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Our reference:
Your reference:
Date: 12 October 2015

To all Members of the Community Development Group

Dear Councillor

A meeting of the **Community Development Group** will be held on Tuesday 20 October 2015 at 7.00 pm in the Council Chamber, Civic Centre, Pavilion Road, West Bridgford to consider the following items of business.

Yours sincerely



Service Manager Corporate Governance

AGENDA

1. Apologies for absence
2. Declarations of Interest
3. Notes of the Meeting held on Tuesday 14 July 2015 (pages 1 - 11)
4. Asylum and Immigration

There will be a presentation by officers.

5. Housing Delivery Plan 2016 - 2021

The report of the Executive Manager - Neighbourhoods is attached (pages 12 - 47).

6. Work Programme

The report of the Service Manager - Corporate Governance is attached (pages 48 - 49).

Membership

Chairman: Councillor T Combellack
Vice-Chairman: Councillor L B Cooper
Councillors: B Buschman, J Donoghue, M J Edwards, R A Inglis, K A Khan,
A L R A Pell and R G Upton

Meeting Room Guidance

Fire Alarm Evacuation: in the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble in the Nottingham Forest car park adjacent to the main gates.

Toilets are located opposite Committee Room 2.

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**NOTES
OF THE MEETING OF THE
COMMUNITY DEVELOPMENT GROUP
TUESDAY 14 JULY 2015**

Held at 7 pm in the Council Chamber, Civic Centre, Pavilion Road,
West Bridgford

PRESENT:

Councillors T Combellack (Chairman), B Buschman, L B Cooper, J Donoghue,
M J Edwards, R A Inglis, K A Khan, A L R A Pell and R G Upton

ALSO IN ATTENDANCE:

W Hawley PHD Student – The University of Nottingham

OFFICERS PRESENT:

D Banks	Executive Manager – Neighbourhoods
C Evans	Economic Growth Manager
A Goodman	Member Support Officer
D Mitchell	Executive Manager – Communities
P Phillips	Environmental Sustainability Officer
C Taylor	Community Development Manager

APOLOGIES FOR ABSENCE:

There were no apologies for absence

1. Declarations of Interest

There were none declared.

2. Notes of the Previous Meeting

The notes of the meeting held on Tuesday 17 March 2015 were accepted as a true record.

Young Update – the Group noted that all Actions had now been completed.

3. New Energy Initiatives

The Executive Manager – Communities reminded Members that at its meeting on the 18 March 2014 the Community Development Group agreed that new energy initiatives should be included in the work programme. Subsequently, in August 2014, Members attended a fact finding visit to the British Geological Survey in Keyworth to understand more about shale gas extraction. Following a presentation and responses to questions, a briefing note was produced and circulated to all Members. In January 2015, Mr Angus from the Nottingham Energy Partnership gave a presentation to the Group on Photovoltaics and a

briefing note on solar energy was produced. Finally the Group would receive a presentation on anaerobic digestion and issue a briefing note, concluding the programme of new energy initiatives.

Mr Hawley, a PHD student from the University of Nottingham gave a presentation to the Group on anaerobic digestion (AD). He informed Members that the Department for the Environment, Food and Rural Affairs (DEFRA) defined anaerobic digestion as 'a natural process in which microorganisms break down organic matter in the absence of oxygen, into biogas (a mixture of carbon dioxide and methane) and digestate (a nitrogen-rich fertiliser).

In the UK over 90 million tonnes (Mt) of manure and slurries were generated annually. There were approximately 330 AD units in the UK, 150 within the water industry and about 100 agricultural based. He explained that there were three main steps to the process, pre-treatment, anaerobic digestion and post-treatment. The organic material used in anaerobic digestion could include farmyard manure, straw or silage and other grown crops, food waste or sewage. They produced a biogas that could be; used directly in engines for combined heat and power (CHP), burned to produce heat, or cleaned and used in the same way as natural gas or as a vehicle fuel, and a digestate that could be used as a renewable fertiliser or soil conditioner. He explained that there were different methods of anaerobic digestion, which included mesophilic, thermophilic, wet, dry and continuous flow/batch system. Most of the systems used on farms were mesophilic, wet, continuous flow digesters, as this was cheaper to run than thermophilic versions and was most effective for slurry and vegetable waste. Other factors for consideration when operating ADs included homogeneity of the feedstock, the overall pH, the nutrient content, toxic compounds, temperature and safety. A third of the AD units in the UK cost under £2 million and a further third between £2 million and £4 million. The benefits of included; pollution reduction, improved slurry handling, production of gas and digestate, displacement of fossil fuels, environmental awareness, sustainable farming and diversification. Potential barriers included; legislation, lack of access to capital grants and finance, competition and restrictions on feedstock, restrictions on the utilisation of digestate, reliability of technology and costs.

In response to questions Mr Hawley confirmed that any safe waste could be placed in an AD, including failed crops, weeds, milk waste products and cattle guts, without the need for a permit. In respect of safety, any methane leaks would be addressed immediately as the gas was the valuable end product that the operator was harvesting. It was not within the Council's authority to impose conditions on planning applications that specified the level of methane that should be produced or control the type of material that could be fed into the plant. Members expressed concern that the incorrect storage of materials could generate odours and attract vermin, and questioned whether larger units that brought in materials would be commercially viable without subsidies. The Group felt that the briefing note should contain information on the impact of feed in tariffs and government subsidies, as well as health and safety issues.

Action The Executive Manager – Communities to include sections on feed in tariffs, government subsidies and health and safety issues in the briefing note

Members enquired whether the Council had considered introducing separate weekly collections of food waste and felt that the figures contained in the briefing note were out of date. The Executive Manager – Neighbourhood explained that it was not currently viable for Rushcliffe to separate food waste.

Action The Executive Manager – Communities to update the figures on separate weekly collections of food waste contained in the briefing note

The Chairman thanked Mr Hawley for a very informative presentation and requested that Members email any questions to her.

It was AGREED that

- a) the Group endorse draft briefing note on anaerobic digestion, subject to the amendments, and
- b) no further investigatory works were necessary in relation to new energy initiatives.

4. **Economic Growth Update**

The Economic Growth Manager gave a presentation to the Group on the work done by the Economic Development Team, since the last update in May 2014, and the priorities for 2015/16. Members were informed that the priorities for 2014/15 were as follows:

- Strengthening links with the Local Enterprise Partnership (LEP) to maximise our opportunity to access funding
- Bringing forward development on our key strategic sites
- Making an application to the Local Infrastructure Fund
- Adopting the Local Plan
- Securing the future of Bridgford Hall – securing a new tenant
- The delivery of 100 new apprenticeships in Rushcliffe this year
- Rolling out Broadband in the identified areas in Rushcliffe
- Increasing the offer for the visitor economy e.g. Rushcliffe Food Fair

The Economic Growth Manager reported that in 2013 there were 4620 active businesses in Rushcliffe, which was an increase of 530 since 2004. In Rushcliffe there had been 595 business starts in 2013, the highest in the County, however there were 410 business deaths, also the highest in the County, but the lowest since 2007. The sectors with the most types of businesses in Nottinghamshire were Health, Manufacturing and Retail and the survival rate for businesses in Rushcliffe for five or more years was 46.4%. Unemployment in Rushcliffe was the lowest rate in the County with 640 people claiming benefits in April 2015. The number of residents educated to degree level or equivalent was 54%, which was much higher than the county average of 30%.

Members enquired whether the Apprenticeship Schemes had helped to reduce levels of unemployment and how Rushcliffe compared against the national average.

Action the Economic Growth Manager to provide the Group with national average figures for unemployment

The Council had recently established a Strategic Growth Board to enable it to work with the appropriate agencies and organisations, to help shape and develop future economic development and regeneration. The Board would provide a strategic overview in relation to business growth, employment/skills growth, housing growth and major infrastructure including roads, rail and broadband. Sitting underneath the Strategic Growth Board would be three Local Growth Boards that would focus upon key areas of the Borough, particularly West Bridgford, Radcliffe on Trent and Bingham and Cotgrave.

The Economic Growth Manager explained that £6.3 million of Growth Deal funding had been secured from the Local Enterprise Partnership (LEP) for the A46 package that included Cotgrave Town Centre and employment land, land north of Bingham and the former RAF Newton site. There was also £1.6 million available across the three districts of Rushcliffe, Gedling and Ashfield from LEADER, a European fund aimed at economic growth in rural communities managed through DEFRA in England. A further £5.5 million was available as part of the European Agricultural Fund for Rural Development (EAFRD) to deliver the Government's top priority of economic growth and £10.5 million had been allocated to Sustainable Urban Development Strategies (SUDs).within the D2N2 area.

In respect of the Council's assets, the Group was informed that the industrial units and the RTEC centre were fully let and The Point had only one vacant unit. Following the successful bid for lottery funding, planning permission had been granted for the refurbishment of Bridgford Hall and conversion to serviced apartments. The stage 2 application for Heritage Lottery Funding had been submitted and the outcome was expected in September 2015. In respect of the Arena and office development, Farrans had been appointed as the developer, with a move date of January 2017. As part of the contract, Farrans had provided an employment and skills plan, outlining the employment and training opportunities they would provide during the construction phase.

The Economic Growth Manager updated the Group on the current situation in relation to Broadband. She reported that Nottinghamshire County Council had secured the requisite full match funding of £2.63m, from the D2N2 Local Enterprise Partnership through its Local Growth Deal. This would enable them to fulfil the Government's target of 95% coverage of fibre-based broadband and Rushcliffe would receive 96% coverage by the time Contract 2 concluded in Spring 2018. Detailed survey work was currently being carried out to confirm which areas would benefit from the second Better Broadband for Nottinghamshire (BBfN) contract. Broadband upgrades were not made automatically and businesses and residents would need to make arrangements with an internet service provider to access the faster fibre service once available. Installation of the connection would cost over £100, however there were vouchers available to small and medium businesses to help with the cost.

