have remained lower than the four other districts and boroughs in Warwickshire, however according to the latest median house price figures published by ONS, Nuneaton and Bedworth have seen a higher percentage increase with a 48% increase in house prices.

The charts below show the comparisons between median house price 2017 to 2024, the percentage and the price increased. House prices in the Borough have risen by the highest percentage.

### Warwickshire District and Borough Median House Prices 2017 vs 2024



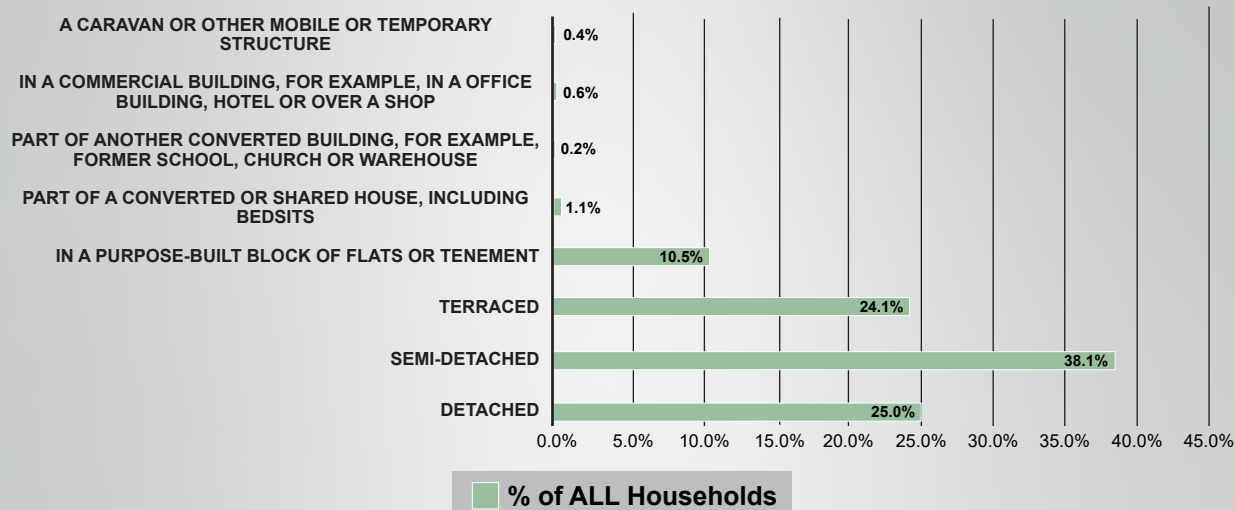
## Warwickshire District and Borough Median House Price % increases between 31 March 2017 & 31 March 2023



Government Average House Prices April 2023

## Households by Accommodation type Census 2021

### NBBC % of Households by Accommodation Type Census 2021



ONS – Accommodation type - Census report 2021

## Community Safety

The Council recognise that residents deserve the right to feel is safe in their community and are committed to making Nuneaton and Bedworth a place where people want to live, work and visit. It is important that our residents do not live with or in fear of anti-social behaviour or crime especially in their own home and neighbourhood. The Council is committed to working with our partners and residents to quickly identify, respond and escalate appropriately to address issues of crime and anti-social behaviour in the community to achieve this, and to restore public trust in their community.

## Crime

The deprivation Crime domain measures the risk of personal and material victimisation of crime in each LSOA; 10% of the LSOAs in the Borough are ranked within the 10% most deprived areas for crime nationally, and 68% are within the lowest 50%.

## Community Safety

The Nuneaton and Bedworth Community Safety Partnership (CSP) work in close collaboration with partner agencies to reduce crime and the fear of crime in the Borough and determine the priority areas based on levels of incidents and local need. The partnership includes members from Warwickshire Police, registered providers, NHS, and staff from our Community Safety and Anti-Social behaviour teams. The Nuneaton and Bedworth CSP priorities for 2021 to 2025 are:

- **Priority 1: Violent Crime** - with a focus on knife and weapon crime, and domestic violence (and serious violence prevention priorities including public place violence).
- **Priority 2: Serious Acquisitive Crime** – respond to volume of crime and disorder categories emerging post COVID-19 (including ASB and Cyber Fraud).
- **Priority 3: Hate Crime**

The Nuneaton and Bedworth CSP has two cross cutting themes for their priorities:

- **Drug and Alcohol Vulnerability**
- **Community cohesion**

The Council take seriously all reports of anti-social behaviour regardless of whether it is in a council owned, privately rented, owner-occupied property or community incident.

Due to the high level of crime, disorder and anti-social behaviour in Nuneaton and Bedworth, on 18 November 2022 the Borough held its' first ever Community Crime Summit. The summit brought together colleagues from the Council, and partners from Warwickshire Police, Warwickshire County Council, registered providers with housing in the borough, support providers and local charities who deal directly with, or who's communities are impacted on by incidents of crime, disorder and anti-social behaviour. It is recognised that by bringing partners together to develop effective multi-agency problem solving approaches it will help organisations better understand the root causes to enable them to tackle problems.

**Below are two examples of how we are tackling the problems:**

**Town Centre Public Space Protection Orders:** In September 2024 in response to increasing anti-social behaviour in Nuneaton and Bedworth town centres, and the public not feeling safe and avoiding the locations, the Council and Warwickshire Police launched a public consultation inviting peoples' views on their wish to introduce a Public Space Protection Order (PSPO) in the two town centres.

The Council and the Police both recognise the need to combat such behaviour through enforcement, diversion, and the Criminal Justice System. Forming part of the Council's wider enforcement and engagement strategy to reduce anti-social behaviour and disrupt criminality in the borough towns, the new PSPO will permit collaborative action to be taken against those committing anti-social behaviour in the towns centres and aims to build back public confidence in the community. The PSPO will enable the Council and the Police to effectively deal with any such suspected individuals.

In addition, to deter and deal with potential incidents and offer community reassurance. Warwickshire Police are aiming to introduce a new initiative called Operation Resolve, which commits a heightened officer presence to target areas where incidents have increased since 2023.

**Raising awareness in schools:** In 2024 in response to concerns about gangs and knife crime in the Borough, the CSP launched a virtual programme of sessions for local schools to raise young people's awareness of the dangers and consequences of carrying a knife and being a member of a gang.

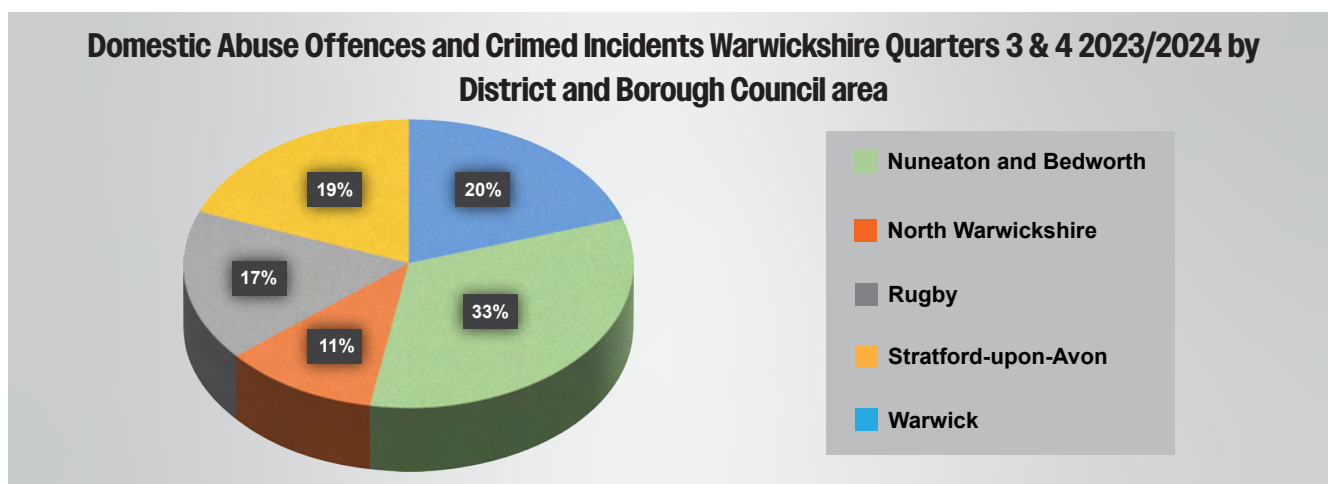
It is acknowledged that causes of crime, disorder and anti-social behaviour can be complex, multi-faceted and go beyond the scope of any single organisation to understand and resolve. Often no one single partner has the solution, however by bringing partners together they can be more powerful and effective in their approaches and improve the safety outcomes for the communities of Nuneaton and Bedworth by reducing levels of crime and disorder.

**The Council will continue to be proactive and collaborative in their approach and work together with our partners to resolve and reduce crime and anti-social behaviour and to rebuild the public's confidence in feeling safe in the communities in the Borough.**



## Domestic Abuse – Safe Accommodation

The number of domestic abuse offences and related criminal incidents reported to the police in Nuneaton and Bedworth continue to be the highest occurrences of domestic abuse incidents of all the district and borough councils in Warwickshire. In quarters three and four of the year 1 April 2023 to 31 March 2024 alone there were 1691 cases of domestic abuse offences and related criminal incidents in Nuneaton and Bedworth, this is more than 40% higher than in any of the other Warwickshire council areas for the same period and represents 33% of the total for the county.



The Domestic Abuse Act 2021 places a Safe Accommodation duty on Warwickshire County Council (WCC) to develop and publish a Safe Accommodation Strategy to provide an overall and holistic approach to deliver a rounded offer of support to victims in safe accommodation. As a tier 2 district and borough authority Nuneaton and Bedworth have a duty ‘to cooperate’ with the Domestic Abuse Act. The Act defines Safe Accommodation as “Solely dedicated to providing a safe place to stay for victims of domestic abuse including expert support”. For WCC to deliver there is a requirement for all District and Borough authorities to co-operate. The Council work with WCC and partners to achieve the five objectives of the Strategy including objective 3 to provide appropriate safe accommodation.

## Appropriate Safe Accommodation

The council have provided and will continue to provide accommodation options and ensure appropriate support is in place for all victim-survivors who need it, such as refuge support, self-contained temporary accommodation, supported with sanctuary schemes (which is a multi-agency victim-survivor centred initiative which aims to enable households at risk of domestic abuse to remain in their own homes), provided permanent social housing.

Through our prevention of homelessness initiatives, we will continue to work in partnership with the private landlords in the Borough to provide suitable permanent housing to maximise the availability of housing options for victim-survivors.

# HOUSING NEED IN THE BOROUGH

## Housing Need

The number of households applying to join the Borough's housing register has continued to grow year on year over the life of the last housing strategy. The lack of affordable housing options in the private sector for people on lower incomes or those impacted on by the cost-of-living crisis has meant more people see social housing as their only housing option; coupled with the severe lack of availability of social housing has therefore seen the numbers of households on Nuneaton and Bedworth's housing register more than triple from around 1,200 in 2020 to over 4,000 in September 2024. This level of demand is the highest level seen ever and is reflective of the housing crisis faced by local authorities throughout the country.

