

Framework for the  
North Northamptonshire  
Housing Strategic Framework 2024 –  
2029

# The Partnership Approach to achieving the best places to live

Co-produced by  
Housing, Adult Social  
Care, Public Health and  
Associated Partners

Working Draft 8



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Northamptonshire  
Council

# Framework - Housing Strategy 2024 - 2029

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The partnership approach

# Introduction

- ❑ This is the **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.
- ❑ It is 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.
- ❑ 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.



# Framework - Housing Strategy 2024 - 2029

## The big picture

### National Context – the challenges it creates

**Political climate** - We are about to go through an **Election year**, where at the time of producing this slide deck, we do not know the results of that election. On the lead up to election years, additional finances are put on hold and for those services that rely on grant funding, they go through a period of uncertainty which has a knock-on affect to their service users, who are generally vulnerable people, very much in need of those services.

**Fiscal climate** – on emerging from Brexit and a global pandemic, the Country finds itself in a tumultuous position fiscally. This means that the **Cost of living** has increased exponentially, as the cost of priority bills such as food, rent and utilities continues to grow.

**Global events** There are several events that have an impact on the national fiscal context. The war, social immigration responsibilities for resettling people displaced by war, to name but a few. The resulting financial burdens impact local service delivery and the cost of living when imported goods are affected.



# Framework - Housing Strategy 2024 - 2029

## The local picture

### Northamptonshire Local context – population growth

**North and West Northamptonshire each saw a 13.5% increase in population between 2011 and 2021**- higher than the overall increase for the whole of England (6.6%), Making Northamptonshire one of the fastest growing areas in England. NN went from 316,900 residents in 2011 to 359,500 in 2021, which means that we have 42,600 new people in our boroughs who will need the Council's services.

**Impact on Housing** – Population growth tends to come before the services that support it, particularly for those residents that cannot afford the private sector of housing tenures. Affordable housing growth targets are not being fully met and the follow up of infrastructure on larger housing developments tends to get delayed when the fiscal climate is poor.

**Impact on Health** - The impact of poor housing and the lack of housing goes wider than the actual inhabitants (or homeless as the case may be) as conditions nurtured in unhealthy housing may spread, with costs ultimately borne by health and social care services. The Building Research Establishment (2021) estimates the cost to the NHS of treating those affected by poor housing as £1.4bn per year. The costliest issue to the NHS relates to excess cold.

**Impact on Services** – Growth tends to happen over time and has a creeping effect rather than an all at once impact and because of this services do not change with the trend. The cost of delivering services is also a major issue, not all councils are financially able to adapt and increase their services and government support is not consistently available to allow for planning for growth.

**Impact on People** – Reduction of housing means a rise in homelessness, which in turn affects both physical and mental health.

**Impact on the environment** – A poor fiscal climate affects the quality of housing delivery. The cost of delivering modern methods of construction is higher than standard methods.



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# Guidance

There are a few legislative Acts that guide and advise housing and the delivery of it, the main ones are:

- ❑ The Housing Act 1996
- ❑ Homelessness Act 2002
- ❑ Homeless Reduction Act 2017
- ❑ Social Housing Regulation 2023
- ❑ The Housing Act 2004, covers Private Sector Housing
- ❑ Localism Act 2011
- ❑ Housing and Regeneration Act 2008
- ❑ The associated Code of Guidance (*where applicable*)



### Guidance - Continued

In addition to that there are a few legislative Acts that need to be considered in partnership with delivery, they are:

- ❑ The Care Act 2014 sets a strong expectation that agencies will work together to protect children, young adults and people with care and support needs.
- ❑ The Domestic Abuse Act 2021 imposed a duty on councils to provide support to victims of domestic abuse in safe accommodation.
- ❑ The Health and Social Care Act 2012 lays the foundations to improve health outcomes by joining up NHS, social care and public health services at a local level and tackling growing health inequalities.
- ❑ National Rough Sleeper Strategy – ‘Ending Rough Sleeping for Good 2022
- ❑ [Affordable Homes Programme 2021 to 2026 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/affordable-homes-programme)



## Guidance - continued

Governance is layered and from legislation, strategies, policies and procedures are created and published, the associated documents that this strategy considers are:

- ❑ North Northamptonshire Corporate Plan 2021 guides what we do at a local level.
- ❑ Keyways Housing Allocations Scheme – designed using the National Code of Guidance for allocations and helps the Council manage and maintain the Housing Register for the allocation of available housing.
- ❑ North Northamptonshire Homeless and Rough Sleeping Strategy (currently under consultation seeking approval March 2024).
- ❑ Guidance and best practice for individuals with vulnerabilities: Considering and Supporting the Autistic Needs of Individuals in Housing - [Housing-paper-final-formatted-v2.pdf \(squarespace.com\)](https://www.squarespace.com)
- ❑ Building the right support for people with a learning disability and autistic people action plan (2022) - [Building the Right Support Action Plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk)
- ❑ Integrated Care Northamptonshire Strategy: Live your best life (2023 – 2033) This strategy will also help to deliver the ambition to ensure residents of Northamptonshire have access to affordable, safe, quality accommodation and security of tenure within a collaborative approach.
- ❑ UK Refugee Resettlement Policy – August 2021 – Plays a key role in global responses to humanitarian crisis.





## Guidance - continued

Other considerations are related to housing delivery are:

- ❑ **Planning Policy** – Local Plan – adoption planned for April 2026, North Northamptonshire Strategic Plan, Scopes and Issues 2022, Highways Plans and Strategies, Gypsy and Traveler Local Plan planned adoption February 2026, Supplementary Planning Documents, Health and Wellbeing Planning Policy, Local Development Scheme 2023 – 2026.
- ❑ **Joint Core Strategy 2011-2031** – Adopted 2016, provides the strategic planning policies for the future development of the area from 2016 to 2031.
- ❑ **Cambridge, Milton Keynes, Oxford, Northampton Growth Corridor Report 2016** – a plan for unlocking growth, housing delivery and jobs.





# Integrated Care Northamptonshire Strategy

live your best life

## Shared vision

We want to work better together in Northamptonshire to create a place where people and their loved ones are active, confident and take personal responsibility to enjoy good health and wellbeing, reaching out to quality integrated support and services if and when they need help.

## Shared aims

- Improve the health and wellbeing of the population
- Reduce inequalities in health and wellbeing outcomes
- Ensure value for money
- Contribute to the economic and social wellbeing of Northamptonshire.



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# Northamptonshire Integrated Care System

- ★ Improve the health and well-being of the population
- ★ Reduce inequalities in health and wellbeing outcomes

- ★ Contribute to the economic and social wellbeing of Northamptonshire
- ★ Ensure value for money