Following the Council's adoption of the Construction Industry Training Boards Client Based Approach in July 2014, all developments over £3 million now had

employment and skills outputs attached to them. The Council was holding its fourth jobs fair on Thursday 30 July at Lutterell Hall and all benefit claimants within the Borough had been invited. Work Clubs had been established in Cotgrave and West Bridgford and funding was currently being sought for one in Bingham. The YouNG group had organised a successful YouNG market on Central Avenue in conjunction with the Food Fair to promote the Borough's food suppliers.

In concluding the presentation the Group was informed that the following priority areas of work had been identified for 2015/16:

- The establishment of Strategic and Local Growth Boards
- Submitting final business cases to secure Growth Deal money for 2016/17 and 2017/18 (for the A46 corridor schemes)
- Identifying projects that accord with the investment strategy and the associated funding available.
- Developing the business pages on the website
- Implementing the Construction Industry Training Board (CITB) client based approach on all developments – this commits developers to providing skills and training opportunities on sites being developed
- Extending the remit of the Cotgrave Employment Partnership to develop the employment and skills offer across the Borough.

The Chairman thanked the Economic Growth Manager for the presentation and requested that Members email any questions to her.

It was AGREED that

- a) Members endorsed the actions and priorities proposed for the coming year; and
- b) Members recognised the work officers are doing to progress this strategic priority within the resources available.

5. **Draft Rushcliffe Nature Conservation Strategy 2016 – 2020**

The Community Development Manager reminded Members that at its meeting on 5 March 2015, Council resolved that Cabinet should investigate the possibility of a trees and woodlands policy in consultation with the Community Development Group. He explained that the Rushcliffe Nature Conservation Strategy was an existing partnership document produced by the Rushcliffe Nature Conservation Strategy Implementation Group (RNCSIG). The membership of RNCSIG consisted of statutory agencies and voluntary bodies, with the Borough Council and Nottinghamshire Wildlife Trust playing leading roles. The strategy was first produced in 2003 and aimed to protect and enhance Rushcliffe's wildlife interest, whilst helping achieve the Nottinghamshire Local Biodiversity Action Plan objectives. The current Strategy ran to the end of 2015 and placed a particular emphasis on species-rich grassland and wetland habitats, typical of Rushcliffe but now much reduced in area. The updated Draft Strategy for 2016 – 2020 incorporated tree and woodland policies both in a dedicated section and as a recurring theme throughout the document.

The Community Development Manager and Environmental Sustainability Officer gave a presentation that outlined the key objectives of the Strategy. The Group was informed that Rushcliffe had a wealth of nature conservation sites including; 8 sites of Special Scientific Interest (SSSI), 214 Local Wildlife Sites covering 2,000 hectares, 6 Local Nature Reserves, 40 sites managed as nature reserves covering 460 hectares and 7 Ancient Woodlands. The Community Development Manager outlined the key achievements of the 2011–15 as follows;

- Skylarks Nature Reserve – The site was purchased and opened, and is the largest nature reserve in Rushcliffe.
- 22 hectares of new woodland were created by planting 45,000 trees
- First Rushcliffe Nature Conservation Conference
- Increase in volunteering - 8,500 hours in 2014, a threefold increase over the last three years
- 48 projects were supported with small Council grants to assist with hedge laying and planting
- Biodiversity mapping of the whole Borough
- 'Nature in Rushcliffe' resource produced
- Barn Owl population growth, indicating good ecological health in the Borough

The Strategic Aim of the Strategy for 2016 – 2020 was “to protect and enhance Rushcliffe’s wildlife resources, thereby contributing towards local and national biodiversity targets, help mitigate the effects of climate change on wildlife and provide ready access to wildlife rich green spaces”. The Environmental Sustainability Officer explained that this would be achieved through the following objectives;

- Promote landscape scale conservation
- Promote maintenance & enhancement of nature reserves
- Promote sympathetic land management
- Support surveying & reporting of biodiversity
- Raise awareness of nature conservation
- Influence impact of development on wildlife

The Strategy contained a section on Principle Habitats that set out the importance of the main habitats found in Rushcliffe, including Woodland and Trees. It contained details of what partners should do to protect and enhance these habitats and included a commitment to:

- Promote appropriate new woodland planting, particularly where linked to existing woods
- Develop tree planting schemes, carbon offset schemes and community orchards
- Promote sympathetic woodland management
- Use tree preservation orders for threatened valuable amenity trees
- Promote tree wardens where appropriate
- Target of 10 hectares (20,000 trees) of new planting

The RNCSIG was consulting on the Draft Strategy and sought the comments of the Community Development Group, before commencing a wider public consultation. The final draft version of the strategy would be presented to the Community Development Group in October 2015 for endorsement and a commitment for Rushcliffe Borough Council to help deliver the objectives of the Strategy.

Members considered the Draft Strategy in detail and felt that many trees had been lost throughout the Borough, particularly in rural areas. Although it was widely acknowledged that trees needed to be planted, especially in the hedgerows alongside rural roads, the idea was not always favourably received by farmers and the Highways Authority. The Community Development Manager explained that one of the aims of the Strategy was to encourage tree planting and that Parish Councils, farmers and landowners could access European LEADER funding and Agri Environment grants to assist with costs. Members were informed that the schemes were promoted by the Wildlife Trust, Nottinghamshire Farming and Wildlife Group and by contacting farmers directly. The Group felt that a Members' Briefing Note would be beneficial so that they could inform their Wards about funding available for tree planting. Officers confirmed that these grants did not apply to landscaping conditions attached to planning applications, as it was the duty of the developer to fund the work.

Action The Community Development Manager to provide Members with a Briefing Note on the funding available for tree planting

In response to questions, Members were informed that it was a legal requirement that Tree Preservation Orders (TPOs) could only be placed on trees that were under threat. However, if significant trees in villages were identified, other methods of protecting them could be explored. Members felt that it would be beneficial to receive information on the amount of TPOs in the Borough and to compare data in the future.

Action The Community Development Manager to provide Members with information on the amount of TPOs in the Borough

In respect of the funding of the Rushcliffe nature grants, Members were informed that the limit of £4,000 per annum had proved sufficient, as most applications were for less than £750. In addition to the landowner's contribution, a grant of £500 could provide 500 small trees or fund 100 metres of hedge laying. As the Woodland Trust Scheme only supplied mixed trees for planting, a Rushcliffe nature grant could be used purchase oak trees, as long as the project met the biodiversity criteria. In most incidences there was no reason why trees could not be planted in hedgerows. In respect of the Borough's ancient woodlands that contained trees over 400 years old, Members were informed that these were situated in rural areas and therefore were not currently at threat from development.

In reference to the Key Target Indicators contained in the Strategy Members queried the low base figures for objective two and three for managing local wildlife sites. The Environmental Sustainability Officer explained that the figures were externally measured and were not an indication that the sites

were not managed, more likely that they were not inspected or the data was not available. Members felt that the objectives should not be measured on targets that the Council had no control over and felt that these should be treated as background indicators for information only.

Action The Community Development Manager to amend the Strategy to highlight that the key target indicators 3 and 4 were background indicators for information only

In response to questions regarding the large scale planting of trees in North West Leicestershire, Members were informed that this was part of the National Forest and had been funded by regeneration schemes and private investment.

The Group enquired whether there was any legislation to prevent gardens being concreted over in order to reduce flooding. The Community Development Manager explained that although there were rules on paving and tarmacking of driveways this did not extend to rear gardens. The Council had produced a gardening leaflet to raise awareness of this issue which was available in libraries, the Community Contact Centre and on the Council's website. Members felt that the information should be made available to all households, possible by placing the leaflet on the green bins or including an article in the Council's newsletter Rushcliffe Reports.

Action The Community Development Manager to investigate ways to promote the gardening leaflet to all residents

It was AGREED that the Group supported the draft Rushcliffe Nature Conservation Strategy and endorsed the approach of incorporating a tree and woodlands policy into this strategy.

6. **Annual Report 2014/15**

The Chairman presented the Annual Report that provided a review of the work undertaken by the Community Development Group in 2014/15. Members were informed that reports from all four scrutiny groups would be presented to Council on 24 September 2015.

It was AGREED that the report be approved and forwarded to Council for its consideration.

7. **Work Programme**

The Group considered the report of the Executive Manager – Operations and Corporate Governance that set out details of the proposed work programme for the municipal year 2015/16.

The Group AGREED the Work Programme as set out below:

Date of Meeting	Item
20 October 2015	<ul style="list-style-type: none"> • Housing Delivery Plan • Rural Broadband Update • Work Programme
26 January 2016	<ul style="list-style-type: none"> • Reputation Management • Work Programme
26 April 2016	<ul style="list-style-type: none"> • Work Programme

The meeting closed at 9.20 pm.

Action Sheet

Community Development Group - Tuesday 14 July 2015

Minute Number	Actions	Officer Responsible
2 Notes of the Previous Meeting	None	
3 New Energy Initiatives	a) include sections on of feed in tariffs and government subsidies, and health and safety issues in the briefing note b) update the figures on separate weekly collections of food waste contained in the briefing note	Executive Manager – Communities
4 Economic Growth Update	Provide the Group with national average figures for unemployment	Economic Growth Manager
5 Draft Rushcliffe Nature Conservation Strategy 2016 – 2020	a) provide Members with a Briefing Note on the funding available for tree planting b) provide Members with information on the amount of TPOs in the Borough c) amend the Strategy to highlight that the key target indicators 3 and 4 were background indicators for information only d) investigate ways to promote the gardening leaflet to all residents	Community Development Manager
6 Annual Report 2014/15	None	
7 Work Programme	None	

Responses

Minute Number	Actions	Officer Responsible	Response
3 New Energy Initiatives	c) include sections on of feed in tariffs and government subsidies, and health and safety issues in the briefing note d) update the figures on separate weekly collections of food waste contained in the briefing note	Executive Manager – Communities	Included in the Briefing Note.
4 Economic Growth Update	Provide the Group with national average figures for unemployment	Economic Growth Manager	Briefing Note emailed to Members of the Group
5 Draft Rushcliffe Nature Conservation Strategy 2016 – 2020	e) provide Members with a Briefing Note on the funding available for tree planting f) provide Members with information on the amount of TPOs in the Borough g) amend the Strategy to highlight that the key target indicators 3 and 4 were background indicators for information only h) investigate ways to promote the gardening leaflet to all residents	Community Development Manager	Responses emailed to Members of the Group



Rushcliffe
Borough Council

Community Development Group

20 October 2015

Rushcliffe Housing Delivery Plan 2016 2021

5

Report of the Executive Manager - Neighbourhoods

1. Summary

- 1.1. The report sets out the key issues for the Rushcliffe Housing Delivery Plan 2016-2021 and the plans to address key housing priorities during the lifetime of the Plan.