Despite the number of new affordable housing dwellings built being substantial over the last 5 years, demand continues to outweigh supply. Below are details of the waiting list on 30 September 2024 and a table showing the number of properties allocated to households from our housing register in the year 2023/2024:

### Housing Register 30 September 2024:

Nuneaton and Bedworth Borough Council Housing Register 30 September 2024							
Band vs Bed size	1 bed	2 beds	3 beds	4 beds	5 beds		
Band 1+	167	151	107	43	3		
Band 1+	231	202	122	33	9		
Band 2	1410	819	351	84	21		
Band 3	206	96	61	17	0		
Non-Priority	2	1	1	0	0		
<b>Total</b>	<b>2016</b>	<b>1269</b>	<b>642</b>	<b>177</b>	<b>33</b>	<b>Total</b>	<b>4137</b>

**Allocations of social housing for the period 1 April 2023 to 31 March 2024:** The table below shows the number of applicants on the housing register who were successfully allocated a property in the period 1 April 2023 to 31 March 2024 and their priority need banding. These are allocations to both the Borough's own council housing and to homes provided by registered providers. The second tables show the break down between council and registered providers

**All Allocations 2023/2024:**

ALL Allocations	Band 1+	Band 1	Band 2	Band 3	Total by Bed size
0 bed	6	19	21	3	49
1 bed	76	68	38	7	189
2 beds	130	58	35	3	226
3 beds	77	16	3	0	96
4 beds	9	1	0	0	10
<b>Total by band</b>	<b>298</b>	<b>162</b>	<b>100</b>	<b>13</b>	<b>573</b>

**Breakdown of allocations 2023/2024**

**Council Dwellings:**

NBBC	Band 1+	Band 1	Band 2	Band 3	Total by Bed size
0 bed	6	19	21	3	49
1 bed	51	57	30	7	145
2 beds	56	28	35	3	122
3 beds	33	8	3	0	44
4 beds	4	0	0	0	4
<b>Total by band</b>	<b>150</b>	<b>112</b>	<b>89</b>	<b>13</b>	<b>364</b>

**Registered Provider allocations 2023/2024:**

RP	Band 1+	Band 1	Band 2	Band 3	Total by Bed size
0 bed	0	0	0	0	0
1 bed	25	11	8	0	44
2 beds	74	30	0	0	104
3 beds	44	8	0	0	52
4 beds	5	1	0	0	6
<b>Total by band</b>	<b>148</b>	<b>50</b>	<b>11</b>	<b>0</b>	<b>209</b>

The level of allocations of registered provider properties to households from the Council's housing register is testament to the important role Registered Providers play in providing affordable housing provision in our Borough.

# Homelessness and Rough Sleepers

The level of homelessness in the Borough remains high and we are again seeing an increasing number of people sleeping rough. In 2023 we carried out an in-depth review of homelessness and rough sleeping within the borough and in March 2024 we announced the latest Nuneaton and Bedworth Borough Council Homelessness and Rough Sleeper Strategy. This strategy sets out the priorities for tackling homelessness and rough sleeping for the next 5 years and reflects the wider social and economic causes and effects.

Through this strategy we want to build on the collaborative work we do by setting out our plans for the prevention of homelessness and our approaches to ensure that sufficient accommodation and support will be available for people who become homeless or who are at risk of becoming so.

Our aim is to better understand and address the underlying causes of homelessness and rough sleeping. This will enable multi-disciplined approaches for people with multiple/complex needs; collaborative wrap-around support for those who are at high risk of repeat homelessness, and to enable early interventions to prevent those at risk from losing their home.

**Our Homelessness and Rough Sleeper vision:** *To reduce homelessness in the Borough by providing information, advice, and early interventions to prevent those at risk losing their home. To support people who are homeless, to find a safe and secure place to call home and reduce the use of temporary accommodation. To end rough sleeping for good.*

## Homelessness and Rough Sleeper Strategy 2024 to 2029 Priorities:

- **Priority 1:** To provide access to free housing advice and/or assistance to all who are homeless or facing homelessness.
- **Priority 2:** To enable homelessness prevention.
- **Priority 3:** To relieve homelessness at the earliest opportunity to enable suitable alternative accommodation for those becoming homeless.
- **Priority 4:** To Enable access to suitable and affordable accommodation that is sustainable, with support provided where appropriate.

We recognise the role our partners play and by working collaboratively with our statutory and third sector partners we aim to continue to develop a wide range of innovative solutions to effectively prevent and respond to those who are homeless or who are at risk of losing their homes, including the most extreme form of homelessness, rough sleeping.

# Housing and Economic Development Assessment (HEDNA) 2022

In preparation for the emerging Borough Plan in 2021 the Borough commissioned IcenI to produce a borough specific HEDNA and in 2022 a sub-regional Coventry and Warwickshire HEDNA was produced which included evidence from the 2021 census.

A HEDNA is a joint and integrated assessment of the need for housing, economic growth potential, and employment land. It considers the overall housing need of an area, the types of homes needed, the dynamics within different sectors of housing and the specific housing needs of different groups within the population. It considers economic dynamics and growth potential and provides an evidence base assessment need for employment, land and premises.

The HEDNA assessment of need is intended to form part of the evidence base to inform the development of local plans. Evidence from the Borough's own, and the Sub Regional HEDNAs and supported by the independent IcenI report "Towards a Housing Requirement in Nuneaton and Bedworth", all clearly evidence the high level of need for social and affordable rented housing in the Borough. The current level of demand for social housing is evident from the council's growing housing register and demonstrates that the increasing need applies to all property sizes and will continue to exist until there is a substantial change in the affordability of homeownership and earnings levels in the Borough.

Within this overall need, evidence demonstrates that the most pressing requirement is for one bedroom accommodation, however the graph in the housing need section above illustrates there is also a high demand for 2-bedroom properties and for all other sizes of accommodation the demand far outweighs the supply, and this exists within all parts of the Borough. The ratio of prices to earnings means that for many people, even affordable homeownership options for example shared ownership are still unaffordable and the great majority of the housing need within the Borough can only be met by the provision of additional social rented units.

Ensuring the provision of new units of affordable social housing accommodation is therefore the greatest challenge facing the authority in meeting housing need.

# Meeting the housing requirements of households with additional support needs:

There are households within the Borough who have additional requirements for their housing in order for them to live independently within the community. These adaptations and environmental considerations are wide and varied based on the individual and their level of need. This can range from property adaptations to support individuals with mobility challenges to soundproofing of properties to support individuals with sensory needs as two examples.

Although the commissioning of care and support services for individuals with additional support needs is the responsibility of Warwickshire County Council, the Council acknowledges the major role we play in encouraging and facilitating the development of specialist housing to meet the needs within the Borough.

We are committed to working with our internal and external partners to better understand the landscape of disability, and challenges faced by households in Nuneaton and Bedworth to be able to encourage the development of the specialised accommodation needed.

## Disability:

According to the 2021 Census 8.5% of people living in Nuneaton and Bedworth identified as being disabled under the definitions of the Equality Act 2010 having conditions that limited their day-to-day activities a lot, and 10.9% with conditions that limited their day-to-day activities a little. Over 27% of households reported one person in their home was disabled and 7.9% of households reported having two or more disabled people in their household.

The Borough has the highest percentage of their population identifying as having a disability under the Equality Act out of the 5 local authority areas in Warwickshire; this equates to over 19,000 people living in Nuneaton and Bedworth classed as having a disability under the Act.

Disability Under the Equality Act	People Disabled under the Equality Act: Day-to-day activities limited a lot %	People Disabled under the Equality Act: Day-to-day activities limited a little %	People not disabled under the Equality Act %
<b>Nuneaton and Bedworth</b>	<b>8.5%</b>	<b>10.9%</b>	<b>80.5%</b>
<b>North Warwickshire</b>	7.6%	10.2%	82.2%
<b>Rugby</b>	6.2%	10.0%	83.5%
<b>Stratford-on-Avon</b>	5.3%	9.5%	85.2%
<b>Warwick</b>	5.6%	9.6%	84.8%

Lower tier local authorities	1 person disabled under the Equality Act in household %	1 or more people disabled under the Equality Act in household %	No people disabled under the Equality Act in household %
Nuneaton and Bedworth	27.0%	7.9%	65.1%
North Warwickshire	26.1%	7.2%	66.7%
Rugby	23.7%	6.1%	70.2%
Stratford-on-Avon	23.2%	5.5%	71.3%
Warwick	22.5%	5.3%	72.3%
England and Wales	25.6%	6.7%	67.6%

## Specialist Supported Housing (SSH) and Extra Care Housing (ECH)

The Warwickshire County Council Market Position Statement (MPS) published in 2024 gives an overview of the predictions and projections of the needs of the County. The county use data produced by the Projecting Adults Needs and Service Information (PANSI) and Projecting Older People Population Information (POPPI) systems, and data produced by expert organisations for example the Alzheimer’s Society to help inform and project the future service needs for services within Warwickshire. Many people will continue to live in their own homes with care and support provided however for those with higher levels of need specialist supported housing and extra care is needed.

**The following are headlines from the Warwickshire Market Position Statement 2024 including predicted future levels:**

**Dementia:** The Alzheimer’s Society estimate that people living with dementia in Warwickshire will continue to rise; in 2020 it was estimated that approximately 7,760 people were living with dementia in the county, this is expected to rise to over 11,000 by 2030 and to around 14,000 by 2040 based on current trends.

Projecting Older People Population Information (POPPI) system Warwickshire 2020 to 2040:	2020	2025	2030	2035	2040
Number of people predicted to be living with dementia	24,560	25,325	25,841	26,369	26,948

**Mental Health:** People aged 18 to 64 years predicted to be living with mental health problems is set to rise from around 24,500 in 2020 to around 27,000 by 2040.

**Learning Disability:** People aged 18 to 64 years predicted to be living with severe or moderate learning disabilities are projected to rise from around 1,800 to 2,000 by 2040.

**Moderate Care Need:** People aged 18 to 64 years predicted to be living with moderate personal care needs is projected to rise from 13,800 in 2020 to over 14,500 by 2040.

**Serious Care Need:** People aged 18 to 64 years predicted to be living with a serious care need is set to rise from around 3,000 in 2020 to 3,200 by 2040.

Projecting Adult Needs and Service Information (PANSI) system Warwickshire 2020 to 2040 (Adults aged 18 to 64 years) predicted to have:	2020	2025	2030	2035	2040
A mental health problem	24,560	25,325	25,841	26,369	26,948
Moderate or severe Learning Disability	1,887	1,950	2,002	2,061	2,113
Moderate care disability need	13,854	14,414	14,451	14,614	14,756
Severe care disability need	3,045	3,150	3,172	3,183	3,260

## Specialist Supported Housing (SSH)

**Current Borough provision:**

2020	No. SSH units WCC Nomination Rights	Total Number of units	Client Group
Sil 2 Beada House	16		Mental Health conditions.
Turville House	16		<ul style="list-style-type: none"> <li>• Learning Disabilities</li> <li>• Autism, Physical Disabilities</li> <li>• Acquired brain injuries</li> <li>• Mental health conditions</li> </ul>
Weavers Court	14	46	<ul style="list-style-type: none"> <li>• Learning disability</li> <li>• Mental ill health</li> <li>• Autism</li> </ul>

**Current Pipeline developments of SSH:**

2020	No. Units of SSH	NBBC Planning Status	Estimated Completion	Client Group
Heath End Road	10	Full Planning Permission	August 2025	Supported Living Vulnerable Persons
Atholl Crescent	16	Full Planning Permission	January 2025	Supported Living



# EXTRA CARE HOUSING (ECH)

## Current Borough provision:

Name	No. ECH units WCC Nomination Rights	Total Number of units
Oakwood Gardens / Mayfield Bungalows	60	60

## Current pipeline ECH:

Name	No. units of ECH	NBBC Planning Status	Estimated completion
Manor Park	65	Full Planning Permission	2025/2026

## Future Demand:

### Extra Care Housing:

Using population data for Nuneaton and Bedworth, the County Council forecast that an additional 420 units of Extra Care Housing will be required in the Borough by the year 2040, with a current pipeline development at only 56 units this means there is a need for at least 360 additional units of extra care housing to meet the predicted demand. The Borough will continue to work closely with the Warwickshire County Council and development partners to encourage the building of the additional extra care housing need.