★ Access to health & social care when needed

★ Good housing in places which are clean and green

Opportunity to be fit & well

★ To feel safe in their homes & when out and about

★ Best start in life

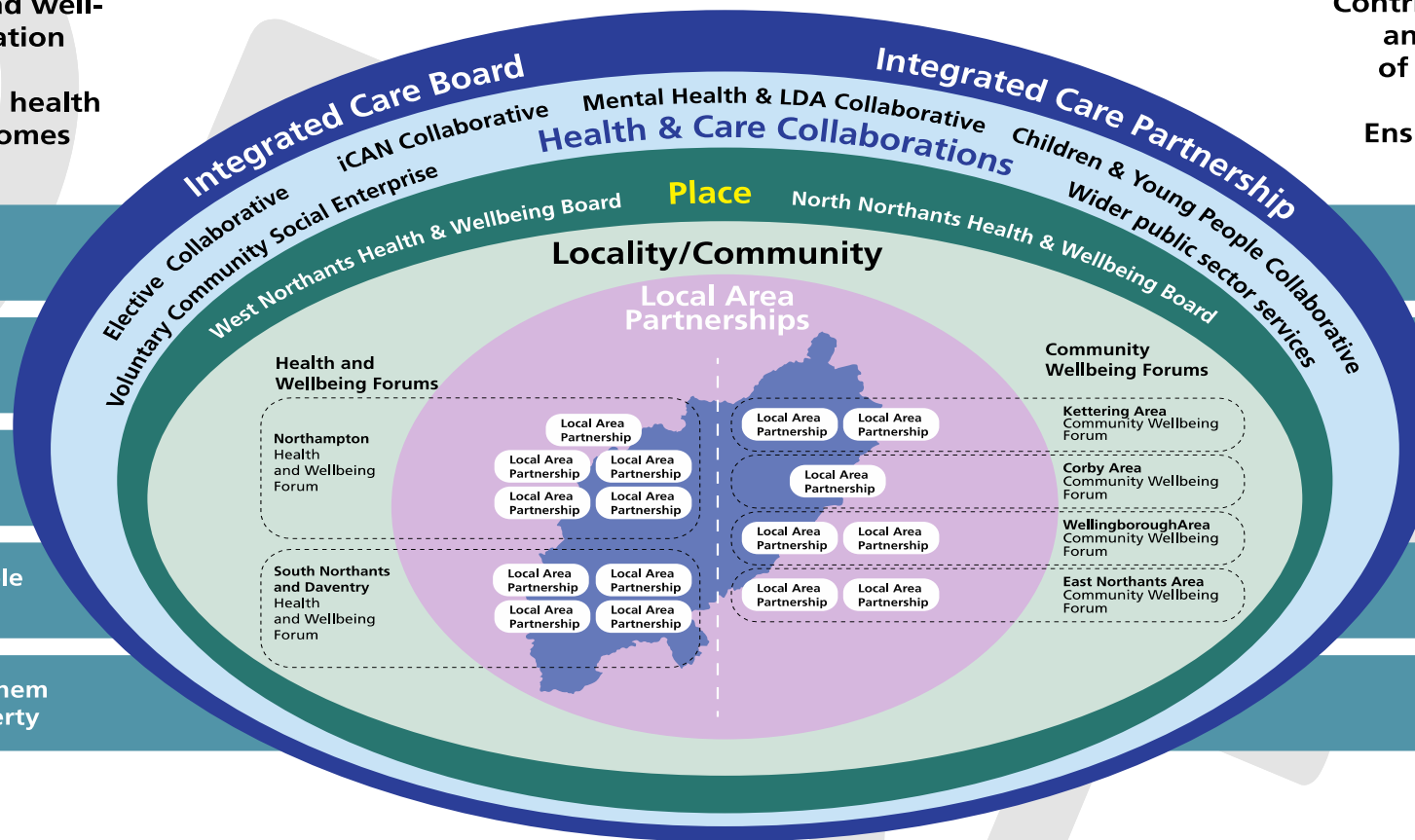
Connected to their families

Access to the best available education & learning

To be accepted & valued simply for who they are

★ Employment that keeps them & their family out of poverty

★ Access to health & social care when needed



★ Indicates shared aims and objectives



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# NORTH NORTHAMPTONSHIRE CONTEXT

359,500 people - 2021

Growth in size of 13.5% since 2011

69% live in urban areas, 31% in rural areas



# NORTH NORTHAMPTONSHIRE CONTEXT - continued

## Resident groups:

- Care leavers
- Rough Sleepers
- Homeless or threatened with homelessness
- Families
- Medically vulnerable
- Refugee groups
- Older People
- 16/17-year-olds
- Learning Difficulties and Autism
- Applicants – General Needs
- Applicants – Priority Needs
- Those requiring specialist housing with care and support provision
- Families and single persons in Temporary Accommodation
- Domestic abuse / Refuge residents



# CASE FOR CHANGE

WORKING WITH PEOPLE

PROVIDING SUPPORT

ADDRESSING CHALLENGES

LEADING THE CHANGE

The partnership approach



# The Challenges



# Strategic Housing - Challenge Categories

**Financial**

**Homelessness and  
Rough Sleeping**

**Current Housing  
Supply**

**Housing Needs and  
Demand**

**Affordability and  
Quality**

**Growth**

**Service Resources**

**Community**



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# Strategic Housing - Challenge Categories

Financial

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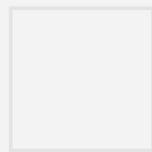