2. Recommendation

It is RECOMMENDED that the Group endorse the draft Housing Delivery Plan prior to it being presented to Cabinet.

3. Reasons for Recommendation

- 3.1. The Housing Delivery Plan seeks to:

- Raise awareness among Members, officers, partners and the public about the housing challenges facing the Borough and the Council's actions in response.
- Position the Council as a forward-looking and flexible authority, focussed on outcomes, not process.
- To establish a framework for working with a range of partners to improve housing and housing support, focusing resources on projects that make a practical difference.
- To accord with the Council's priorities and the development of the emerging Corporate Plan 2016.

4. Supporting Evidence

- 4.1 Since 2003, most local housing authorities have periodically published a "housing strategy", detailing their understanding of housing challenges facing their local area, and the council's response to meeting them.
- 4.2 Rushcliffe Borough Council published its current strategy in 2009 to run to 2016. The Housing Strategy is published on the Council's website and has an action plan that the Council has been working through.
- 4.3 The Deregulation Act, which came into force in March 2015, repealed the duty stated in the Local Government Act 2003 for Local Authorities in England to prepare a Housing Strategy.

- 4.4 The Rushcliffe Housing Strategy 2009 – 2016 is 60 pages long and includes 51 actions. The actions were informed by consultation with the public and stakeholders, and represented the priorities of the Council when it was drafted in 2008. However, the housing market, the policy environment and the resources available have all changed since its publication.
- 4.5 General economic conditions and devolved powers means that it is likely Councils will have greater freedoms and opportunities to find local solutions to increase housing supply, meet local needs, improve health outcomes and drive economic growth, but this will be against the backdrop of a challenging economic climate.
- 4.6 Good quality, affordable housing is important for a range of reasons, not least as a vital contributor to the health and prosperity of our local communities. An overarching document describing the housing market, the challenges and the Council's response is of value, particularly to Members, non-expert officers, partners and the public. However, it needs to be straightforward and accessible to fulfil this role.
- 4.7 It is therefore proposed to publish an accessible and concise Housing Delivery Plan as a public statement of priorities for housing and the actions being taken to secure improvements and for this document to link to the emerging Rushcliffe Borough Council Corporate Plan 2016.
- 4.8 Consultation was undertaken with over 500 key stakeholders, including neighbouring Local Authorities; members of the Rushcliffe CVS; Registered Providers; Town and Parish Councils; Elected Members and a range of other key stakeholders for an eight week period during July to September 2015. Consultation focussed on what the overall Vision for the Plan should be; what should be the main themes of the Plan; what views were regarding key challenges and opportunities regarding housing in Rushcliffe and how consultees could help to deliver positive change. The consultation responses have assisted in shaping the Housing Delivery Plan. The draft Housing Delivery Plan and the summary of consultation responses are attached at **Appendix 1 and 2**.
- 4.9 The Housing Delivery Plan sets out the vision and the three key priorities for housing in Rushcliffe in which we will work with partners to achieve:
- Priority 1: Supply – delivering housing growth including affordable housing to meet the needs of our diverse communities)
 - Priority 2: Quality – ensuring that existing and new homes are of a high standard and contribute to improving the health of our residents)
 - Priority 3: Inclusion – tackling homelessness and provision of effective housing related support for residents.
- 4.10 The Plan is focussed on encouraging investment in both new and existing homes and promoting independent living, showing how this links to economic growth and benefits in terms of health and wellbeing. It will be supported by an action plan which will set targets against the three priorities identified and will be subject to annual updates.

4.11 Equalities Impact Assessment (EIA) – An Equalities Impact Assessment has been undertaken and no major change or adverse impacts were identified.

5. Risk and Uncertainties

5.1 The Council's Medium Term Financial Strategy includes an annual capital grant allocations to support Registered Providers (housing associations) in the delivery of affordable housing. However, the changing financial landscape that the Council is currently managing will mean that this budget will come under increasing pressure due to the unprecedented levels of uncertainty.

6. Implications

6.1. Finance

6.1.1 Given the current economic climate and financial challenges, it is envisaged that the vast majority of the actions will be achieved within existing secured and projected resources available to the Council and its partners.

6.2. Legal

6.2.1 There is no statutory requirement to produce a Housing Strategy however the Council has a number of statutory duties within the three key priorities identified in the Housing Delivery Plan.

6.3. Corporate Priorities

6.3.1 **Supporting economic growth to ensure a sustainable, prosperous and thriving local economy** – Effective partnership working to increase the supply of affordable housing will meet a range of needs across the borough which in turn will generate economic growth and deliver other significant benefits.

6.3.2 **Maintaining and enhancing our resident's quality of life** – Strong partnership working will enable residents to have safer, healthier and live longer lives in which they are able to fulfil their aspirations. The continued supply of affordable housing will reduce the instability caused to families and communities by preventing homelessness.

6.4. Other Implications

6.4.1 Other Options Considered

6.4.2 The Council could decide to produce a more traditional replacement for the existing Housing Strategy, similar in format and content to previous strategies.

6.4.3 Alternatively, the Council could decide to do nothing.

For more information contact:	John Sheil Housing Strategy and Development Officer 0115 914 8226 email jsheil@rushcliffe.gov.uk
Background papers Available for Inspection:	Rushcliffe Housing Strategy 2009-2016
List of appendices (if any):	Appendix 1 Draft Housing Delivery Plan Appendix 2 Consultation response comments

Rushcliffe Housing Delivery Plan 2016 - 2021

Introduction

Housing is a key priority for Rushcliffe Borough Council. Not only do people need safe, warm and affordable homes, but the lack of adequate housing can damage our local economy and also detrimentally affect the health and wellbeing of our residents.

Following consultation with our key stakeholders including Councillors, Town & Parish Councils; Neighbouring Local Authorities; Registered Provider Partners and private and voluntary sector organisations, we have produced the Rushcliffe Housing Delivery Plan to set our priorities for action and establish the framework for working with a range of partners to improve housing and housing support in the Borough.

General economic conditions will determine much of what happens in the housing sector during the lifetime of this Plan, however, devolved powers mean that many aspects of housing policy will be determined locally. It is likely that Councils will have greater freedoms and opportunities to find local solutions to increase housing supply, meet local needs, improve health outcomes and drive economic growth. Therefore, it is essential to ensure that we have a robust plan in place to identify current priorities and target resources to meet current and future key challenges and to maximise opportunities.

The Housing Delivery Plan sets out the Vision and three key priorities for housing in Rushcliffe. Following feedback during consultation the overall Vision and priorities remain unchanged from the Rushcliffe Housing Strategy 2009-2016.

The Plan also supports the Council's Corporate Strategy priorities of:

- Supporting economic growth to ensure a sustainable, prosperous and thriving local economy
- Maintaining and enhancing our residents' quality of life
- Transforming the Council to enable the delivery of efficient high quality services

The vision and priorities of the Housing Delivery Plan are:

Vision: Our aim is for every household to have real housing choice and to enjoy living in a good quality home that meets their needs.

Priority 1. Supply: delivering housing growth including affordable housing to meet the needs of our diverse communities

Priority 2. Quality: ensuring that existing and new homes are of a high standard and contribute to improving the health of our residents.

Priority 3. Inclusion: tackling homelessness and provision of effective housing related support for residents.

It is clear that Rushcliffe Borough Council cannot deliver our priorities alone and as such, we are committed to working effectively with partners to deliver objectives which meet the changing needs and expectations of our residents. If you think you can help us to deliver on these priorities please come and talk to us.

Councillor Richard Butler
Portfolio Holder for Sustainability

Why is housing important

Good quality, affordable housing is important for a range of reasons, not least as a vital contributor to the health and prosperity of our local communities.

Health

There are clear linkages between health and housing. A lack of good quality, affordable accommodation has a significant impact on health and wellbeing leading to increased demand for acute services, such as those provided by the NHS. A recent report produced by the Building Research Establishment concluded that the NHS could make savings of at least £1.4 billion per annum if properties in the worst condition were brought to acceptable standards.

Improving the quality and supply of homes will help to reduce fuel poverty, improve our carbon footprint and prevent homelessness, all of which can have a detrimental impact on children's education and people's ability to secure and sustain employment.

Whilst the health of people in Rushcliffe is generally better than the Nottinghamshire average, there are significant variations in health between life in the most affluent and most deprived areas of the Borough. Life expectancy is 6.1 years lower for men and 6.3 years lower for women in the most deprived areas of Rushcliffe than in the least deprived areas.

For these reasons, we recognise the importance of working closely with health, social care and other partner agencies to identify opportunities to reduce the impact on acute services through housing interventions.

Economy

Housing development has a major positive effect on the local economy. In a report published February 2015, the National Housing Federation estimated that if the 1,695 new affordable homes were built which are needed in the D2N2 area (Derbyshire & Nottinghamshire Local Enterprise Partnership) each year, this would support 1,373 jobs and add over £63 million to the D2N2 economy.

As at 2014, average gross full time earnings in Rushcliffe were higher than the regional average at £30,498 per annum compared to an average of £25,136 in the East Midlands. Likewise, average part time earnings are higher at £15.37 per hour in Rushcliffe compared to £12.00 per hour in the East Midlands.

Whilst this indicator provides for a vibrant economy and a great place to do business it poses additional challenges for first-time buyers and people who cannot access home ownership to obtain affordable housing in the social and private sector housing market. Average house prices at £212,000 against average incomes of £30,498 means that average house prices in Rushcliffe are around seven times average earnings.