### Specialised Supported Housing:

At the time of writing this strategy the County Council were working on gathering the information of future need for Specialist Supported Housing.

In their Market Position Statement, the County Council recognise the importance of working with their Planning and Housing partners, as well as those in Health, and Adult Social Care. Their aim is to integrate services to deliver high quality care and support in the right settings with a focus on minimising hospital admissions. This will include enabling care solutions through innovative technology by the development of digital platforms and assisted technology solutions to promote independent living.

## Armed Forces and Veterans

The Armed Forces Covenant is about fair treatment. For most of the armed forces community, the Covenant is about removing disadvantage; so that they 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.

Our Housing Solutions Team have a long-established, mutually supportive working relationship with Veteran Contact Point (VCP) in Nuneaton. We work collaboratively to find wraparound solutions to housing and preventing homelessness. We recognise the importance of the Armed Forces Covenant within our Housing Strategy, and how fortunate we are to have a VCP in Nuneaton.

All applicants completing our on-line application process for housing, are asked to identify if they are serving or former members of the armed or reserve forces. Once they identify themselves, they are automatically sent a digital support leaflet that give specific advice and important links to external services for the armed forces.

Our Allocation policy closely follows the statutory requirements for the armed forces to award additional preferences, placing them in the highest priority banding for housing, providing they meet the other eligibility criteria to join our waiting list.

## Gypsies, Travellers, and Travelling Show People

The Housing Act 2004 and the National Planning Policy Framework places a duty on all local authorities to undertake regular assessments of the accommodation needs of Gypsies and Travellers either living in or resorting to their area. Whilst local authorities have the powers to provide, they are under no statutory duty to make provisions for Gypsies and Travellers.

Nuneaton and Bedworth recognise that the culture needs of Gypsies, Travellers, and Travelling Show People may differ from the rest of the population, and that it is important that consideration is given to culturally specific differences when considering residential provisions for the borough. The Borough Plan therefore considers the residential requirements of all parts of our community including specific provisions for Gypsies and Travellers.

According to the 2021 Census the number of people identifying as White: Gypsy or Irish Traveller ethnicity living in Nuneaton and Bedworth is 94 households.

In 2021 the Borough commissioned a new Gypsies, Travellers, and Travelling Show People Accommodation Assessment (GTAA), in 2016 the previous assessment concluded the GTAA must be refreshed every 5 years to ensure that pitch and pitch provision remains appropriate.

# The Gypsy and Traveller Site Allocations 2023: NBBC Development Plan Document (DPD):

## Vision:

*The needs of the travelling community in and visiting the borough to be provided with sufficient pitches so that they can live, work, and rest in the borough. Pitches will be well located and integrated into the environment and local community thereby providing good access to essential services.*

## Objectives:

- **Objective 1** - To provide sufficient pitches for the needs of the travelling community.
- **Objective 2** - To provide provision in sustainable locations with good access to services.
- **Priority 3** - To provide provision in such a way that the local environment is protected and where appropriate enhanced.



# SOCIAL HOUSING

## Allocating Housing: Housing Allocation Scheme:

The Council is required by Section 166A (1) of the Housing Act 1996 to have an allocation scheme for determining priorities and procedures to be followed when allocating social housing. The Nuneaton and Bedworth Borough Council Housing Allocation Policy aims to ensure that all social housing is allocated fairly and objectively to those in the greatest housing need, having regard to any legislative requirements and Codes of Guidance issued by both the Ministry of Housing, Communities and Local Government (Formerly Department of Levelling Up, Homes and Communities (DLUHC)) and the Regulator of Social Housing.

This scheme meets the requirements set out in Part 6 of the Housing Act 1996 and incorporates flexibilities introduced by the Localism Act 2011. In developing this scheme, the Council has had regard to guidance issued by the Secretary of State giving reasonable and additional preference to applicants in greatest need.

### The key objectives:

- To operate a Choice Based Lettings Scheme that offers realistic informed choice for all.
- To improve and encourage a balanced and sustainable community.
- To ensure that every application is dealt with fairly and consistently irrespective of race, disability, gender, age, sexual orientation, gender reassignment, religion and/or belief, pregnancy/maternity, or marriage status.
- To operate a Choice Based Lettings Scheme that is simple, easy to understand, transparent, open, and fair.
- To give appropriate priority to applicants who fall within the 'Reasonable Preference' and 'Additional' categories as set out in Part 6 of the Housing Act 1996.
- To empower applicants by giving them more opportunity to express choice and preferences about where they want to live, whilst taking into consideration both the availability of housing resources and the high demand for housing.
- To assist those applicants who are vulnerable in accessing the lettings scheme.

We will continue to regularly review this policy to ensure that it is fit for purpose, compliant with statutory requirements and is reasonably practical. Due to the rising demand for social housing, it is important that we also regularly review this policy to ensure it is achievable and does not over promise the ability to house all those who apply for housing. This may include making difficult decisions and changes to our housing priorities to ensure those in the greatest need are considered first and could result in restricting those with low level housing need from applying for housing.

## The Housing Register

The Housing Register is a single list of all the people who have applied to the Borough for housing. It includes both new applicants and existing social housing tenants who wish to transfer. The Borough as the Housing Authority has the powers to determine who is, or who is not eligible to apply to join the Housing Register. Social housing may only be allocated to a qualifying person.

The current Allocation Policy published in 2020 has four housing need bands based on the level of priority awarded to each applicant. An appropriate priority banding is given to each applicant based on their current personal and housing circumstances and the priority status as determined in housing and homelessness legislation and regulatory guidance. Below are the Boroughs priority bands at the time of writing this strategy 2024:

### Housing Need Banding:

**Band 1+: Highest housing need:** Applicants assessed as having a priority and an additional preference.

**Band 1: Urgent housing need:** This banding is for applicants who are deemed to have an urgent need for housing.

**Band 2: Priority housing need:** Applicants deemed to have a priority need for housing with no statutory duty.

**Band 3:** Applicants whose circumstances are deemed low priority with no statutory duty.

## Choice Based Letting:

The Borough uses a choice-based lettings system called NBBC Homes to allocate council and partner Registered Provider housing. NBBC Homes is the Council's platform for allocating properties to rent; it is also used for advertising available shared ownership. Properties that are available for rent are advertised daily.

Registered providers enter into a formal nomination agreement that sets the proportion of lettings they will make available annually to households on the Borough's housing register. Although we set these proportions, the majority of our registered providers no longer hold their own waiting lists and choose to advertise all vacant properties through our choice-based lettings system, this ensures local properties go to local people in the greatest housing need.

Within the nomination agreement Registered Providers are required to advertise 100 percent of any new build affordable housing properties when letting for the first time; this requirement includes shared ownership advertising, however these can also be marketed in the event that advertising on NBBC Homes fails to attract interest.

## The Borough's New Build Local Lettings Plan

To ensure fair opportunity for all applicants on our waiting list to be able to bid for new build rented homes, the Council have a New Build Local Lettings Plan. The plan that has been in operation since 2019 confirms the process by which the Council's new build properties, and those of partner Registered Providers will be allocated. Applicants will use the Council's Choice Based Lettings system to register as normal and become LIVE applicants, they will be banded according to their housing need in line with the current Allocations Policy.

At the point of advert however, reference to this Local Letting Plan will come into play and a percentage of the properties advertised as follows:

- **40%** of units will be advertised for those applicants that are currently Council or Housing Association tenants needing to upsize, or downsize, according to their housing needs. (Transferring tenants)
- **30%** of units will be advertised for those applicants registered in Band 1+
- **0%** of units will be advertised for those in Bands 1 to 3 (inclusive)

## Shared Ownership

The Borough does not hold a specific list of households seeking shared ownership; advertising these homes on first let gives the opportunity for those on the waiting list who are economically active but are unable to afford a property on the open market to secure a smaller mortgage and purchase a fixed share of a home rather than waiting for social housing.

## **Suspension of Advertising vacant properties**

There are occasions when due to unprecedented numbers of homeless households occupying temporary accommodation; the Council will need to temporarily suspend allocations of vacant council properties for a period of up to three months. During this period households in temporary accommodation will be direct matched to suitable accommodation and only properties that cannot be directly matched will be advertised through NBBC Homes. The Council will continue to review the level of households in temporary accommodation to ensure that normal service can be resumed as soon as possible within the three-month period.

## **Best Use of stock**

There is a limited supply of social housing within the Borough, and it is important that the Borough continue to look for innovative ways to ensure the best use of Council housing stock. Below are examples of how we are currently endeavouring to maximise the number of homes available to those on our waiting list and how we can support people who want to move home.

## **Right Sizing**

In 2024 the Borough introduced an incentive scheme to encourage and support tenants under occupying family sized properties to “right size”. The aim of the scheme is to house people in homes that meet their household size, by providing them with practical support and financial compensation to free up much needed large family homes. The intention is for the rightsizing move to create a further chain of moves for people on our waiting list with the final property in the chain going to a homeless household.

## **Flexible tenancy**

The number of four- and five-bedroom homes, and properties that have undergone substantial adaptation owned by the Council are small in comparison to the level of demand for these types of properties in the Borough; many are now also occupied by households who no longer need the property size or adaptations as their family’s needs have changed and grown-up children have moved on to their own homes.

It is important that we maximise the use of these homes and protect their availability in the future; the complete loss of these properties is also at risk if the existing tenants exercise their right to buy.

In order to protect this limited resource for the future, in 2024 we implemented the use of a flexible tenancy agreement introducing five-year fixed term tenancies for all new lettings of the Boroughs’ four, five and substantially adapted homes. The ability for councils to use flexible tenancy agreements was introduced in the Localism Act 2011.

## Mutual Exchange

Is where two or more social housing tenants (Council, Housing Association, or other registered provider) legally swap homes. This is a vital housing option that enables thousands of tenants the opportunity to move to a property and place that meets their family's needs and aspirations.

With the limited availability of properties and the realism that only those with the highest housing need will secure an offer of accommodation it is important to have alternative housing options that provide choice and freedom to move both within and outside the Borough. The council provides access to a web-based platform (currently HomeSwapper). The platform enables tenants from all over the country to advertise and search for suitable homes to exchange with. It is the tenants' responsibility to find a person to exchange with and this site is visited by thousands of households looking to move without having to go through housing application and bidding processes.

## Affordable Housing in Nuneaton and Bedworth

### Build a Better Borough: Enable appropriate housing development.

Our residents deserve an excellent quality of life, fundamental to which is the homes that are available. We will seek to provide the right homes, with the right services in the right places, to meet the needs of our residents. This means homes that are affordable to both buy and rent, and which are good quality.