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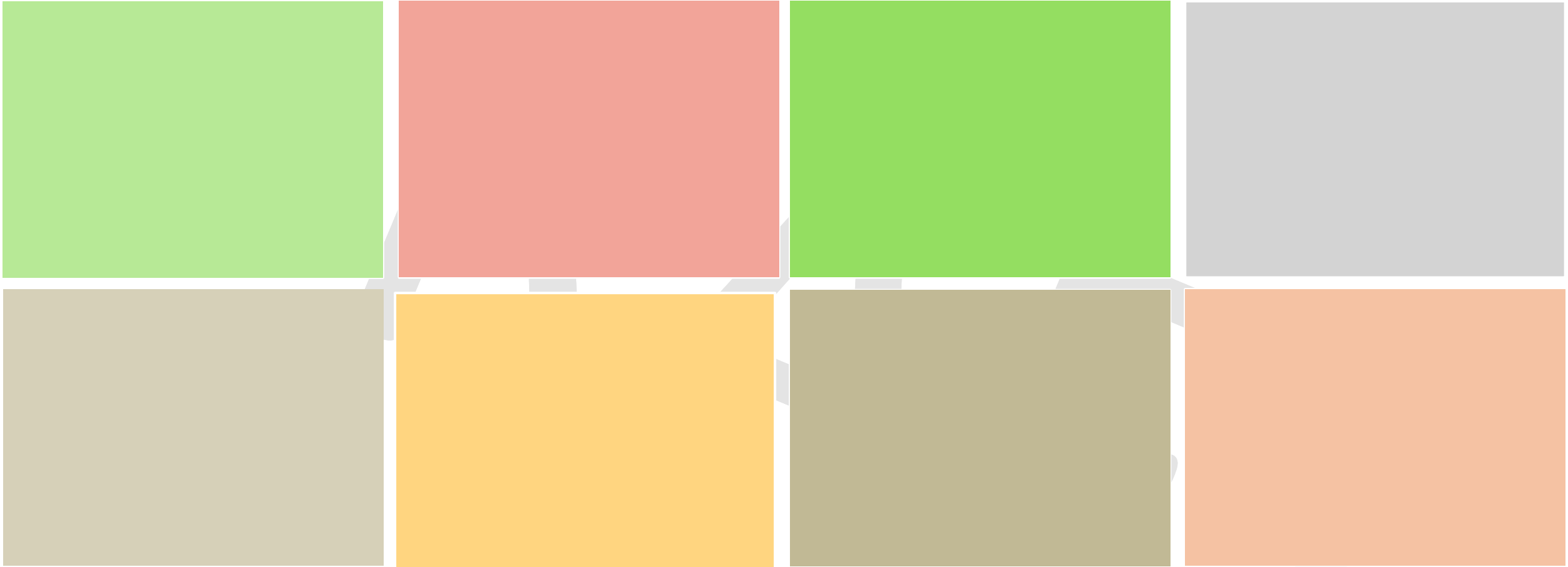
# Financial Challenges- TBC

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- 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.



# Financial - Solutions



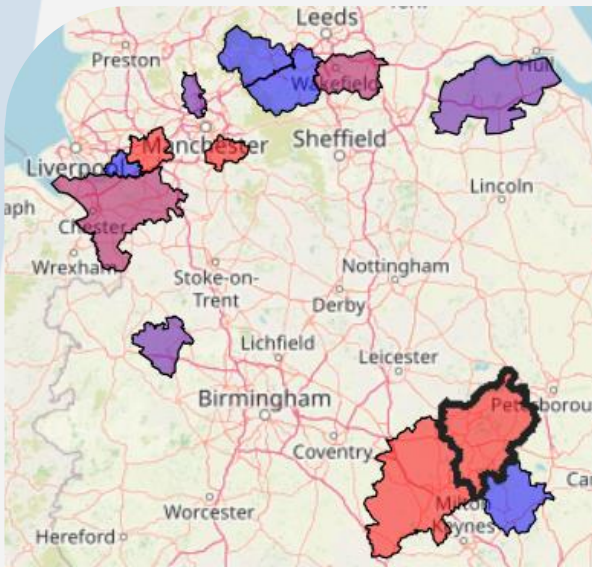
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# Strategic Housing - Challenge Categories

**Homelessness and  
Rough Sleeping**



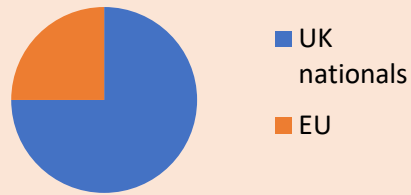
# Homelessness & rough sleeping



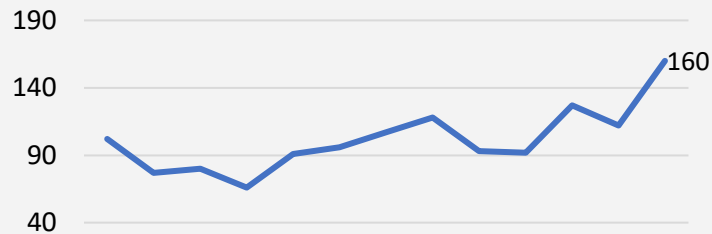
Total rough sleepers in North Northants is one of the highest among its near neighbours [\[Autumn 2022\]](#)

The majority of rough sleepers are UK nationals, the remainder are from the EU [\[Autumn 2022\]](#)

Total rough sleeping: Autumn 2022



Total main duty decisions for eligible households in NNC 2020/21 Q1 to [2023/24 Q1](#)



Consider other elements already covered for homelessness & rough sleeping, including...