Housing in Rushcliffe

In 2014, Rushcliffe had a population of 113,700 people, increasing from 105,800 in 2001. By 2031, the population is projected to increase further by 11% to 126,300. This is higher than the projected rate of increase in Nottinghamshire (9%) and for the East Midlands (10%).

Particularly marked is the rise in Rushcliffe's population of people aged 65+ which is projected to increase from 22,931 to 33,800 by 2031, a rise of 47% and the largest projected rise of any Local Authority in Nottinghamshire.

At the same time, average household sizes are expected to reduce by 5% in Rushcliffe between 2012 and 2032. This compares to a reduction of 4% in Nottinghamshire. This change reflects a national trend in the rise in the number of lone parent households and single people.

The increase in population and also the reduction in average household sizes means that the number of households is projected to rise from 45,835 households in 2011 to 57,710 in 2032. This is a 19% increase in households over the period and compares to an average 15% increase in households in Nottinghamshire.

All of these factors mean that more housing is required in Rushcliffe. In total, 1,217 new homes have been delivered in Rushcliffe between 2010 and 2015 and the Council has a target to deliver a further 5,141 by 2020 as identified in the Rushcliffe Local Plan: Part 1. In order to meet the needs of residents who are otherwise unable to access the housing market, a number of these new dwellings will be affordable housing. The Rushcliffe Strategic Housing Market Assessment identifies that 463 new affordable homes are needed each year over the 7 year period 2012-19 to meet both newly emerging need and existing need.

Rushcliffe is a very popular place to live and has recently been voted in the Halifax Quality of Life Survey as one of the top 10 most desirable places to live based on a number of factors including areas in the country in which to live based on a range of factors including high employment rates; health care; low crime rates and educational attainment.

Whilst Rushcliffe is one of the most affluent areas in the East Midlands, there are pockets of deprivation, such as the Trent Bridge ward which has a higher proportion of private rented accommodation and a transient community, lower income levels, poorer health outcomes and higher levels of crime and anti-social behaviour. It is therefore essential to recognise that whilst Rushcliffe has many affluent areas, it is also important to tackle significant social issues in our most deprived neighbourhoods.

Additionally, many properties in the private sector are in need of improvement. There are an estimated 3,300 dwellings in Rushcliffe that have Category 1 Hazard (Health and Housing Safety Rating System), excess cold and related disrepair being the main problem. These are the properties in the very worst condition with significant potential risks to health despite continued partnership working with private landlords to promote best practice and where appropriate take enforcement action. Latest

available figures show that 7,471 households in Rushcliffe are in fuel poverty which equates to 16% of all households in the Borough. Therefore, it is increasingly important to work with a range of partners, including energy suppliers and other key partners, to address these issues.

The popularity of Rushcliffe as a place to live means that house prices are higher, and therefore least affordable, when compared to neighbouring areas. The average house price in Rushcliffe is £212,000 (an increase from £190,000 in 2011) compared to the average for the Nottingham City and Nottinghamshire area as a whole of £140,000. However, within Rushcliffe, average house prices vary from an average of £135,000 in Cotgrave to £336,500 in Edwalton Village.

The latest published data shows that lower quartile house prices are 8.58 times lower quartile earnings in Rushcliffe, an increase from 7.34 times lower quartile earnings in 2010. This is a far higher ratio than the Nottinghamshire average of 5.51 or the Nottingham City ratio of 4.07 meaning that dwellings are increasingly unaffordable for our local residents.

This is also evidenced by the number of households on the Council's housing register which, at 1st September 2015, stood at 498 households but with an average of just 290 lettings in each of the past 3 years, waiting times for social housing are still very long. The adoption of the Rushcliffe Local Plan (Part 1) will provide a strategic basis to plan for the needs of Rushcliffe resident. Whilst this is an important Plan for meeting some affordable housing needs there is still a requirement to explore other opportunities for affordable housing.

Private rental market

From 2001 to 2011, whilst the number of households owning their home outright increased, the number of households with a mortgage significantly reduced. Importantly, numbers of social housing fell during the period, significantly due to Right to Buy sales. In the financial year 2014-15, 12 dwellings in Rushcliffe were sold through Right to Buy and the number of private rented dwellings significantly increased. Demand for social housing is likely to outstrip supply. It is therefore increasingly important to ensure that the private rented sector continues to expand and provide a continued supply of good quality, affordable homes for a range of people where choices are limited.

Tenure

	2001 (no.)	2001 (%)	2011 (no.)	2011 (%)
Owned outright	15,218	34.85	17,973	39.2
Owned mortgage	18,846	43.16	17,169	37.5
Shared Ownership	397	0.91	333	0.7
Social	4,311	9.88	3,854	8.4
Private rent	4,056	9.29	5,595	12.2
Other	842	1.93	424	0.9

Housing Benefit is paid using a calculation by the Valuation Office Agency of rents in a wide geographical area, known as the Broad Rental Market Area (BRMA). The maximum amount of rent which can normally be paid through Housing Benefit is called the Local Housing Allowance (LHA) Rate. Rushcliffe is included within the Nottingham BMRA which includes Nottingham City, parts of Gedling, Rushcliffe, Erewash and Broxtowe. It is important to note that the LHA rate is based on the 30th percentile of private market rents which may result in a shortfall between LHA levels and local rents. Lower quartile rents are higher in Rushcliffe so there are significantly more limitations as to which properties people can rent than in other areas.

A comparison of rents between Rushcliffe, Nottinghamshire overall and the maximum Local Housing Allowance payable is shown below (Source: Valuation Office Agency).

Rents	Nottinghamshire lower quartile private rents	Rushcliffe lower quartile private rents	Local Housing Allowance 2015/16 P/M	Difference between RBC Rushcliffe area lower quartile rent and LHA
Room	£293.00	£312.00	£299.00	LHA is £13 p/m below lower quartile rents
1 bed	£350.00	£400.00	£393.90	LHA is £6.10 p/m below lower quartile rents
2 bed	£450.00	£520.00	£469.13	LHA is £50.87 p/m below lower quartile rents
3 bed	£495.00	£625.00	£521.26	LHA is £103.74 p/m below lower quartile rents
4+ bed	£695.00	£875.00	£656.50	LHA is £218.50 p/m below lower quartile rents

An evaluation of lower quartile rents identified a very large difference between rents levels and the LHA, especially on larger properties, which appears to be an emerging trend.

The issue in Rushcliffe of the disparity between LHA and lower quartile rents means that for people on housing benefits, many properties, particularly larger dwellings, are unaffordable resulting in people with the least disposable income being in poor quality, insecure accommodation.

The relatively high prices to purchase or rent homes in Rushcliffe means that there are increasing difficulties for many of our residents in accessing the local housing

market. This also has a knock on impact on the demand for statutory and voluntary sector services when unexpected events occur and people do not have the means to pursue alternative options.

Challenges and opportunities

There are a range of emerging challenges and opportunities relating to housing in Rushcliffe. Significantly, we are faced with reducing funding to build new homes and provide housing related support which means that it is more important than ever to ensure that partners work effectively to understand and tackle priority issues.

Current national proposals to extend the Right to Buy and to reduce rents in the social housing sector means that we are faced with the need to explore new opportunities to deliver affordable housing. The Council's Medium Term Financial Strategy includes an annual capital grant allocation to support Registered Providers in the delivery of affordable housing. However, the changing financial landscape that the council is currently managing will mean that this budget will come under increasing pressure due to the unprecedented levels of uncertainty.

Additionally, house prices and rents in the private sector are forecast to continue to rise in Rushcliffe meaning there will be increasing challenges relating to housing affordability in the Borough.

Potential significant opportunities in the future include proposals to devolve powers away from central Government to local areas, including some relating to housing; in order enable local areas to more effectively tackle local issues.

Of particular significance to Rushcliffe are proposals which include:

- The establishment of a Housing Investment Fund to consolidate national housing funding schemes into a single fund allocated outside of a bidding process in which local areas would have more control.
- Improving local private rental standards.
- Better utilising public sector land for the provision of new homes.

Within this context and following consultation with a range of partner organisations including parish councils; Registered Providers; elected Members and a range of other partner organisations, the overall vision and three key priorities have been identified.

Priority 1: Supply - delivering housing growth including affordable housing to meet the needs of our diverse communities

Examples of key achievements

Rushcliffe Borough Council and our partners have been highly successful in delivering new housing in the Borough. Over the six year period between 1 April 2009 and 31 March 2014, 1,340 new homes have been built in Rushcliffe. Of these, 192 were affordable units (or 14% of the total homes built).

The New Homes Bonus is a grant paid to Local Authorities for increasing the number of homes and their use. Since 2011, Rushcliffe Borough Council has received a total of over £4million of New Homes Bonus, including the re-investment of £590k to re-develop 9 disused garage sites in the Borough providing an additional 30 affordable homes, which highlights the Council's success in delivering homes in the Borough. During the lifetime of the Strategy, Rushcliffe Borough Council and partners have been successful in receiving almost £4.5million towards the delivery of affordable housing from the Homes and Communities Agency.

The Borough Council has been successful in achieving 30% affordable housing on qualifying sites.

We have worked with a range of Parish Councils regarding the development of rural exception sites. Since 2009, rural exception site surveys have been carried out in 8 of our villages in order to establish levels of housing need. Four schemes have been completed since 2009, providing a total of 37 new affordable units. This work has been carried out in partnership with Midlands Rural Housing and Waterloo Housing.

The Rushcliffe Local Plan Part 1: Core Strategy was adopted in December 2014. It sets out the vision for development in Rushcliffe to 2028 and provides the planning framework for the other key documents. Policy 8 of the Core Strategy (Housing Size, Mix and Choice) sets out the Council's affordable housing policy for new developments.

Significant work is being undertaken in Cotgrave to regenerate the area with plans for 450 new homes (including delivery of 30% (former target) of all homes to be affordable homes) and major work proposed to improve the town centre.

We have also been successful in reducing the number of long term empty properties. Empty properties are now inspected every 3 months and now attract the full council tax charge after 6 months as a deterrent to keeping properties empty for a longer period than necessary. As a result of this work, between October 2009 and October 2015, the number of long term empty properties reduced from 629 to 379.