## Council Housing Stock:

Despite the growing population and the increasing demand for social housing the number of council housing dwellings in the Borough has continued to decline year on year. On 31 March 2024 our total council housing stock was 5619 this is under half of the stock the Borough had before the introduction of the Right to Buy legislation introduced in 1980 when our council housing stock was just under 12,000. The table below gives a breakdown council housing by bedroom size:

### Nuneaton and Bedworth Council Housing stock 31 March 2024:

Nuneaton and Bedworth Council Housing Stock 31 March 2024	0 Bed	1 Beds	2 Beds	3 Beds	4 Beds	5 Beds
General Needs	121	801	1618	1811	92	8
Independent Living	215	886	56	16	0	0
Totals	336	1687	1669	1827	92	8



## General Needs dwellings by property type and number of bedrooms:

General Purpose dwellings	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Total General Purpose
Bungalow	0	15	92	31	0	0	138
Flatlet	121	0	0	0	0	0	121
Flat	0	770	443	4	0	0	1217
House	0	16	833	1768	92	8	2717
Maisonette	0	0	245	8	0	0	253
<b>Total No. Bedrooms</b>	<b>121</b>	<b>801</b>	<b>1613</b>	<b>1811</b>	<b>92</b>	<b>8</b>	<b>4446</b>

## Independent Living dwellings by property type and number of bedrooms:

Independent Living dwellings	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Total General Purpose
Bungalow	0	368	47	2	0	0	417
Flatlet	215	0	0	0	0	0	215
Flat	0	518	9	8	0	0	535
House	0	0	0	6	0	0	6
<b>Total No. Bedrooms</b>	<b>215</b>	<b>886</b>	<b>56</b>	<b>1811</b>	<b>0</b>	<b>0</b>	<b>1173</b>

The lack of availability of affordable social housing, and the increasing reliance on the private rental sector for those who would normally have looked to buy a property is affecting rises in the level of private rents which is reducing the amount of affordable rental options available in our borough. Ending of private rented tenancies is already a main reason for homelessness, and we are seeing an increase in households having no option but to give up their private rented homes due to affordability.

Despite a substantial building of new affordable homes, the demand for affordable rented housing continues to outweigh the supply. The Council have built 32 new Council homes built since 2018; however these do not compensate for the reduction in council housing effected by tenants exercising their right to buy; in the period 1 April 2018 to 31 March 2024, 192 Nuneaton and Bedworth tenants purchased their council home.



# PRIVATE HOUSING SECTOR

Private sector housing accounts for 85% of the homes in Nuneaton and Bedworth; 68% of households are owner occupiers and 17% are privately rented tenants. Whilst the percentage of owner occupation reduced between the last two censuses, the private rented sector housing grew by over 5% making it the second tenure type in the Borough.

Under Part 1 of the Housing Act 2004, local authorities have a duty to keep housing conditions under review and to inspect if necessary to identify any actions needed in their local authority area. This Act introduced the Housing Health and Safety Rating System (HHSRS) which is used to identify hazards in a property and to classify the hazard by seriousness. In the case of identifying a Category 1 hazard, the local authority has a statutory duty to take action.

The Borough's Private Sector Housing Team aim is to improve and maintain the private sector housing conditions in Nuneaton and Bedworth.

# Key Legislation:

- **Housing Act 2004 Part 1** – Introduced the Housing Health and Safety Rating System (HHSRS) for identifying hazards and specified the powers a local authority has to take action.  
Lettings agents and property managers: redress schemes 2014 – from 1 October 2014 it is a legal requirement for lettings agents and property managers to join a government approved redress scheme.
- **The Smoke and Carbon Monoxide Alarm (England) Regulations 2015** – From 1 October 2015 landlords must install at least one smoke alarm on every storey in a rental property and a carbon monoxide alarm in every room when solid fuel is burning.
- **The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015** – set the minimum energy efficiency standards (MEES) stating that private rented properties must have an Energy Performance rating of E or above, initially only applicable for new letting of a property was extended to existing tenants from 1 April 2020 unless the property is included in a private rented sector exemption register.
- **Housing and Planning Act 2016** – including introducing new measures to tackle Rogue Landlords including:
  - Civil penalties as an alternative to prosecution for specified cases.
  - Extension to rent repayment order to cover more offences.
  - Data base for rogue landlords and lettings agents.
  - Banning order for serious or prolific offenders.
  - Regulations for electrical safety.
  - Classification on abandonment.
- **Licencing of Houses in Multiple Occupation (HMO) 2018** – removed the 3-storey or more requirement for HMOs to be licensed and replaced mandatory licencing for all HMOs with 5 or more people. Introduced a national minimum bed size for all new and renewed HMOs.
- **Homes (Fitness for Human Habitation) Act 2019** - introduced on 20 March 2019 the law aimed to ensure that rented homes (private and social housing) are fit for human habitation, healthy, safe, and free from serious harm. It enabled the tenant to act in court to enforce their landlord to carryout repairs and to pay compensation. This is not enforced by the council but is to empower tenants to hold landlords to account.
- **Electrical Safety Standards in Private Rented Sector 2020** – from 1 July 2020 for new tenancies and 1 April 2021 for existing tenants, all landlords of private rented accommodation are required to undertake an electrical inspection of the property every five years and to provide a copy of the report for the tenant occupies the property.

# Private Rented Sector Housing

The Private Rented Sector has grown considerably over the last two decades throughout the UK and has become an integral part of the housing market. The continued growth in the private rented sector can be attributed to the rising costs of living and lack of affordability of homeownership; renting a home privately is an important housing option to many households who would have historically purchased their own homes. High quality private rented housing contributes to economic growth and social mobility and can provide affordable housing options for households on low incomes. The quality of some private sector housing has not kept pace with the demands of the modern housing market and the standards of properties offered at the lower end of the private rental market often fail to meet acceptable standards.

The Council play a crucial role in driving up the standards of private rented housing, we must focus on poor performing landlords but adopt a balanced approach for dealing with the issues of unacceptable standards of accommodation. We need to better understand our landlords' business model to be able to future proof our approach to meet the challenges of the changing nature of the private rented sector and support and encourage landlords to improve the standards of their accommodation.

We recognise that the majority of landlords do provide good standard property and service. Through our work with the private rented sector and the members of the Nuneaton and Bedworth Landlords Forum we have an established and trusting relationship with many of the landlords in our Borough, we are committed to working with our private rented sector landlords and lettings agents to ensure they understand their legal obligations and support and signpost them to resources and advice to enable them to manage their homes to a high standard.

Having the flexibility to work proactively with landlords and agents increases the ability to achieve positive outcomes whilst maintaining better relationships with the landlord, tenant, and community.

## Challenges:

- PRS Stock condition intelligence.
- Disrepair including Housing Health and Safety Rating Category 1 Hazards.
- Reducing damp, mould, and condensation in private rented dwellings.
- Enforcement for rogue or disengaged landlords for disrepair and non-compliance with regulatory requirements.
- Tenants lack of awareness of their rights and failure to report poor quality landlords due to fear of being evicted.
- Landlords who fail or refuse to engage in improving energy standards.

## Opportunities

- To encourage and enable private rented sector landlords and lettings agents to provide good quality, well managed properties in a professional way, by raising awareness of the rights and responsibilities of the tenant and landlords and by addressing the rogue landlords as necessary.
- To use our statutory position and enforcement powers where unavoidable to:
  - Improve the standard and management of the private rented sector homes.
  - Reduce number of Category 1 Hazards
  - Reduce damp, mould, and condensation occurrences.
  - Improve energy efficiency and reduce fuel poverty.
  - Reduce number of empty homes.

## We will:

- Continue to review private sector housing in the Borough to identify hazards.
- Take appropriate actions and interventions to ensure the hazard is made safe including taking enforcement action as required.
- Continue identifying and tackling damp, mould, and condensation in private rented accommodation.
- Develop a policy response for resolving damp and mould hazards.
- To continue with reducing hazards through enforcement in the private rented sector and grant assistance.

## Illegal and retaliatory Evictions

Private sector tenants should be free from harassment and improper eviction; they should be able to report repairs or problems without fear of their landlords serving them with a notice to quit as a result of reporting an issue, if the landlord retaliates by serving a notice to quit this is called a retaliatory eviction.

If a tenant reports their landlord and suspect that their eviction is illegal or retaliatory, the Council Private Sector Housing Team will review the circumstances of the notice to quit served and if the tenant has acted reasonably and had reported their repairs to the landlord will issue an enforcement notice to postpone the notice.

## Challenges:

- Landlords misusing the “no fault eviction notice”, Section 21 notice in retaliation.
- Tenants lack of awareness of their legal rights to report landlord and prevent eviction.
- Tenants fear of retaliation from landlord.
- Quality of landlord service and their failure to accept responsibility for repairs.
- People at risk of becoming of homeless approaching the council in time to prevent eviction.

## Opportunities - We will:

- Raise awareness and promote the legal rights of the tenant to report landlords who fail to repair and maintain their homes.
- Take immediate action to encourage the landlord or lettings agent to withdraw the notice and rectify the repair problem(s).
- Take formal enforcement action on those landlords and lettings agents that fail to rectify problems and serve notice where appropriate to prevent evictions.
- Actively seek out poor quality and rogue landlords who refuse to keep their homes in good repair and have a history of using retaliatory notices and utilise the statutory powers we have available to us to deal with them, adopting a strong enforcement policy, and use our powers to disrupt their activity so that they leave the sector.
- Take necessary legal actions including the imposing of civil penalties and/or court proceedings.

# Improve the property conditions in the private sector

## Challenges:

- Lack of knowledge about the state of repair within the private sector.
- Owner occupied homes that have not been maintained or kept in good repair.
- Owner Occupiers who are unable to or fail to keep their home in good repair, and who are considered vulnerable due to age, disability or health.
- Negative impact that properties in disrepair have on local communities.

## Opportunities:

- To raise awareness and promote the services available to support vulnerable people to repair their home.
- To promote and support people who are vulnerable and whose homes are in need adaptations to access help through the Disability Facilities Grants.
- Continue to engage, encourage, and enable owner occupiers to repair and maintain their homes to a good standard by focussing on improving the owner-occupied properties that have not been maintained or kept in good order by raising awareness of the services and support available to owner occupiers who are struggling to maintain their home.

# Energy Efficiency and Fuel Poverty

From April 2018 the Governments Minimum Energy Efficiency Standards or (MEES) Regulations came into force, setting a minimum energy efficiency level for all domestic private rented properties in England and Wales. The regulations aim to improve the quality of private rented buildings and to increase energy efficiency and improve the thermal comfort and conditions in the private rented sector and reduce fuel poverty.

Originally in force for new lettings only, these regulations were extended on 1 April 2020 to cover all relevant properties even if there has been no change of tenancy. Landlords with properties assessed at an Energy Performance Certificate (EPC) rating of F or G, must now improve the property rating to E or register an exemption if they want to continue to let it.

Landlords should review the recommendations in their EPC that suggest ways to improve the property's rating which may include:

- Boiler replacement
- Installing thermostatic radiator valves
- Upgrading and installing loft installation
- Installing cavity wall insulation
- Installing energy efficient light bulbs

There are circumstances where a property will become exempt from the regulations, the landlord must register the exemption and provide supporting evidence. Exemptions are defined as:

- High-cost exemptions
- Seven-year payback exemptions
- All improvements made exemptions
- Wall insulation exemptions
- Consent exemptions
- Devaluation exemption
- New landlord exemption

## Challenges:

- Knowledge of private rented sector properties with EPC ratings below required standard.
- Lack of tenant awareness of EPC rating requirements.
- Tenants' willingness to accept properties with sub-standard EPC's due to being only accommodation option available.

