

Prosperous Communities Executive Advisory Panel 22nd March 2024

Report Title	North Northamptonshire Housing Strategic Framework
Report Author	Ali Gilbert ICS North Place Development Director
Contributors/ Approvers	Evonne Coleman - Thomas Assistant Director Housing

List of Appendices

Appendix A : North Northamptonshire Housing Strategic Framework - the approach to development

Appendix B : North Northamptonshire Housing Strategic Framework Draft 8

Appendix C : Current examples of person journeys

1. Purpose of Report

- 1.1. This report introduces the emerging draft of the North Northamptonshire Housing Strategic Framework (Draft 8). It has been co-produced with representatives from across the NNC Housing, Adult Social Care, place and economy and corporate performance directorates to this point.
- 1.2. The intention is to now bring partners and the wider workforce into the development on the back of the survey that is currently still active at the time of writing this report. Intelligence from this will be verbally briefed into the meeting if available.

2. Executive Summary

- 2.1. The approach to the development of the North Northamptonshire Housing Strategy was reset by the Integrated Care System North Place Development Director in November 2023 and NNC Assistant Director of Housing.
- 2.2. The phasing of the approach to the development is outlined below.
Appendix A.

- 2.3. This paper provides an overview of the current emerging North Northamptonshire Strategic Framework- Draft 8. **Appendix B.**
- 2.4. **Appendix C** demonstrates the complexity of the current person journeys in housing services.

3. Recommendations

- 3.1. It is recommended that the Executive Advisory Panel:
- a) Consider Draft 8 of the Housing Strategic Framework and provides comment and feedback on the identified strategic challenges and to recognise the development is progressing not the strategic solutions phase.

4. Report Background

- 4.1. This will be a five-year strategy for Housing, not just the bricks and mortar, but for the people and places that live in the North Northamptonshire area with a housing need.
- 4.2. It will be based on collaborative engagement and co-production with local partners, people working within the specialisms of housing, social care, and people who draw on care and support, whilst recognising people have the knowledge and experience to improve the way we deliver our services.
- 4.3. It looks at the full gamut of housing from a residence to a home, a place where you want to live your life. Considering needs and aspirations when looking at housing delivery across the North Northants Area and its individual communities.
- 4.4. The approach to the development of the North Northamptonshire Housing Strategy was reset by the Integrated Care System North Place Development Director in November 2023 and NNC Assistant Director of Housing.
- 4.5. This paper provides an overview of the approach and current emerging North Northamptonshire Strategic Framework – Draft 8
- 4.6. The phasing of the approach to the development is outlined below and in **Appendix A.**

Phase 1 Early thinking of strategy development/data review

Phase 2 Reset of strategy development – data intel. focus

Phase 3 Draft strategy high level framework development

Phase 4 Consultation and partner engagement

Phase 5 Final strategic framework

Phase 6 Mobilisation of Final Strategic Framework- detailed strateg

4.3 The work undertaken in 2023 has been taken into consideration alongside best practice strategy examples.

A core NNC group has been established to drive forward with the development and their focus has been on:

- Collectively identifying the strategic challenges , aligned with National and local priorities.
- Collectively bringing together the multiple information and intelligence data sources
- Developing the survey to bring in wider challenge and solution identification.
- Working with our residents to understand their views.

4.4 The work has only progressed to the challenge identification stage and the contribution of EAP members to this stage of development is most welcomed as a gauge of the positioning of the strategic framework. **Appendix B**

Strategic challenge headline messages

Finance

- NNC – Grant funded staff, schemes and services: Being an election year continued funding is not guaranteed. Therefore, exit plans would need to consider transferring staff onto NNC establishment, how to manage services where schemes and staff are not established with NNC.
- Partner Commissions – Grant funded staff, schemes and services: Being an election year continued funding is not guaranteed. Therefore, exit plans would need to consider future delivery.
- HRA/GF Budgetary structures meeting the needs of statutory and non-statutory service delivery responsibilities.
- Growing costs of temporary solutions to homelessness, hotels, B&B, nightly paid accommodation, resettlement, etc.
- Service resources not keeping up with the needs of an increasing population.