Key priorities for the future

- Adoption of the Rushcliffe Local Plan Part 2: Land and Planning Policies Development Plan Document
- Supporting the development of Neighbourhood Plans where local communities want these
- Increasing the supply of good quality housing across all tenures and promote choice
- Expand the work of the Rural Exception Site Programme
- Increasing training and job opportunities for local people through housing activity
- Implementing existing and future regeneration projects including at Cotgrave
- Maximising design and environmental standards in new dwellings
- Identifying and meeting specialist housing and support needs
- Identifying new effective models for the delivery of affordable housing
- Reducing the number of long term empty homes

Priority 2: Quality - ensuring that existing and new homes are of a high standard and contribute to improving the health of our residents.

Examples of key achievements

The Rushcliffe Choice Based Lettings and Allocation Policy was implemented in February 2013 in order to achieve the changes set out in the Localism Act to maximise the use of social housing and meet needs. We have also re-launched the 'First Lets' initiative to advertise private rented properties and hard to let social rented properties as a means of extending choice to local residents.

Approximately 60-70 grants are approved each year for a variety of access/independent living purposes through the Disabled Facilities Grant (DFGs). The grant now comes through the Better Care Fund with a view to enabling DFGs to be part of the overall care package available to people within the Health & Social Care setting.

Since 2009, Rushcliffe Borough Council has been directly responsible for improving the standards of 170 properties (primarily in the private rented sector) that were in the worst condition in Rushcliffe.

The Borough Council has sought to ensure that a good standard of housing design has been secured when considering planning applications for both Market and affordable housing. For affordable housing, it has sought an appropriate code for sustainable homes level, and sought to ensure that a proportion of properties meet, or are capable in meeting Lifetime Homes. Whilst the Government's Housing Standards Review has significantly limited the powers of local planning authorities to set standards in their planning documents, we will continue to seek to identify opportunities to maintain and improve standards where possible.

A range of work has been undertaken with partners to improve the energy efficiency of over 1,500 homes in Rushcliffe during the period 2011 - 2015. In partnership with the Nottinghamshire and Derbyshire Local Authority Partnership (LAEP), work has included providing free cavity wall insulation to 575 homes and loft insulation to 944 homes. This has included replacing broken and inefficient boilers in households at risk of fuel poverty, undertaking 72 green deal assessments and energy efficiency awareness raising and events.

Key priorities for the future

- Reducing fuel poverty by improving the energy efficiency of homes across the district and by promoting information and advice to reduce fuel bills
- Making best use of existing stock to meet individual housing need
- Working with partners across all tenures to improve housing standards
- Improving access to the private rented sector

Priority 3: Inclusion - tackling homelessness and provision of effective housing related support for residents.

Examples of key achievements

The Citizens Advice Bureau outreach serviced has been established at Rushcliffe Community Contact Centre. Between 2013 and 2015 there were 205 sessions at which 434 people were assisted with advice and information across a range of welfare law, welfare benefits, debt, housing and employment issues.

Since 2009 we have contributed a total of £3,500 to install 88 smoke alarms through the Council's Independent Living Grant. Additionally, through successful partnership working with the Fire & Rescue Service we have levered in £5,000 grant funding to install 128 smoke alarms to the properties of our most vulnerable residents.

Work has commenced in partnership with neighbouring Councils on a Gypsy and Traveller accommodation study. The results of the study will identify the level of traveller pitch requirements in Rushcliffe to 2029.

We are committed to tackling domestic violence to provide safe and secure homes and tackle one of the main causes of homelessness. Work to date has included extending Domestic Violence drop-in points, the delivery of Freedom Programmes, a review of the Sanctuary scheme, advice to 1,300 local pupils and advice, support and safety planning to over 1,000 survivors. In recognition of our achievements, in 2013, Rushcliffe Borough Council was awarded White Ribbon status and rolled out the White Ribbon Campaign in partnership with Nottingham Rugby Club to use sport as a vehicle to challenge and change attitudes and behaviours that support all forms of abusive against women.

In 2013, Broxtowe, Gedling and Rushcliffe Borough Council developed a joint homelessness strategy and an action plan which established a framework to tackle and prevent homelessness.

In the period 2009-2015, Rushcliffe Borough Council and partners were responsible for preventing 1398 incidences of homelessness in Rushcliffe. Of these, there were 299 preventions utilising new tenancies in the private rented sector.

During 2009-15, 4,701 people were given housing advice. In the same period, there were 417 homeless applications and 150 homeless acceptances.

In partnership with Broxtowe Youth Homelessness Project we have delivered education sessions in schools to young people in Rushcliffe around issues to prevent homelessness and increase financial inclusion. Since 2012, 139 workshops have been delivered to over 3,000 participants.

Through Rushcliffe Borough Council's Revenues and Benefits team we have supported residents to manage the effects of welfare reforms through the provision of face to face advice at the Rushcliffe Community Contact Centre; effective management of the Discretionary Housing Payment allocation and the facilitation of online take up of housing benefit claims through increased levels of digital inclusion.

Key priorities for the future

- Ensuring strong links are maintained between housing and health and social care to maximise opportunities to reduce the demand on acute services through housing interventions and improve outcomes for individuals
- Promoting community cohesion and continue to tackle anti-social behaviour and domestic abuse
- Work with partners to prevent and tackle the primary causes of homelessness
- Improving the provision of high quality housing related support Working with partners to promote and facilitate independent living, including contributing to the development of countywide accommodation and support strategies for specific client groups
- Helping people manage the effects of welfare reform
- Refresh the Council's Equality and Diversity Strategy to ensure proactive engagement and delivery of housing services to BME communities and households, including the completion of the Gypsy and Traveller Accommodation Assessment

Monitoring the delivery against the priorities

The Housing Delivery Plan identifies the key priorities in which we will work with partners to improve housing and housing related support services in the Borough. It is supported by an action plan which will set targets against the three priorities of supply, quality and inclusion. The action plan will be subject to annual updates.

Resources

Given the current economic climate and financial challenges, it is envisaged that the vast majority of the actions will be achieved within existing secured and projected resources available to the Council and its partners.

Contacts

For more information and to discuss how we can work with you, please contact Donna Dwyer or John Sheil on 0115 9148226

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More information is available at: www.rushcliffe.gov.uk

Rushcliffe Housing Delivery Plan Summary of Feedback

In total, 26 external responses were received from a wide range of consultees. Additionally, a short extension has been requested and granted by one Parish Council. Of these, 25 responses were received using the template provided and are summarised below:

Consultees

Strategy and Development Officer	Broxtowe Borough Council
Parish Councillor	Gotham Parish Council
Managing Director	Positive Homes Ltd
Elected member for Lady Bay Ward	Rushcliffe Borough Council
Councillor	Rushcliffe Borough Council
Head of Housing	Metropolitan Housing
Councillor	Rushcliffe Borough Council
Councillor	Rushcliffe Borough council
Senior Housing Partnership Officer	Nottingham City Council
Environmental Sustainability Officer	Rushcliffe Borough Council
Clerk to East Leake Parish Council	East Leake Parish Council
Nottinghamshire & Derbyshire Representative	National Landlord Association
Bingham Town Councillor	Bingham Town Council
Business Owner/Consultant	Private
Team Leader	Framework Housing
policy unit manager	Mansfield District Council
Vice Chair	Kingston on Soar Parish Council
Housing Policy and Research Officer	Ashfield District Council
Councillor	Rushcliffe Borough Council
Gypsy & Traveller Liaison Officer	Nottinghamshire County Council
Research & Intelligence Officer	Nottinghamshire County Council
Strategy and Development Officer	Broxtowe Borough Council

Parish Councillor	Gotham Parish Council
Managing Director	Positive Homes Ltd
Elected member for Lady Bay Ward	Rushcliffe Borough Council
Councillor	Rushcliffe Borough Council
Nottinghamshire and Derbyshire Representative	National Landlord's Association (NLA)
Lead Advisor, Sustainable Development Team	Natural England
Parish Clerk	East Leake Council

The Housing Strategy established the overarching vision for housing of “Our aim is for every household to have real housing choice and to enjoy living in a good quality home that meets their needs”. Do you agree that the vision is still appropriate?	
Agree	19
Disagree	5
No response	1

If you disagree, how should this be amended?	Rushcliffe Borough Council Response
There needs to be more emphasis on the local community's opinion concerning "Creating residential development that responds to and enhances local character and distinctiveness"	The vision incorporates this and this is captured in the Local Plan, Part 1, Policy 10: Design and Enhancing Local Identity
The amount of low cost housing in major planning schemes seems to have diminished since the inception of the Strategy. The Strategy needs to be firmer on not accepting a lowering of low cost housing thresholds within developments	The total proportion of affordable housing sought on qualifying sites provides for a mix of affordable housing tenure, including: 42% intermediate (low cost housing i.e. shared ownership, shared equity), 39% affordable rent and 19% social rent. A variety of delivery models are being explored to increase the supply of affordable home ownership housing to low and moderately paid working households.

Review of Core Strategy - building south of Clifton	The Local Plan was adopted in December 2014 following a full examination. The Core Strategy sets out the overarching spatial vision for development in Rushcliffe and includes a Strategic Allocation at South of Clifton (Policy 24). Land south of Clifton has been chosen as a strategic site in line with the Spatial Strategy contained within Policy 3.
Insufficient social housing.	Local Plan, Policy 8, Housing Size, Mix and Choice sets out the requirements for affordable housing which should be sought on strategic sites (up to 30%) and within each housing submarket (West Bridgford, Rushcliffe Rural, Radcliffe, Gamston Ruddington and Compton Acres – 30%; Leake, Keyworth and Bingham – 20%; and Cotgrave 10%).
We cannot afford to give people choice. good quality home is important, but in the austerity era it is not realistic to expect that people who cannot afford to buy or rent on commercial basis can have "real choice" of taxpayer funded accommodation	Allocations for social housing are administered through a Choice Based Lettings (CBL) scheme. As part of the legal framework all Councils must publish an Allocations Policy and ensure that properties are let according to that policy. The Borough Council will offer the greatest choice possible in allocating social housing, however the ability to offer choice has to be balanced against the legal requirements for an allocation scheme to ensure that those in the greatest need are given priority for social housing.