## Opportunities:

Improving the energy efficiency of housing in Nuneaton and Bedworth including private rented sector housing is a key health priority for the Borough. We aim to improve energy efficiency in the private rented sector by:

- Securing funding for the delivery of improvements in thermal efficiency of private sector housing stock and aim to deliver improvements.
- Creating a domestic energy efficiency strategy to improve the efficiency of private sector properties which will establish a baseline for the Borough.
- Improving the energy efficiency of private rented housing by promoting and enforcing the Minimum Energy Efficiency Standards (MEES)

## Empty Homes

An empty home is a property that is privately owned and has remained unoccupied for six months or more. Empty homes fall into the categories below:

- Empty, in poor condition and/or causing community problems.
- Empty and maintained.
- Second homes

We recognise the impact empty properties can have on a community, as well as being a waste of a much-needed resource, empty properties can present health and safety risks and become a magnet that attracts unwanted anti-social behaviour that can impact negatively on the image and values of a neighbourhood.

In line with our Empty Homes Strategy, we will investigate reported empty homes and work with the owners to bring these properties back into use as quickly as possible. We will endeavour to be proactive in our approach and work with the owners, however where the owners are unable or unwilling to take the necessary actions to re-use the property we will utilise and deploy the statutory powers we have to resolve the problem.

The Borough's Empty Homes Strategy was under review at the time of writing this Housing Strategy and not due to be finalised before the publication of this document.

## Supported Housing (Regulatory Oversight) Act 2023

At the time of writing this strategy the regulation and standard had not been announced. This Act will place regulatory oversight duties on the Borough and are outlined in the legislative changes section.



# Private Sector Landlords

## Housing Solutions Support Scheme

One of the main hurdles for prospective tenants is that they are unable to afford to access private rented accommodation. Nuneaton & Bedworth Borough Council's Housing Solutions Support Scheme is designed to help overcome this problem, and to encourage more landlords and agents to take on tenants who are struggling to find affordable rented homes.

The scheme works by assisting eligible customers and properties with a bond and/or rent in advance paid directly as a one-off grant to the landlord to help secure the property.

This has worked successfully over the last few years helping many clients to enter the private rented sector. The Council has, however, recently noticed a decrease in landlords willing to accept our customers, which has been attributed to several reasons:

- There is currently a very high demand for rental properties, and landlords are accepting working tenants rather than tenants who claim Universal Credit 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 many years on. Though it is good that these tenancies have been sustained it reduces the number of properties that are available coming onto the market.
- Landlords have been exiting the sector due to increased regulation and mortgage costs.
- Less stock is available on the market driving up rents and making these unaffordable for our customers on Universal Credit.

In response to this, the Council also now has a designated Homelessness Prevention Service.

Our dedicated team of Homelessness Prevention Officers strive to avert homelessness for all housing situations by collaborating with landlords who may be contemplating issuing a notice, and tenants who are at risk of losing their homes.

We emphasise the significance of early intervention in working with both parties to prevent homelessness and any possible evictions.

By engaging with landlords and tenants, we aim to address any concerns before a notice is served or in the initial stages of an eviction notice, with the goal of maintaining the tenancy whenever feasible, and providing help to secure alternative housing if necessary.

The Housing Solutions Support Scheme supports this team by providing funding options to help people remain in their properties such as clearing rent arrears or covering shortfalls in rent where our criteria is met and the tenancy can be sustained, and this is assessed on a case-by-case basis.

# Landlord Forum and newsletter

Nuneaton & Bedworth Borough Council has a well-attended Landlord 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 working in partnership with the National Residential Landlords Association.

## The forum aims to:

- Provide a platform on which landlords and agents can share their experiences of letting accommodation, both with each other and with the Council.
- Help landlords provide good quality accommodation in Nuneaton and Bedworth.
- Increase awareness of changes in legislation, procedures, and policies.
- Respond to landlords concerns and needs.
- Encourage landlords to work more closely with the Council and to exchange ideas and information, so that we can learn from each other.

The Council also produces an electronic newsletter to engage with the rented sector on current updates and information relating to the private rented sector.

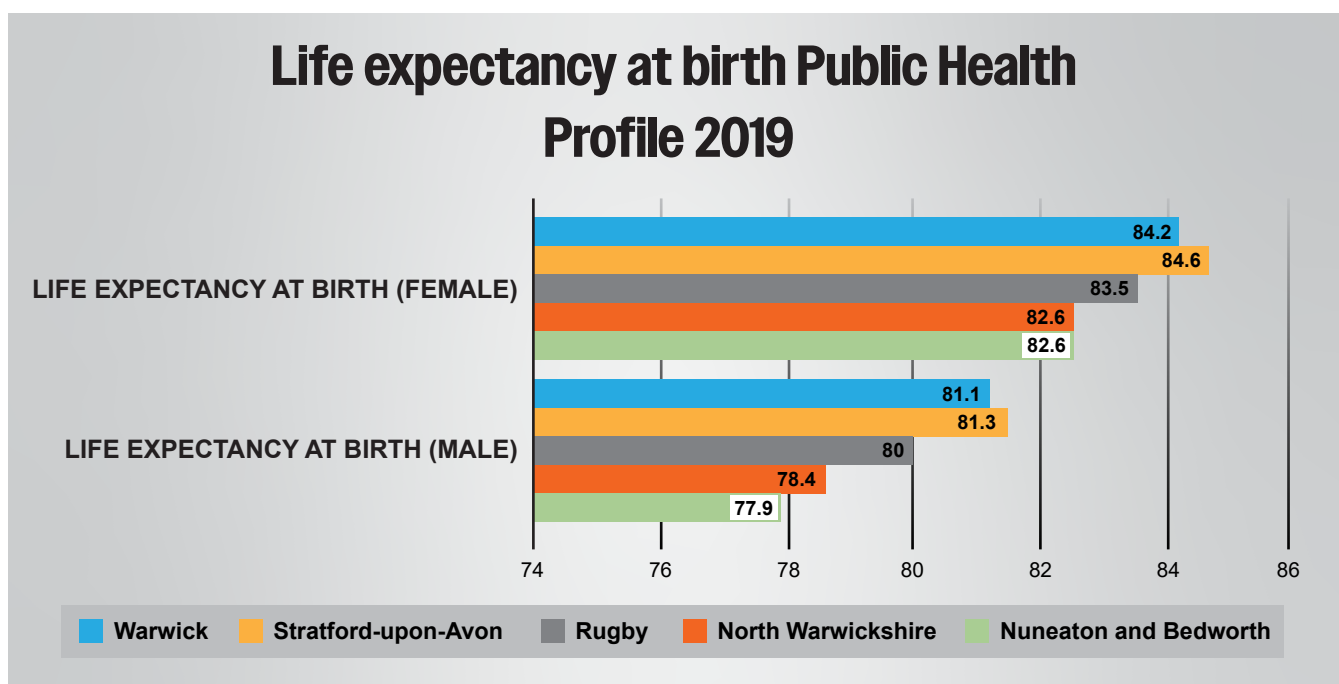


# HEALTH AND HOUSING

The Inequality in Life Expectancy from Birth across Warwickshire shows that on average females in the least deprived areas of the County are likely to live 6.3 years longer than those in the most deprived and is as high as 8.3 years in males.

Given Nuneaton and Bedworth has the most deprived Local Super Outputs Areas (LSOA) in Warwickshire, this demonstrates a significant health inequality for our residents compared to the rest of the County.

**Chart below shows the comparisons between the life expectancy at birth between the 5 Warwickshire council areas:**



It is well researched and documented that Wider Determinants of Health impact on an individual's ability to enjoy good health; housing is just one of those determinants and for obvious reasons, good quality, warm, and affordable homes are essential for maintaining good health and wellbeing.

To take just one aspect, where issues such as damp, mould and condensation and structural defects exist, things like fuel poverty kick in, the affordability for families to keep their homes warm will sometimes mean they have to make decisions on whether to "Heat or Eat"; often meaning they have to decide whether to keep their home warm and other necessities like food take second place, or vice versa both resulting in a detrimental impacts on physical and mental health potentially.

Evidence has been well documented around excess winter deaths as a direct result of low thermal efficiency of housing and low indoor temperatures.

Of the total excess winter deaths in the UK caused by fuel poverty and cold homes- 30% are due to cold housing conditions, and 10% directly linked to fuel poverty.

Children growing up in cold and damp homes with inadequate ventilation have higher than average rates of respiratory infections and asthma, chronic ill health, and disability. For older people, living in cold temperatures increases the risk of strokes and heart attacks.

Respiratory diseases, including flu are more common, as are falls, injuries and hypothermia because cold negatively affects dexterity.

The Director of Public Health's Annual Report 2022: "Health and the High Cost of Living in Warwickshire" paints a stark picture of the current health and wellbeing of residents in Nuneaton and Bedworth when compared to the rest of Warwickshire, particularly the South of the County. Reviewing the Wider Determinants of Health through the scope of the rising cost of living has shown how the economic issues we are facing is also a public health concern due to the impact on people in terms of things like fuel poverty, food poverty and nutrition, mental-health, and general access to timely and good quality healthcare.

## In summary the key recommendations are as follows:

### Overarching

Local Authorities, NHS partners and other key organisations focus expertise and capacity on building an inclusive, healthy, and sustainable Warwickshire by:

- **Policy:** adopting and sharing learning from a Health in All Policies approach and using Health Equity Assessment Tool (HEAT) to reduce inequalities in health.
- **Surveillance:** agreeing a single view of raw data and identifying emerging trends to support a coordinated approach, targeted at those who need it most.
- **Workforce development:** through wellbeing support programmes that support staff during the rising cost of living and training and development opportunities.
- **Making Every Contact Count:** utilising every point of contact as an opportunity to support people through the cost-of-living challenges.
- **Access to Services:** consider opportunities to increase accessibility to healthcare services for those who will experience the impact of the rising cost of living most acutely.

## Housing

Housing, planning and health leads work together to prevent ill health caused by poor housing and living conditions. This should include a commitment to preventing new homes from being built with an EPC rating of less than C and working with private and public landlords to ensure existing homes have an EPC of C or below and are damp and mould free.