Homelessness and Rough Sleeping

- Increasing footfall to the services
- Increased Homelessness and Rough Sleeping
- Increased level of homelessness with complex needs – Declined Mental Health, Drug and Alcohol issues, Domestic Abuse.

- Affordability of Housing and the rising costs of living.
- Temporary accommodation – provision not keeping up with increased homelessness and complex needs.

Housing Supply

- Stock condition, quality and efficiency variable with extensive work required.
- Lack of private sector data around provision, quality and efficiency.
- Knowledge of affordable housing partners is good in terms of who they are but what they have, what their issues are, engagement and how they manage their stock is fragmented.
- Newbuild delivery is inconsistent in approach – Planning and Legal processes are fragmented and mean that consistent approaches and negotiations around S106 agreements is not available. Staffing resources in these areas are hard to keep up with due to a high turnover.
- New build Targets are not being met and Affordable housing tends to be hit hardest in periods of financial decline.

Housing Needs and Demand

- As the population and cost of living increases, so does demand. Therefore, in general terms demand is steadily increasing throughout the Social and Affordable housing sector. This also means that the variety of specialist needs increases with growth but adding to the pressure of delivery is a growing older population which impacts on the availability of housing.
- Current supply not meeting need, including that of the growing homelessness issue.
- Private sector is unaffordable to the average income of the area; therefore, Council and Housing Association Housing becomes the default choice.
- Growing number of Private Sector Houses in multiple occupation to meet the needs of single people.
- Disparity of ownership NNC – The council has the majority of its housing stock in the Corby and Kettering areas, leaving East Northants and Wellingborough to be picked up by Housing Association Partners.

Affordability and Quality

- Property prices increasing as the cost of living rises.

Growth

- Increasing Population.
- Increasing Housing Register.
- Unmet targets for affordable housing.
- Growing Homelessness.

Service Resources

- Complex set of guidance that is difficult to meander and apply and often is contradictory or open to interpretation around responsibility.
- Conflicting priorities promotes inconsistency of service delivery.
- Technology that does not support management or required delivery, particularly, but not exclusively, in the management of housing maintenance.
- Policies not matching the lives of service users, particularly in the area of managed mental health and drug and alcohol use.
- Limited funding frameworks.
- Limited place based and outcomes-based contracts and integrated commissioning.
- Staffing resources limited and pressured by inherited structures rather than organised design to meet service delivery needs.

Community requirements

- Safe places to live.
- Misunderstood needs of children and young people that are not prioritised when considering service delivery.
- Residents not taking due care and responsibility of their homes, surroundings and community.
- Limited space due to existing and new design not considering the evolving needs of residents and modern services – lack of car parking and bin storage facilities.
- Hidden needs – lack of available and accessible data on minority groups, particularly but not exclusively the armed forces need.
- Maintaining and considering the characteristics that are positive and attractive within the diversity of communities, towns, villages, estates, etc when delivering and designing services.
- Lack of infrastructure consideration of the effects new build housing schemes. Particularly the pressure of increased need this creates on existing services such as public transport, medical services, schools and so on. This issue is increased when large development schemes suffer with delay or fiscal pressures and the programmed infrastructure doesn't meet the needs of new and nearby residents.

Person Journeys

The NNC housing workforce has started to describe the operational journeys of the people referred into the housing services and **Appendix C** starts to provide some visibility of the complexity.

5. Next Steps

- 5.1. To continue with the development of the strategic solutions to the Strategic challenges emerging in the framework.

- 5.2. To close the survey and embed the feedback in the strategic framework.
- 5.3. To progress the housing solutions workshop planned for 20th March 2024.
- 5.4. To progress development of the strategic framework to present to the April 2024 Executive.