Do you have any other comments (regarding the vision statement)?	Rushcliffe Borough Council Response
I think the overarching statement is very good. I am assuming that "choice" incorporates tenure, location, affordability etc which are probably referenced in more detail among the three strategic themes.	Yes, however, the allocation of private rented properties (other than a private rented offer in discharge of the Borough Council's statutory homelessness duties) is not part of the Choice Based Lettings Scheme. Similarly, the assessment of applications and allocation of shared ownership properties is undertaken by the Department of Communities and Local Government (DCLG) appointed Help To Buy Agent.

The impact of air pollution, from diesel emissions (A453), has not been considered	Air quality is included as one of the environmental indicators that were used in the sustainability appraisal that was prepared alongside the Core Strategy. Carbon dioxide levels will be monitored as part of the Local Plan Monitoring Report.
I agree with the vision although the practicalities of providing this are limited in the current environment, as there is limited choice partially due to the limited housing stock of social housing that is available and often lacking in the areas many people wish to live.	The Strategic Housing Market Assessment (SHMA) and Affordable Housing Needs update 2012 sets out a broad indication of potential levels of affordable housing over the Local Plan period. Affordable Housing need will be monitored and kept under review and different ways of increasing the supply of affordable housing will continue to be explored across all tenures.
There should be affordable housing available to buy or to rent in rural and urban areas, with access to good public transport and employment.	Local Plan Policy 8: Housing Size, Mix and Choice included provision within the Core Strategy for rural exception development, or provision to allow for the allocation of sites purely for affordable housing within smaller rural villages which meets local needs only (Local Plan, Policy 3 Spatial Strategy)
Does this include consideration of Traveller sites?	Yes – Local Plan Policy 9: Gypsies, Travellers and Travelling Show People , Local Plan makes provision for the allocation of sites for creating mixed and sustainable communities.

Theme of Supply - Do you agree that the identified theme is still appropriate?	
Agree	13
Disagree	1
No response	11

If you disagree, how should this be amended?	Rushcliffe Borough Council Response
Affordable housing definition is too far from social housing definition. .	The definition is set out in National Planning Policy Framework (NPPF 2012) ‘ social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market

What do you feel should be the key actions relating to the 'Supply' priority over the next 5 years?	Rushcliffe Borough Council Response
Meeting the core strategy requirements	Agree, this is a key requirement
Reducing the aggravation around building affordable housing. The big developers don't want to do it because it affects their bottom line - and have better lawyers than the council to argue it out.	The Local Plan, Policy 8: Housing Size, Mix and Choice set out that the overall proportion and mix for affordable housing will be determined by a) evidence of housing need, b) existing tenure mix in the local area, c) the ability to deliver affordable housing alongside other requirements, taking into account broad assessments of Viability, and d) the availability of subsidy to deliver affordable housing in weaker market areas. In the case of larger phased developments the level of affordable housing will be considered on a site by site basis taking into account localised information.
Increase in affordable homes and accommodation for elderly people in single households such as small bungalow, affordable houses in villages to allow young people to stay in villages, low carbon environmentally friendly buildings that are high density to prevent incursion onto precious green spaces.	The Local Plan, Policy 8: Housing Size, Mix and Choice identifies that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes to create mixed and balanced communities. Specific consideration should also be given to the needs and demands of the overall mix, in particular in areas where there is a significant degree of under occupation and an aging population
More partnership building of 'affordable' homes of various sizes on opportunity sites in West Bridgford and nearby settlements so that more young people can get their own accommodation. Keeping a good mixture of social housing despite adverse Government policy, including rent and part buy part rent. More variety of small bungalow developments of the elderly such as Gardens Court West Bridgford.	The Local Plan, Policy 8: Housing Size, Mix and Choice identifies that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes to create mixed and balanced communities. In addition, specific consideration should be given to the needs and demands of the overall mix, in particular in areas where there is a significant degree of under occupation and an aging population. Policy 8 also provides that the total proportion of affordable housing sought on qualifying sites is 42% intermediate, 39% affordable rent and 19% social rent which generally consist of

	<p>single persons, family and sheltered accommodation for all household types</p> <p>Appendix D: Housing Trajectory makes allowances for infill and changes for use in broad locations during the Plan period.</p>
Affordable housing to residents who have grown up in the area you are allocating building rights	<p>The Borough Council's allocation policy sets out who can apply for social housing in Rushcliffe and how priority is given to different applicants. The policy has been drafted to comply with the legal requirements of part V1 of the Housing Act 1996, as amended by the Homelessness Act 2002 and Localism Act 2011. The Policy restricts applications to people who have a clear need for re-housing (few exceptions downsizing and sheltered accommodation). In addition, all applicants must also have a local connection to Rushcliffe, or fall within an exemption category.</p>
Whilst a focus on an aging population is important, the main "housing crisis" relates to young households not being able to access affordable, suitable or desirable tenure / location of their choice. There needs to be more homes made available in areas where there is potential to develop.	<p>The Local Plan, Policy 8: Housing Size, Mix and Choice identifies that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes to create mixed and balanced communities.</p> <p>Policy 3 of the Core Strategy identifies the spatial hierarchy for future development in the Borough. This follows the principle of urban concentration on the edge of the built up area (i.e. West Bridgford) and regeneration through the allocations at RAF Newton and Cotgrave Colliery. It also allows for growth of our more sustainable rural settlements and allows for exception site development for local needs. The strategy therefore allows for new housing delivery across a range of different locations (where appropriate).</p>
Ensuring new homes are high quality with low energy needs	<p>Local Plan, Policy 2: Climate Change sets out that all development proposals will be expected to mitigate against and adapt to climate change and to comply with national and local targets on reducing carbon emissions and energy use.</p>

<p>Refurbishment of existing non used housing, or conversion on non-used industrial office blocks. Even in the most rural parts of Rushcliffe there are large buildings which are derelict that could be brought back into play. These areas are completely ignored in the existing strategy</p>	<p>Local Plan, Policy 5: Employment Provision and Economic Development encourages economic development of an appropriate scale to diversify and support the rural economy including releasing poor quality, under-used and poorly located employment sites for other purposes.</p>
<p>Providing an increase in available social housing for people who are homeless or impacted by the 'bedroom tax' in order to downsize.</p>	<p>The Borough Council's Allocation Policy sets out who can apply for social housing in Rushcliffe and how priority is given to different applicants. Qualifying applicants who are accepted as homeless or threatened with homelessness, or wish to downsize are given additional preference for social housing.</p>
<p>More reasonably priced semi detached property.</p>	<p>Affordable housing includes low cost market housing i.e. shared ownership or shared equity tenures which enables eligible applicants who have a housing need to part-buy, part rent. These are traditionally 2 or 3 bed semi-detached properties. Social Housing Rents are set according to a DCLG rent convergence formula originally set in 2002. In the Summer Budget 2015, the Chancellor announced that rents in social housing would be reduced by 1% a year for four years resulting in a 12% reduction in average rents by 2020-21.</p>
<p>Take advantage of existing sites and houses. do not build on new sites</p>	<p>Local Plan Policy 16: Green infrastructure, Landscape, Parks and Open Space sets out an approach to the delivery, protection and enhancement of Green Infrastructure. Local Plan, Appendix D: Housing Trajectory makes allowances for infill and changes for use in broad locations during the Plan period.</p>
<p>Rushcliffe should provide extra care accommodation within its own boundaries, not rely on provision in the City or other districts. The provision should have easy access to the community: shops, leisure centres etc, and not become an "old persons' ghetto".</p>	<p>The Borough Council is committed to working to ensure a good mix of accommodation in the Borough, to include specialist accommodation such as Extra Care housing where this is required. The Borough Council will work with partners including the County Council on the delivery of the priorities</p>

	<p>within the County wide Accommodation and Support Plan. This includes the priority of reducing the demand for institutional care, and the need for long term care in the community, by commissioning or providing services that support independence, for example extra care housing and/or housing with support.</p>
<p>Increase in the supply of affordable homes. Speed up delivery of homes across the tenures</p>	<p>The Local Plan, Policy 8: Housing Size, Mix and Choice set out that the overall proportion and mix for affordable housing will be determined by a) evidence of housing need, b) existing tenure mix in the local area, c) the ability to deliver affordable housing alongside other requirements, taking into account broad assessments of Viability, and d) the availability of subsidy to deliver affordable housing in weaker market areas. In the case of larger phased developments the level of affordable housing will be considered on a site by site basis taking into account localised information.</p>

<p>What do you feel are the main challenges and opportunities relating to this theme over the next 5 years and what do you feel is the key evidence to support this view?</p>	<p>Rushcliffe Borough Council Response</p>
<p>Challenge to provide choice in an area with high costs</p>	<p>The Housing Delivery Plan identifies that there are particular challenges in Rushcliffe relating to high house prices and rental costs. The Borough Council's Allocations Policy has been revised to restrict the register to people who are in housing need with a local connection. Housing Options advice is provided and assistance is given to access a variety of tenures.</p>