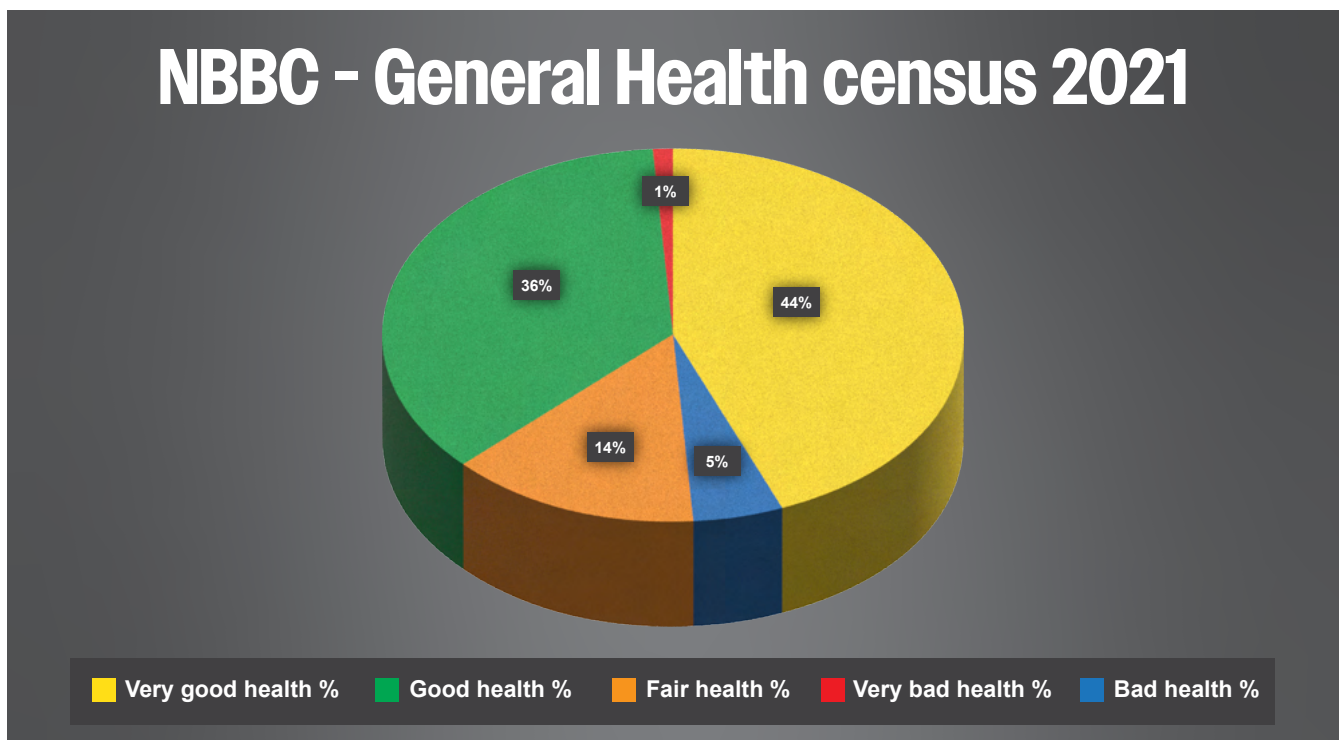
## Food

To support children to have the best start in life, Health and Wellbeing Board explores the feasibility of free school meals for all primary school children in Warwickshire, as research shows that children can learn better in school if they have a full stomach.

## Transport

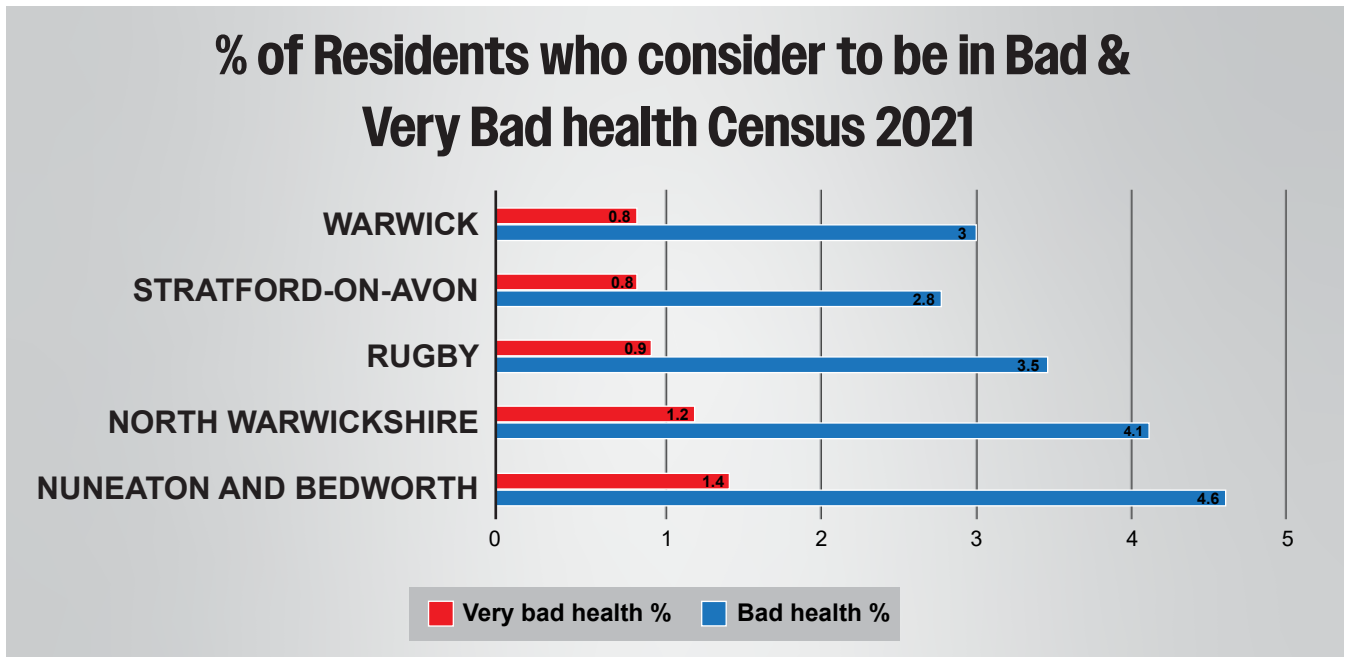
Transport planners and health partners work together to improve transport links for those living in areas with more rural isolation, deprivation and where rates of long-term conditions and access to transport links are poor.

## Residents considered health condition Census 2021 all NBBC Wards:

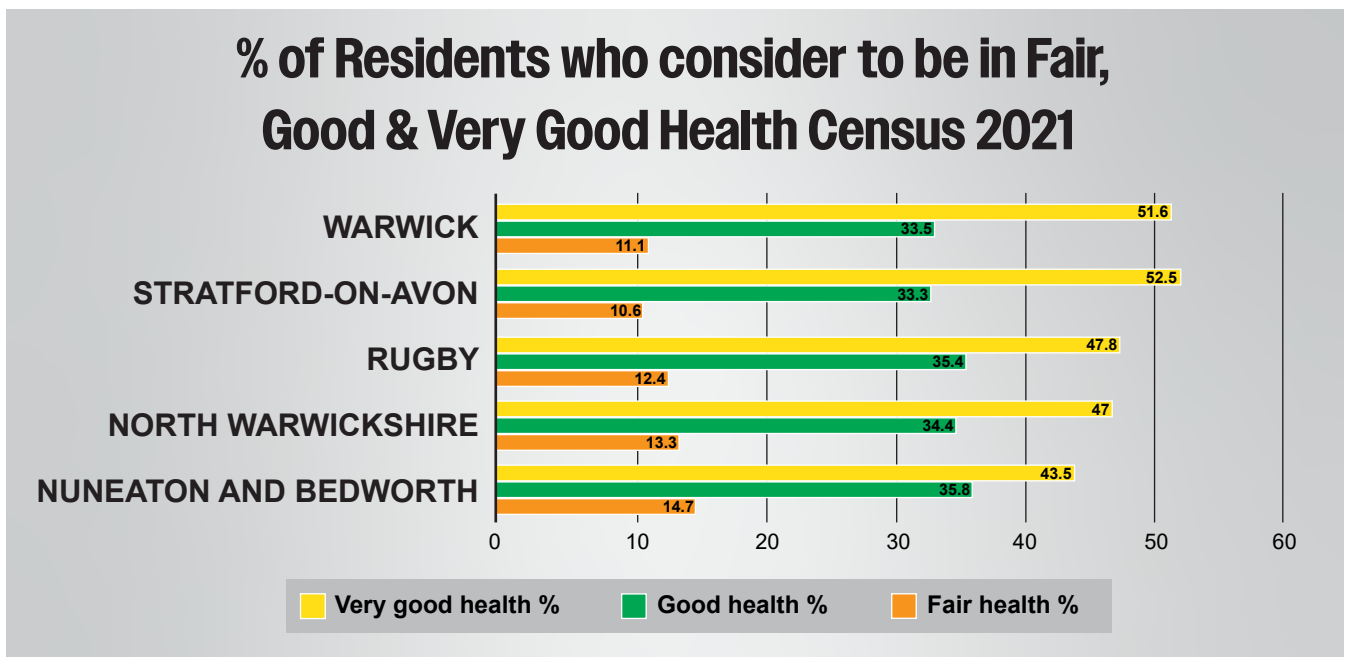


# Residents considered health status Census 2021 Warwickshire comparisons.

## Residents in Bad and Very Bad Health:



## Residents in Fair, Good and Very Good Health:



# Home and Environment Assessment and Response Team (HEART):

The HEART service provides assessments for, and delivery of, disabled facilities, adaptations, home improvement grants and home safety prevention work. It is a partnership service hosted by Nuneaton and Bedworth Borough Council on behalf of the other Councils in Warwickshire.

The service aims to maintain residents living independently in warm and safe homes and carry out preventative work to reduce accidents.

In turn this prevents housing crisis as residents are able to continue living independently, accidents are prevented, and health and safety is protected. This is especially true for the older residents who may end up in care, hospital or unsuitable housing following a general decline in ability, accident or housing related ill health. Although unlikely to become homeless in the traditional sense, it does help prevent the need to move from unsuitable accommodation into more expensive care or hospital settings.

The level of demand for adaptations has continued to grow as more people want to remain in their current home and live independently. HEART received 3,674 new cases between 1 April 2022 and 31 March 2023, and 3997 in 2023/2024. These figures are 30% higher than the number of new cases received in 2018/2019 figures. The demand from households in Nuneaton and Bedworth was almost twice as high as that from the other four council areas in Warwickshire.

## HEART - New Enquiries 2022 to 2023

HEART new Enquiries 2022/2023	Total Enquiries 2022/2023	% of 2022/2023 Enquiries	Total Enquiries 2023/2024	% of 2022/2023 Enquiries
Nuneaton and Bedworth	1218	33%	1416	35%
North Warwickshire	578	16%	557	14%
Rugby	631	17%	655	16%
Stratford-upon-Avon	590	16%	670	17%
Warwick	657	18%	699	17%
<b>Totals</b>	<b>3674</b>		<b>3997</b>	

Approved Disability Facilities Grant (DFG) approvals for private sector households.

Disability Facilities Grant Approvals	2022/2023	2023/2024
<b>Nuneaton and Bedworth</b>	<b>112</b>	<b>104</b>
North Warwickshire	49	44
Rugby	45	43
Stratford-upon-Avon	95	76
Warwick	46	42
<b>Warwickshire Totals</b>	<b>347</b>	<b>309</b>

Referrals made to the local housing authorities for adaptations.

Local Housing Authority referrals	2022/2023	2023/2024
<b>Nuneaton and Bedworth</b>	<b>105</b>	<b>142</b>
North Warwickshire	66	62
Rugby	57	45
Stratford-upon-Avon	N/A	N/A
Warwick	59	101
<b>Warwickshire Total</b>	<b>287</b>	<b>350</b>

Completed DFG funded adaptations. Adaptation works completed included:

- Level access showers
- Stairlifts
- Building extensions

Disability Facilities Grant Completions	2022/2023	2023/2024
<b>Nuneaton and Bedworth</b>	<b>108</b>	<b>95</b>
North Warwickshire	45	51
Rugby	51	43
Stratford-upon-Avon	98	77
Warwick	50	40
<b>Warwickshire Total</b>	<b>352</b>	<b>306</b>

HEART also delivered:  
• Home Safety interventions for minor adaptations:

Homes Safety Interventions	2022/2023	2023/2024
<b>Nuneaton and Bedworth</b>	<b>167</b>	<b>372</b>
North Warwickshire	79	132
Rugby	132	190
Stratford-upon-Avon	80	79
Warwick	75	85
<b>Warwickshire Total</b>	<b>533</b>	<b>858</b>

Warm and Safer Homes (WASH) grants:

Warm and Safer Homes Grants	2022/2023	2023/2024
<b>Nuneaton and Bedworth</b>	<b>30</b>	<b>34</b>
North Warwickshire	5	8
Rugby	9	9
Stratford-upon-Avon	2	3
Warwick	4	4
<b>Warwickshire Total</b>	<b>50</b>	<b>48</b>

In 2022/2023 Category 1 Housing Health and Safety Hazards removed as a result:

Removing 58 Category 1 Hazards	
Excessive Cold	35
Damp and Mould	12
Personal Hygiene	3
Structural collapse	4
Lighting	4
Electrical hazards	4
<b>Warwickshire Total</b>	<b>56</b>



## Housing minor adaptations:

Housing Minor Adaptations Warwickshire 2022/2023	2022/2023	2023/2024
External handrail	25	48
Grab rails	148	187
Half Step	14	44
Half step (Home Safety)	32	0
Hand rail	141	154
Key safe	347	391
Steps	5	34
<b>Warwickshire Total</b>	<b>712</b>	<b>858</b>

## Provided items of Social Care equipment:

Social care Equipment Provided Warwickshire	2022/2023	2023/2024
Half step	70	80
Toilet frame/raised seat	156	166
Perching stool	56	82
Commode	28	24
Bath board	42	33
Bed grab handle/rail	92	124
Shower seat/stool	166	194
Bath lift	25	40
Raisers chair	25	34
Minor works	30	19
Temp/portable ramp	17	15
Bath step	51	50
Mattress elevator	1	1
Leg lifter	6	2
Telecare	2	4
Other	66	65
<b>Warwickshire Total</b>	<b>833</b>	<b>933</b>



# Learning Disability and Autism

The Department of Health and Social Care (DHSC) define:

**Learning disability:** is defined as a significantly reduced ability to understand new or complex information, to learn new skills (impaired intelligence), with a reduced ability to cope independently (impaired social functioning), which started before adulthood.

**Autism or Autism Spectrum Disorder (ASD):** is defined as a neurological and developmental disorder that affects how people interact with others, communicate, learn and behave.

Learning disability and autism is different for every person, it is not a physical disability but is a lifelong condition and cannot be cured. The severity of learning disability vary and affect each individual in very different ways that range from mild to severe or profound.

A learning disability is something which affects the brain development this can be before or during birth or in early childhood, the cause can also remain unknown.

There are a number of conditions and neurological disorders that may cause or result in learning disability, including:

- Down's syndrome
- Autism
- Meningitis
- Epilepsy
- Cerebral palsy

The latest figures published by Mencap calculate that there around 1.3 million people with a learning disability in England and over 950,000 are adults aged 18 or over, it is estimated there are around 1,800 adults with severe learning disabilities living in Warwickshire, this is predicted to rise to over 2,000 by 2030.

Individuals with a learning disability have the same rights as anyone else, including being treated with respect and dignity and to have equal opportunities, to live satisfying and valued lives. The Equality Act (2010) places a statutory duty for employers, staff in healthcare settings and wider society to make reasonable adjustments to ensure an individual with a disability has equal access to services, by making changes in their approach or provision.

## Health Inequalities:

LeDeR Compared to people without a learning disability, people with a learning disability tend to experience:

- Poorer physical health
- Poorer mental health
- Health inequalities

In 2021 the Learning from Lives and Deaths (LeDeR) a national service that examines the lives and deaths of people with learning disabilities and autism, reported the median age at death for people with a learning disability is 62 years, this is significantly lower than 82.7 years the median age of death for the general population. LeDeR also report that 49% of the deaths of people with learning disability could have been avoided and prevented with good quality healthcare, compared to 22% of deaths for the general population.

According to Mencap people with a learning disability are also less likely to be in employment, it is estimated that only 5.1% of adults with a learning disability in England are in paid work. They are also more at risk of:

- Living in poverty
- Experiencing extreme
- suffering bullying and discrimination

### **Children with learning disabilities:**

Almost 68,000 children in England are identified as having a primary special educational need (SEN) associated with a learning disability or an education, health and care (EHC) plan, and only 26% of these children attend mainstream schools.

The British Association of Social Workers (BASW) summarises the health inequities determinants experienced by children with a learning disability in the UK:

*As with adults with a learning disability, children and young people may also have additional physical and mental health needs. Family members will play a crucial role in advocating for their loved ones and can serve as a valuable resource for information when working as partners with professionals in health, social care and education.*

For many their needs including housing will be the same as someone living without a learning disability; they are able to live full active lives, complete their education, be in paid employment, fully socialise and engage with society, and have successful relationships and families of their own.

The Council recognise they must listen to all people using their services including the housing needs and specific housing requirements of individuals with a learning disability. It is important that we understand how the living environment and housing impact on the lives of those living with a learning disability or autism including how it impacts on the individual adult, child and their families. The range of housing need for those with a learning disability is wide, it ranges from independent living in self-contained social housing to specialised supported housing with care and support. We will encourage the development of accommodation and work with Warwickshire County Council to meet these needs and ensure that our services are reasonably adjusted to be accessible and meet the specific needs of those who have difficulties using them.

# COLLABORATIVE WORKING – WORKING TOGETHER TO PROVIDE HOUSING

We are proud of the relationship we have with our partners, and never underestimate how important collaborative working is for providing social housing in our Borough. The collaborative work and achievements are testament to how strong, and successful the relationship we have with both the statutory and voluntary sector partners is. It is important to acknowledge this relationship and thank our partners for the platform this has established on which we can continue to grow our relationships and shape future housing delivery in the Borough.

## Our Partners and Stakeholders

The Council work with many agencies, both in the statutory and voluntary sectors. The excellent partnerships established over the years in the Borough have enabled the building of new homes and enabled us to adopt a multi-agency approach to housing in general, including tackling homelessness and anti-social behaviour. Without these partners and the excellent homes and services delivered by these organisations the Council would struggle to deliver affordable housing in the Borough.

It is important that we recognise the individual role and services provided by our partners that support the delivery of priorities within this strategy.

## Warwickshire County Council

Warwickshire County Council (WCC) is the social services authority for the area and the commissioner of care and support and supported accommodation.

In 2021 the county council with the five district and borough councils in Warwickshire, co-produced the first ever Warwickshire-wide homelessness strategy: **Preventing Homelessness in Warwickshire: a multi-agency approach.**

Developed by the six councils and working in partnership with both statutory and voluntary organisations this strategy is important because it supports the district and borough council's own homelessness and rough sleeper strategies. It aims to address the broader underlying issues of homelessness and brings together the organisations working in those other policy areas to help to develop the way forward to reduce homelessness in Warwickshire.

The Preventing Homelessness in Warwickshire strategy is currently under review and is not due to be published until after the publication of this strategy.

## Commissioning

The services they commission are for clients with support needs that place them on the edge of care, supporting them to maintain a tenancy and helping with issues that could lead to homelessness. Some of the services include short-term accommodation to support households who are homeless.

# Public Health Warwickshire

Warwickshire County Council is responsible for the delivery of public health services for the county of Warwickshire, they lead on improving and protecting the health of the local population; they are responsible for commissioning key services that support the delivery of housing and services. The Borough are obliged to work with Public Health to ensure decisions are made to improve the health and wellbeing of communities.

## Warwickshire District and Borough Councils

Nuneaton and Bedworth Borough Council is one of the five local authority areas in Warwickshire. We work in collaboration with our neighbouring authorities in many ways including developing county wide strategies and approaches; by sharing best practises and learning we aim to ensure that we maximise our opportunities to deliver social housing.

## West Midlands Combined Authority

A combined authority is a legal body set up that enables two or more councils to collaborate and take collective decisions to improve the economies across their council areas. A combined authority is more robust than informal partnerships and means councils in combined authorities have greater powers and resources devolved to them from national government. They are locally owned and supported by their member councils, they are politically controlled and led by an elected Mayor and representatives from constituent authorities.

Nuneaton and Bedworth is a non-constituent member of the West Midlands Combined Authority (WMCA). The WMCA was formed in 2016 and consists of seven constituent authorities (West Midlands Metropolitan Borough Councils) who are deemed to be full members and have full voting rights; non-constituent authorities from neighbouring authorities, who have reduced voting rights but still play a vital role at board level and help to shape policy and drive the WMCA agenda. Local Enterprise Partners (LEPs), and Observer Organisations are also part of the combined authority; they have no voting rights but are able to influence the WMCA's work.

### Constituent Authorities:

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

### Non-constituent member authorities June 2024:

- Cannock Chase District Council
- North Warwickshire Borough Council
- Nuneaton and Bedworth Borough Council
- Redditch Borough Council
- Rugby Borough Council
- Shropshire Council
- Stratford upon Avon District Council
- Tamworth Borough Council
- Telford and Wrekin Council
- Warwick District Council
- Warwickshire County Council

## Local Enterprise Partners (LEPs) June 2024:

- Black Country
- Coventry and Warwickshire
- Greater Birmingham and Solihull

## Observers Organisations:

- Hereford Council
- Marches LEP
- West Midlands Fire and Rescue Authority
- West Midlands Police and Crime Commissioner

The membership above is correct at the date of publishing this strategy, however it is subject to change if members join or leave the WMCA.

The 2023 Devolution Deal with the government meant the WMCA had new funding and powers for investment and growth including directly overseeing affordable housing investment across the region. From 2025 the government will also pilot the devolution of housing retrofit funding with the West Midlands. Both of which will be important to the Borough.

The WMCA are working with partners to ensure the residents of the West Midlands region can benefit from investment that will create vibrant inclusive communities. The WMCA 2023 Prospectus details a range of important town centre regeneration projects including Transforming Nuneaton, the Boroughs' town centre regeneration programme that offers major investment opportunities for redevelopment and refurbishment aimed at creating a thriving, vibrant town including accommodation.

The Borough represents the non-constitution authorities on the WMCA Homelessness Taskforce, established in 2017 the taskforce is committed to bring together organisations, people and resources to tackle homelessness in the region. Working together enables wider understanding of causes of homelessness and is working towards designing out homelessness across the region.



# Homes England

Is an executive non-departmental public body sponsored by the Ministry of Housing, Communities and Local Government, it is the national housing and regeneration delivery organisation. Their role is to ensure that more people in England can have access to good quality homes in the right places. Working closely with their partners including local authorities, housebuilders, investors and developers they are responsible for the delivery of the Affordable Homes Programme 2021 to 2026.

They are currently fully responsible for the Affordable Homes Programme that provides grant funding to support the costs of building new affordable homes in England.

The Borough has worked closely with Homes England who have provided much needed financial support to enable the building of new council housing.

In September 2024 the Council saw the completion of 12 much needed two, three and four bedrooms houses at Byford Court. The new homes are on a former council housing a site made available from the demolition of difficult to let bedsits and enabled with financial support from Homes England. These new homes not only increase the Council's housing stock but more importantly they provide homes that are designed and equipped to be energy efficient with hydrogen ready boilers, solar panels, Showersaves and electric car charging points installed; they also contribute the environment with special bricks installed to encourage wildlife such as bats and birds to nest in the area.