<p>The council needs to make full use of its planning powers to secure affordable housing. This could include making it a planning condition for the large scheme developers to make plots available for self builders, custom builders and small developers (this would also make for more interesting schemes overall)</p>	<p>The supporting text to Policy 8 of the Core Strategy recognises the requirement of Local Planning Authorities to facilitate self and custom house building. The Local Planning Authority will have to abide by the provisions of the Self Build and Custom House building Act 2015.</p>
<p>Government action to force councils to accept development and not be able to put in place controls for increase the proportion of affordable housing and more environmentally friendly building</p>	<p>The Local Plan, Policy 8 sets out the Borough Council's requirements for affordable housing. Policy 10, Design and Enhancing local identify provides for quality standards</p>
<p>Not leaving all 'affordable' home provision to the private companies building large estates.</p>	<p>Small and large housing sites will come forward with smaller developers not only larger housing developers contributing to demand. The affordable housing threshold is set at 5 or more</p>
<p>We should be doing more to help young couples get onto the housing ladder, either by shared ownership or social ownership on right to buy. We should be doing something to prevent landlords buying up affordable housing to rent out.</p>	<p>The proportion of intermediate affordable housing set on qualifying sites equates to 42% of all affordable housing contributions. This will assist first time buyers to access low cost home ownership. Eligibility criteria for these properties is assessed by the DCLG appointed Help to Buy Agent which will prevent private landlords from purchasing these properties</p>
<p>Restrictions on Greenbelt? NIMBYism? RP and LA finances?</p>	<p>The third part of the Rushcliffe Green Belt review will make recommendations on Green Belt releases around the key settlements identified under Policy 3 of the Core Strategy. This will inform the allocations that will be made through Part 2 of the Local Plan.</p>
<p>Meeting the threat of ribbon development, inappropriate infill, use of more farmland to build on, lack of social infrastructure and lack of environmental infrastructure</p>	<p>We would assess all planning applications against these considerations</p>
<p>Availability of appropriate land to develop on and therefore the increased pressure on local services i.e. schools, GP practices etc.</p>	<p>The Strategic Housing Land Assessment (SHLA) contains all sites that are assessed against suitability criteria in order to determine which sites are most appropriate. Site allocations will also be made through the Local Plan, Part 2 which again will be assessed against all relevant constraints including infrastructure capacity</p>

Ageing population of Keyworth and other villages. Younger people effectively excluded.	As part of the Equalities Impact Assessment undertaken alongside development of the Local Plan, age is included as one of the equality strands and demographic structure is also used as one of the indicators in the Sustainability Appraisal for the Local Plan.
temptation to build more housing estates rather than make use of what we have	We would support conversion and change of use of existing buildings, including existing dwellings to additional housing where appropriate
All major housing development projects must include adequate infrastructure: roads, schools, health centres, employment (such as SME starter units) etc.	The Local Plan Core Strategy takes account of this through the infrastructure policy and all planning applications are assessed against infrastructure constraints
Affordability both private and rented sectors (market and social sectors)	Agreed. House prices for purchase and private rent in Rushcliffe are high compared to most other areas

How could your department/ organisation help to deliver the key actions? Ok to all	Rushcliffe Borough Council Response
We would be delighted to build affordable homes in Rushcliffe for low (10%) profit margins.	Noted
Making the right decisions!	Noted
By staying out of Rushcliffe!	Housing demand requires the Borough Council to allocate land for development
Provide Floating support to vulnerable tenants to support them establishing new homes / avoiding eviction etc.	The Borough Council works in partnership with a range of partners in the statutory, voluntary and private sector to ensure that residents who require additional support can access specialised support services.
Persuade developers to work with us.	The Borough Council would always encourage partnership working with developers and other key stakeholders to engage with local communities to deliver the key actions
As a parish council, we are in touch with local views and needs.	The Borough Council recognises that Parish Councils have a wealth of knowledge about their local communities. We are committed to working with Parish Councils to meet local housing needs.

Provide data, research & intelligence to inform policy decisions	We recognise the value of robust research and intelligence to inform policy making. We will continue to work with a range of partners to ensure that we are able to have appropriate evidence available.
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Does this theme link to your department/organisation's existing or emerging priorities? If so, please state where joint working would be beneficial. Ok to all	Rushcliffe Borough Council Response
One of the 5 themes in our housing strategy is 'Developing homes to meet the needs of our residents'	Noted
We are a new company which will build to the very highest Eco standards (energy bills less than £100 a year), and we will use local labour and supplies. We very much welcome the chance to discuss with the council how we can work together to	We would be happy to signpost development opportunities. Local employability conditions are applied through S106 on planning applications
Taking an active role as a councillor when making decisions	Noted
Social housing list far too long in Keyworth.	There are severe housing pressures in many areas of Rushcliffe. Through the priorities contained within the Housing Delivery Plan we seek to reduce these pressures through the delivery of more housing to meet local needs.

Does this theme link to your department/organisation's existing or emerging priorities? If so, please state where joint working would be beneficial.	Rushcliffe Borough Council Response
Recently demolished two retirement living schemes that were not fit for purpose and developed new social housing in partnership with NCHA. Built dementia friendly bungalows as demand for this type of property was identified. None operation land, such as garage sites, have been released for development of affordable homes.	Noted
Building our first homes in Chesterfield and Keyworth between now and end 2015	Noted

Have often brought up the concerns at planning and other meetings of the borough	Noted
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Do you have any other comments?	Rushcliffe Borough Council Response
The council has enough influence and power to secure the outcomes it wants - but, like most councils, it fails to use sufficient imagination and determination to secure the best outcome for the area. It needs a collective will to be just a bit more ambitious. This is vital when so many homes are planned - the worst thing would be to see endless boxes from the big developers that could be literally anywhere.	Policy 8 of the Core Strategy encourages a wide range of different house types and although some will be on larger house build schemes, windfall sites on a smaller scale will come forward where there may be more opportunities for innovation. The Borough Council will also have a responsibility to meet the requirements of the Custom and Self Build House Act
There will be enough McCarthy and Stone rabbit hutches in WB soon. Need more variety.	Noted

Theme of Quality	
Do you agree that the identified theme is still appropriate?	
Agree	12
Disagree	1
No response	12

If you disagree, how should this be amended?	Rushcliffe Borough Council Response
Too many large/ very expensive properties built.	Controlling open market properties – planning policy comment

What do you feel should be the key actions relating to the 'Quality' priority over the next 5 years?	
Links between quality of housing and health benefits	Agree – there are clear linkages between the availability of good quality, affordable housing and health. The Housing Delivery Plan will prioritise developing partnerships on this issue

<p>Don't settle for the same old same old offered by the big developers. Their lack of imagination and constant retreat to the legal minimums around energy efficiency is desperately depressing</p>	<p>The Borough Council would always be keen to see proposals from developers who can offer standards over and above the minimum requirements. The Housing Delivery Plan stresses the need for effective partnership working and also the desire to ensure high quality homes.</p>
<p>Very high environmental standards. Other themes as above. –</p>	<p>Within current requirements, the Borough Council is committed to working with partners to maximise standards. Planning Policy documents outline our minimum requirements – significantly this is set by Governments requirements/ legislation.</p>
<p>Planners should lean on 'developers' to build PV/solar ready dwellings and adopt many of the higher build standards which the Govn has backed off introducing</p>	<p>Planning policy regulations regarding build standards. The Borough Council would always seek to maximise standards where possible</p>
<p>Secure and safe housing for vulnerable people is a must. Older people should feel safe in their homes by designing out awkward corners and leaving a free flow to movement around furniture</p>	<p>Mobility standards/ lifetime homes (not sure what this says about awkward corners)</p>
<p>Raising standards in the PRS</p>	<p>The Borough Council will seek to work closely with private sector landlords using guidance and best practice, but utilising enforcement tools where necessary. An example of our efforts to ensure greater partnership working with private landlords is through the revitalisation of our private landlord's forums. The first of the refreshed Rushcliffe Private Landlords Forums was held on 29th October 2015 and involved a range of key speakers on a number of issues including current legal requirements. The Borough Council is committed to fully engaging with our private landlords and building good relationships.</p>
<p>Reducing energy needs / costs</p>	<p>The Borough Council recognise the social and economic benefits of reducing energy needs and costs. This includes clear health benefits of local residents being able to afford to keep warm and the potential economic benefits that renewable and localised energy production can bring.</p>

	<p>Through the Local Authority Energy Partnership, who's Members include Local Authorities across Nottinghamshire and Derbyshire, the Borough Council has been successful in obtaining funding towards domestic energy efficiency measures. The Borough Council will continue to work with partners on this issue, which is highlighted as a priority within the Housing Delivery Plan. Additionally, the Borough Council will explore the opportunities available through the European Regional Development Framework (ERDF) funding to tackle fuel poverty in domestic dwellings. Finally, the devolution prospectus submitted to Government included a proposal to develop a localised energy strategy to take control of energy efficiency funding and programmes.</p>
The inclusion of social infrastructure as part of any new development, transport links	<p>As part of development proposals, an assessment is made of infrastructure requirements which results in planning policy requirements relating to S106/ Community Infrastructure Levy (CIL) contributions for the provision of related infrastructure</p>
Compulsory purchase of sub-standard rented housing	<p>Provisions are in place to undertake enforcement action on the very worst dwellings that may cause harm. However, the Borough Council will seek to work with landlords to improve standards in the private rented sector. One example of this is the revitalisation of the Rushcliffe Private Landlord's Forum in partnership with the National Landlord's Agency, Decent and Safe Homes and East Midlands Property Owners in order to advise and support private landlords on requirements and legislative changes.</p>
Environmental impact and quality of housing stock	<p>Energy efficiency/ work across tenures – Decent Homes in social housing stock etc. There are currently around 3,300 dwellings in Rushcliffe with Category 1 hazards. The Borough Council recognise the environmental impacts of homes and seek to reduce this in a number of ways such as through planning policy requirements and membership of LAEP.</p>

Housing should be good quality, not low-cost - high-profit for the developer. Standardised/pre-assembly of building components can reduce production and on-site costs without compromising on quality and good design.	Policy 8 of the Core Strategy encourages good design and the Borough Council would welcome any applications that exhibit this
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What do you feel are the main challenges and opportunities relating to this theme over the next 5 years and what do you feel is the key evidence to support this view? OK	Rushcliffe Borough Council Response
Main opportunity is targeted work to address fuel poverty	Noted
Energy efficiency - there is no reason why any new home should cost the owners £1000+ to heat and light. The council can use planning conditions and policy to raise the bar for new developments.	Noted
Housing that is cheap to run and contains as many environmental and economically aspects as possible	Noted
removal of 'zero carbon' homes requirement nationally	Noted
Getting developers to meet the needs of the area within their developments	We would require on large sites a mix of uses to encourage sustainability. This would include relevant infrastructure e.g. schools, shops where appropriate
Unsympathetic government.	Noted
builders and landlords cutting corners and aiming for cheap options	Local Plan, Part 1, Policy 8 encourages good design
Greater control of quality and rental costs for privately rented properties.	Noted

How could your department/ organisation help to deliver the key actions? OK	Rushcliffe Borough Council Response
All our homes are to 'passivhaus' standards, but cost no more to build than a typical new build. If we can do it, so can anyone else.	Although the Borough Council cannot insist on such high standards we would encourage it wherever appropriate
As previous answer	
Continued work with partners	Noted

Prioritise local residents.	As part of the legal framework all Councils must publish an Allocations Policy and ensure that properties are let according to that policy. The Borough Council will offer the greatest choice possible in allocating social housing, however the ability to offer choice has to be balanced against the legal requirements for an allocation scheme to ensure that those in the greatest need are given priority for social housing.
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Does this theme link to your department/organisation's existing or emerging priorities? If so, please state where joint working would be beneficial. OK	Rushcliffe Borough Council Response
Outcome in current housing strategy: 'Fuel poverty is reduced through a sustainable regeneration project for residents of council properties, private tenancies and owner occupiers'	Noted
We can make our homes available to others to study how good design, and energy efficiency, do not have to be at the expense of the bottom line.	Noted
As previous answer	
Promotion of energy efficiency / development of local standards	Noted
Yes. Joint working with us is something we're open to, but we consider it unlikely the council would wish to.	The Borough Council is always willing to work in partnership with other stakeholders to achieve the corporate priorities

Do you have any examples of successful work that your department/ organisation has undertaken relating to this theme? Please provide brief details and a contact for more information. OK	Rushcliffe Borough Council Response
Work with private landlords through social lettings agency	The Borough Council will continue to explore different models are service delivery to ensure that it meets its corporate priorities
Our new homes in Keyworth will be the most energy efficient in	Noted

Rushcliffe	
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Do you have any other comments?	Rushcliffe Borough Council Response
(No responses)	

Theme of Inclusion Do you agree that the identified theme is still appropriate?	
Agree	12
No response	13

If you disagree, how should this be amended?	Rushcliffe Borough Council Response
(N/A) OK	

What do you feel should be the key actions relating to the 'Inclusion' priority over the next 5 years?	Rushcliffe Borough Council Response
Reduction in homelessness acceptances, increase in preventions	Agree. These issues are identified within the Housing Delivery Plan
Reducing energy bills is key. The council should look to lever in grants to retrofit poor performance homes, similar to Nottingham City Council's NG scheme in Clifton etc.	Working through the Local Authority Energy Partnership, the Borough Council has been successful at leveraging in funding to support work on energy efficiency measures. The Borough Council will continue to work with partners in the future to access suitable funding to reduce fuel poverty in the Borough.
Reducing fuel poverty with a programme of free solid and cavity wall and loft insulation. Taking urgent action on the provision of space for gypsies and travellers.	As above, the Borough Council will continue to work through LAEP to access funding to implement energy efficiency measures. A Gypsy and Traveller Accommodation Assessment (GTAA) is currently being undertaken alongside partner Authorities to identify pitch requirements. This will be used as a key piece of evidence in local plans.

It is important to establish well provided gypsy sites so we provide an adequate number and are no longer subject to 'forced' approvals of odd sites.	Local Plan Policy 9: Gypsies, Travellers and Travelling Show People, Local Plan Part 1 makes provision for the allocation of sites for creating mixed and sustainable communities.
Housing for all who are in need but not at the expense of local people who cannot get on the ownership ladder.	The Borough Council's Allocation policy supports this with a local connection of 12 months or 3 out of 5 years living in the Borough
There could be recognition that the Homelessness prevention needs to be extended more broadly to include many ordinary families that have been affected by welfare reform or other measures that have diminished their household income and put pressure on their ability to access or sustain suitable and stable accommodation options.	Social and financial qualifies as a housing need in the allocations policy
Tackling fuel poverty	Agreed, tackling fuel poverty is a key focus
Working with external/voluntary agencies to define need	Housing need definitions in the Borough Council's Allocations Policy have already been defined partly via legislation and partly through consultation with local partners and agencies
Ensure greater understanding (through schools, press/broadcast/electronic media etc) of diverse communities including BME, travellers, people arriving from other EU countries.	The Borough Council will seek to support delivery of its Equality and Diversity Strategy. As part of this, the Borough Council will work with partners to understand the housing and housing related support needs of its communities. One such example, is through production of the Gypsy and Traveller Accommodation Assessment.

What do you feel are the main challenges and opportunities relating to this theme over the next 5 years and what do you feel is the key evidence to support this view?	Rushcliffe Borough Council Response
Challenge with reduction in external support available for people advice and assistance, eg with Universal Credit	The Borough Council will work with partners to reduce the negative impacts of welfare reform.

Emerging funding concepts for retrofit should be explored - the Dutch 'Energiesprong' system is worth a look - the council could sponsor this for housing association stock and private homes. The system is now coming to the UK and there are local experts (eg Derby University). It would be cost neutral to the council.	Tackling fuel poverty is a priority for the Housing Delivery Plan. The Borough Council will continue to work with and through the Local Authority Energy Partnership (LAEP) to identify funding opportunities.
The impact of Government cuts and changes to benefits and direct payments will result in increased homelessness. So need to work with the Friary and other bodies to maximise effective services.	The Borough Council will continue to monitor homeless levels and to work proactively with partners to reduce homelessness.
It will be difficult to fulfill this brief if Nottingham is to expect an influx of migrants and has to take its share of the burden as other authorities in the UK	The Borough Council will work with partners, statutory and voluntary agencies to ensure the needs of residents and other vulnerable groups are addressed.
Lack of finance	Noted
appropriate data, government cuts to welfare programs	Noted
Inclusion - includes access to facilities in rural areas. Reductions in local bus services mean that people without cars may have no access to basic shopping and healthcare facilities.	The Borough Council assesses accessibility as part of planning applications and the settlement hierarchy established under Policy 3, Spatial Strategy of the Core Strategy is focused around the more sustainable developments that are less car dependant

How could your department/ organisation help to deliver the key actions?	Rushcliffe Borough Council Response
Development of projects with partners	The Borough Council acknowledges the benefits of partnership working to achieve joint objectives and will ensure collaborative arrangements are explored and implemented where appropriate. .

Does this theme link to your department/organisation's existing or emerging priorities? If so, please state where joint working would be beneficial.	Rushcliffe Borough Council Response
Links with theme in current housing strategy of 'Developing partnerships to deliver improvements'	Noted
Yes - development of projects with partners	Noted

Do you have any examples of successful work that your department/ organisation has undertaken relating to this theme? Please provide brief details and a contact for more information.	Rushcliffe Borough Council Response
(No responses)	

Do you have any other comments?	Rushcliffe Borough Council Response
(No responses)	

Overall, what do you think are the main current and emerging challenges and opportunities relating to housing and housing support in Rushcliffe? What are the priority activities required by the Council and our partners in order to overcome these challenges and maximise opportunities?	Rushcliffe Borough Council Response
Affordability, fuel poverty and quality of housing	Agreed, these issues are identified as priorities within the Housing Delivery Plan
The biggest challenge is yourselves - do you have the will to push for genuinely positive outcomes? Do you have the will to set the right tone and work with developers large and small to secure the right results?	The Borough Council will work with a variety of stakeholders. Through the Local Plan and planning applications it deals with both large and small developers

Finding enough space for the completely unrealistic targets imposed on us and being undermined by government action regarding proportion of houses that are affordable. The borough could be more active in building social housing -	Through the Core Strategy, the strategic allocations have been made and further allocations will be made through the Local Plan Part 2
The issue in Bingham is that the land is owned by Crown Estates. They are not going to release land for development at nil cost. How the Borough can fulfil its commitment to social housing in the face of increased costs of land I do not know	Where applicants query the level of affordable housing the Borough Council would insist upon a viability appraisal to evidence why the developer cannot deliver all of the expected planning requirements
Funding challenges and some aspects of central government policy	Noted
Seek finance, develop local standards, develop projects	Noted
Increased resistance to housing development, loss of rural identity, getting young people onto the housing ladder, meeting needs of more challenging areas of society, increasing immigration pushing the boundaries of housing provision, the danger of creating ghettos for those who require low cost or social housing, the increasing need for infrastructure provision within new developments and adding on to existing developments, transport links, another bridge across the river, a greater need to link the public transport network,	Noted, The Local Plan Part 1 addresses most of these issues. Engagement with local communities and key stakeholders will take place as part of the Local Plan Part 2 which will involve consideration of all of these points i.e. Infrastructure and housing needs
Ageing population and relative unaffordability.	As identified within the Housing Delivery Plan, the issues are a key challenge.
Rushcliffe is on the edge of a major, thriving urban area. People want the advantages of both the rural environment and the busy city culture and employment opportunities. There are potential conflicts and incompatibilities which need to be resolved.	Noted

Do you have any additional comments?	Rushcliffe Borough Council Response
(No responses)	

Report of the Service Manager - Corporate Governance

1. Summary

- 1.1. The work programme for the Community Development Group is developed around the corporate priorities that fall within its remit and takes into account the timing of the Group's business in the previous municipal year and any emerging issues and key policy developments that may arise throughout the year.
- 1.2. Members are asked to propose future topics to be considered by the Group, in line with the Council's priorities which are:
- *Supporting economic growth to ensure a prosperous and thriving local economy - Our economy;*
 - *Maintaining and enhancing our residents' quality of life -Our residents;*
 - *Transforming the Council to enable the delivery of efficient high quality services - Our Council.*

2. Recommendation

It is RECOMMENDED that the Group notes the report and considers any future topics.

3. Reasons for Recommendation

Date of Meeting	Item
20 October 2015	<ul style="list-style-type: none"> • Asylum and Immigration • Housing Delivery Plan • Work Programme
26 January 2016	<ul style="list-style-type: none"> • Rural Broadband Update • Reputation Management • Work Programme
May 2016	<ul style="list-style-type: none"> • Work Programme

For more information contact:	Nigel Carter Service Manager - Corporate Governance 0115 914 8340 email ncarter@rushcliffe.gov.uk
Background papers Available for Inspection:	Nil
List of appendices (if any):	Nil