## Affordable Housing Programme post 2026:

From 1 April 2026 the West Midlands Combined Authority (WMCA) will be responsible for making key strategic decisions about the delivery and funding of affordable housing for the West Midlands which includes Nuneaton and Bedworth, including some of the decisions currently made by Homes England such as agreeing sites and providers. Homes England will continue to work in close collaboration with the WMCA and its authorities to ensure the building of affordable housing.

The Borough will continue to work closely and in partnership with both Homes England and the WMCA to maximise the opportunity to deliver affordable housing.

## Registered Providers

We work closely with the registered providers in our Borough to ensure people on our housing list have maximum opportunity to access the homes they provide. Without their commitment to building homes in Nuneaton and Bedworth the Council would not be able to help households on our housing register to find affordable homes. It is important that we recognise the work they do not only in building much needed social rented homes but also their commitment to working with the Borough to provide homes that are affordable, safe, and warm in inclusive communities where people aspire to live.

We will continue to work closely with providers developing new homes to accelerate and maximise the delivery of properties that best meet the needs of our waiting list, this includes working together to determine the property type, bedroom size, and tenure mix that will best support local housing need.

According to the 2022/2023 Private Registered Providers Statistical Data Return (SDR) registered providers provide 3,800 homes in our borough; many of our providers have been providing homes in Nuneaton and Bedworth for over 20 years, whilst others are reasonably new and have started providing homes in the Borough since the last strategy. The Borough does not have a preferred registered provider and offers an open opportunity for other registered providers to deliver social and affordable housing in our area. Some of the larger RPs provide a variety of tenures within their stock, while others provide specialised housing for older people and/or supported housing for people who need specialised support to maintain or become independent.

### Registered Providers in our Borough include:

- Anchor
- Bromford
- Citizen
- Clarion
- Derwent
- Housing 21
- MHA
- Midland Heart
- Orbit
- PA Housing
- Platform
- Sage
- Sanctuary
- Stonewater
- WHG Housing



Below are the details of the Registered Providers housing stock as of 31 March 2023:

### Registered Providers of general-purpose homes, housing for older people and supported housing:

Provider	Number of dwellings	General Needs	Supported /Housing for older people	Low-cost home ownership
Midland Heart Limited	851	687	0	164
Orbit Group Limited	799	710	0	89
Bromford Housing Association Limited	378	321	20	37
Stonewater Limited	292	242	0	50
Citizen Housing Group Limited	271	205	0	66
Housing 21	199	0	174	25
Longhurst Group Limited	137	103	30	4
Platform Housing Limited	131	86	0	45
Anchor Hanover Group	124	0	124	0
PA Housing Limited	93	80	3	10
Clarion Housing Association Limited	72	50	0	22
Sage Housing Limited	68	50	0	18
Sanctuary Housing Association	36	36	0	0
MHA	34	0	34	0
Green Square Accord Limited	35	6	29	0
Heylo	27	0	0	27
Legal & General Affordable Homes Limited	19	14	0	5
Places for People Living+ Limited	17	11	1	5
Flint Housing Limited	7	7	0	0
<b>Total number of Dwellings</b>	<b>3590</b>	<b>2608</b>	<b>415</b>	<b>567</b>

## Registered Providers who provide specialist supported Housing only:

Specialised / Supported Provider	Number of dwellings	Supported housing/ housing for older people	Low-cost home ownership
Inclusion Housing (CIC)	53	53	0
Bespoke Supportive Tenancies Ltd	44	44	0
Nicholas Chamberlaine's Hospital & Sermon	28	28	0
Golden Lane Housing Limited	22	22	0
Fairplace Homes Ltd	16	16	0
Advance Housing and Support Limited	15	11	4
Reside Housing Association Limited	13	13	0
Trinity Housing Association Limited	8	8	0
The Exaireo Trust Ltd	4	4	0
Falcon Housing Association C.I.C	2	2	0
IKE Supported Housing Limited	2	2	0
Westmoreland Supported Housing Limited	2	2	0
EMH Housing and Regeneration Limited	1	0	1
<b>Totals</b>	<b>210</b>	<b>205</b>	<b>5</b>

## Developers

The majority of affordable homes developed in the Borough in recent years have been as a result of a Section 106 Agreements, also known as a developer contribution or planning obligations, a Section 106 Agreement is a legal contract between a local council and developers that forms part of the planning permission. Developers looking to develop homes on Section 106 sites are required to provide at least 25% of the dwellings they build as social or affordable housing for rent or low-cost homeownership. The tenure proportions between rented and low-cost homeownership are determined according to the Boroughs' housing needs and are detailed in our Affordable Housing Supplementary Planning Document (see below)

Since our last Housing Strategy to the end of March 2024, 1395, new affordable homes have been built; 845 social and affordable rented, and 550 affordable home ownership, including 51 First Homes.

Affordable Homes Completions 1 April 2017 to 31 March 2024							
Year	2023/24	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18
Affordable Rent	280	127	116	57	110	103	52
Affordable Home ownership	187	88	59	67	36	33	29
First Homes	20	31	N/A	N/A	N/A	N/A	N/A
<b>Total Affordable</b>	<b>487</b>	<b>246</b>	<b>175</b>	<b>124</b>	<b>146</b>	<b>136</b>	<b>81</b>

Source: NBBP Planning Policy and Homes England

The Borough has a proactive approach to working with developers large and small; we will continue to welcome and encourage early dialogue with our developing partners to ensure the social and/or affordable homes they propose and develop are the of right size and property type to meet the current housing needs of the Borough.

## Affordable Housing Supplementary Planning Document

Local authorities are allowed to provide affordable homes by requiring developers to deliver them as part of new housing developments. The emerging Borough Plan policy H2 Affordable Housing sets out the council's planning policy approach for affordable housing requirements.

The requirement to provide affordable housing should be considered at the start of the development process, and developers should not expect the requirement to provide affordable housing to be waived at any stage.

The Affordable Housing Supplementary Planning Document (SPD) provides further details on Affordable Housing that are material considerations when determining planning decisions. This includes the governments' current policy towards affordable housing as determined in the National Planning Policy Framework (NPPF), and requires local planning authorities to:

- Reflect the needs of different groups in the community who require affordable housing.
- Specify the type of affordable housing required, which should normally be expected to be delivered on site, unless off site provision or a financial contribution can be robustly justified.
- Seek affordable housing, in most cases, only on major residential developments.
- Support the re-use of brownfield sites by reducing affordable housing contributions by a proportionate amount.

# NABCEL (Nuneaton and Bedworth Commercial Enterprise Ltd)

Formed in 2013, NABCEL is the commercial arm of Nuneaton and Bedworth Borough Council. NABCEL provide accommodation and property-related services across Nuneaton, Bedworth, and the West Midlands. NABCEL offer a range of property services including:

- Gas and electrical works
- Property lettings
- Management of temporary accommodation
- Extensive cleaning services
- Gardening works
- Building surveying and consultancy

## Third Sector, charity and community Partners

**At the time of this strategy, we work with:**

- **Doorway:** is a Nuneaton based charity for homeless young people aged 16 to 25 years in Warwickshire. Their organisational vision is *“to prevent youth homelessness and minimise its impacts by ensuring that all young people have a safe and secure place to live, a productive fulfilling purpose, positive relationships with others and good health to enjoy them”*.
- **P3:** is a national registered charity, with offices in Nuneaton; P3 carry out vital work with people aged over 25 who are homeless or likely to become homeless. They provide floating support services to prevent homelessness before it happens by working with people whose accommodation is at risk.
- **St Basils:** is one of the largest organisations in the country working with young people who are homeless. A registered charity and a registered provider of social housing they provide a range of accommodation and support services to young people aged 16 to 25 years who are homeless, vulnerable or at risk.
- **CGL:** working with those with addictions can be evicted from their homes if they prioritise the funding of an alcohol or drug habit, over paying for their rent or mortgage. Anti-social behaviour due to addiction can also cause them to lose their social or private sector tenancy.
- **Together:** is a national registered charity; Together Warwickshire provides housing related support to people with disabilities which includes, physical and learning disabilities, mental health, sensory impairments, and autism, supporting people aged 16 years and over.

- **Refuge:** is a national charity providing specialist support for women and children experiencing domestic violence. The largest domestic abuse organisation in the UK, on any given day their services support thousands of women, and their children, helping them to overcome the physical, emotional, financial, and logistical impacts of abuse and rebuild their lives free of fear.
- **Veteran Contact Point:** is a charity that is run by Veterans of the armed forces to support those Veterans who are facing additional barriers, and to ensure that they are not forgotten.
- **Salvation Army:** The Nuneaton Salvation Army offer a range of services for those experiencing homelessness including those rough sleeping including drop-in sessions with hot meals provided.
- **Local Church centres**
- **Nuneaton Foodbanks run by the Trussell Trust**

## Wider representation

In addition to the remit of various posts and roles within the Council, the Housing and Community Safety Directorate plays an active part in county-wide and sub regional fora.

### Examples of NBBC Housing representation include:

- West Midlands Combined Authority Homelessness Taskforce
- West Midlands Housing Officers Group
- Warwickshire Heads of Housing
- Warwickshire Housing Partnership Group
- Warwickshire Strategy Officers Group
- Nuneaton and Bedworth Private Sector Landlords Forum
- Warwickshire Migration/Resettlement partnership
- Warwickshire Better Together (Housing) Group
- Warwickshire Public Health
- Warwickshire North Health and Wellbeing Partnership
- Warwickshire Safe Accommodation
- No Second Night Out

To name but a few ... these fora serve to consider, consult, and develop best practice initiatives in housing. Sharing of good practice and learning from other organisations to maximise the potential to deliver social housing.

# STRATEGY PRIORITIES 2024 TO 2034

<p><b>Priority 1: Maximise the delivery and availability of affordable housing.</b></p>	<p>Encourage and maximise the delivery and availability of affordable rented homes to meet the needs of the Boroughs' growing population, and to reduce homelessness and end rough sleeping for good.</p>
<p><b>Priority 2: To make best use of the borough's existing and future housing stock.</b></p>	<p>To regularly look for initiatives to ensure the residents can access to the right size and type of housing, including adaptations and adapted properties.</p>
<p><b>Priority 3: To improve the quality of housing, including improving energy efficiency and tackling damp and mould in public and private sector dwellings.</b></p>	<p>To continue to improve the quality of the council housing stock, and to work with private sector homeowners and landlords to support them to access the support needed to ensure their homes are maintained to a good standard.</p> <p>To support landlords and tenants in the private rented sector to understand their legal rights.</p> <p>To actively reduce the prevalence of damp, mould, and condensation, in both council housing and the private housing sectors.</p> <p>Improving council owned stock by adhering to the BS PAS 2035 and any subsequent sector guidance and by adopting a whole house approach to retrofitting improvements.</p> <p>Being innovative in our approach to energy efficiency measures, by including measures in the design specification in the new homes we build.</p>
<p><b>Priority 4: Reducing the health inequalities and barriers faced by households in housing need.</b></p>	<p>Working with partners to better understanding the health profile of the Borough and to address the impact housing has on individuals' health and wellbeing.</p> <p>To work with partners to ensure people can access housing that meets their needs.</p>
<p><b>Priority 5: To promote community safety in existing and future housing communities.</b></p>	<p>To work collaboratively with our partner organisations to better understand the causes of crime, disorder and anti-social behaviour, to develop effective multi-agency approaches to improve the safety outcomes for the communities of Nuneaton and Bedworth.</p>