- Housing affordability
- Cost of living vulnerability
- Empty properties brought back into use

257\* households were secured accommodation at the end of their prevention duty [\[2022/23\]](#)

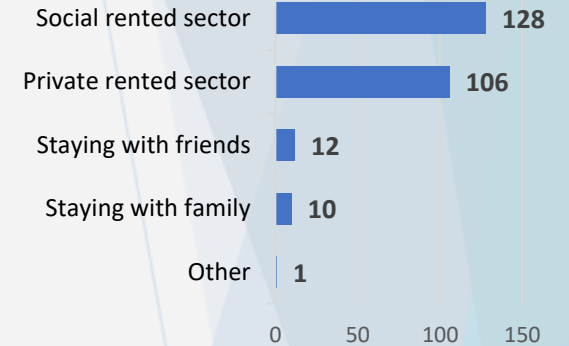
Interventions undertaken to prevent homelessness in NNC in year [\[???](#)] were [\[???](#)]

Between 2013 – 2021 there were 15 identified deaths of homeless persons in North Northants

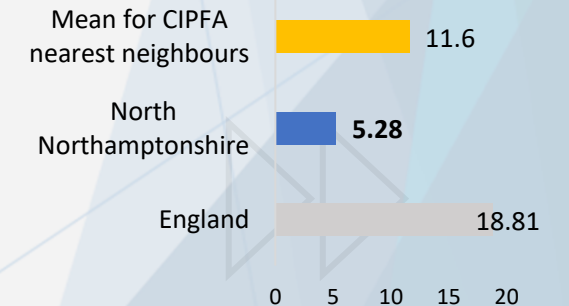
Data relating to homeless and rough sleepers and individuals with mental health issues [\[???](#)]

Data relating to homeless and rough sleepers and individuals with a history of substance abuse [\[???](#)]

\*Type of accommodation secured for households at end of prevention duty [2022/23](#)



Budget - Net current expenditure per head of population – homelessness [2023/24](#)



# Homeless & Rough Sleeping - Solutions

**Increase the availability of and access to suitable accommodation to meet local need.**

**Embed early and effective upstream prevention, reaching people earlier to reduce homelessness.**

**Support people to sustain current or find suitable accommodation.**

**Make rough sleeping rare, brief, and non-recurring through a comprehensive and multi-agency Rough Sleeping Service.**

**Maximise opportunities for funding and collaboration to develop effective pathways and make the best use of resources**



# Strategic Housing - Challenge Categories

**Current Housing  
Supply**



# Challenges: Current housing supply

“Housing stock conditions oversight not understood”

“Quality of NNC housing stock is variable”

“NNC housing stock is not all energy efficient/safe”

There were 142 dwellings without a reasonable degree of thermal comfort in North Northants in 2022/23.

16,151 social rented units in NNC are owned by Private Registered Providers [Mar'22]. This represents 104.4 per 1,000 dwellings.

191 PRP owned dwellings are vacant in NNC as of 2023/24, this is slightly above the CIPFA near neighbour average.

Consider data already covered “social rental units owned by private registered providers of social housing (PRPs) in NNC which fail the DHS”

The average weekly PRP rent in North Northants was £92.91 in 2021/22, this is slightly above the mean for its CIPFA near neighbours.

\*There are 424 licensed HMOs in North Northants as of Oct '23

\*7(council house) dwellings were vacant and ready to let at month end Dec'23 [social housing]

No. of Housing Associations operating in North Northants [???

Inspections data on Housing Association stock, including compliance with building codes, hazards and resident satisfaction surveys [???

Energy efficiency data on HA stock [???

No. of dwellings owned by Housing Associations in North Northants [???

[???] properties have been brought back into use in North Northants as of [???

The average cost for each local authority owned dwelling “not in a reasonable state of repair” in North Northants for 2022/23 was £ 2,366.

Approx. £ 2,675,000 was spent making Local Authority owned dwellings decent during the year 2022/23 in North Northants. This is in accordance with the Housing Health and Safety Rating System (HHSRS) standard.

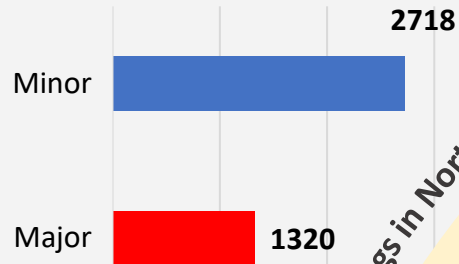
74 properties of LA owned stock had insulation installed in 2022/23.

19 properties of LA owned stock had windows replaced in 2022/23.

418 properties of LA owned stock had boilers replaced in 2022/23.

Contemporary data is missing for North Northants in assessing properties with Category 1 hazards and renewable technologies. These measures along with number of inspections (if available) and indirect elements such as waste management are also considered important in tackling these challenges.

\*Adaptations to LA owned stock in Corby

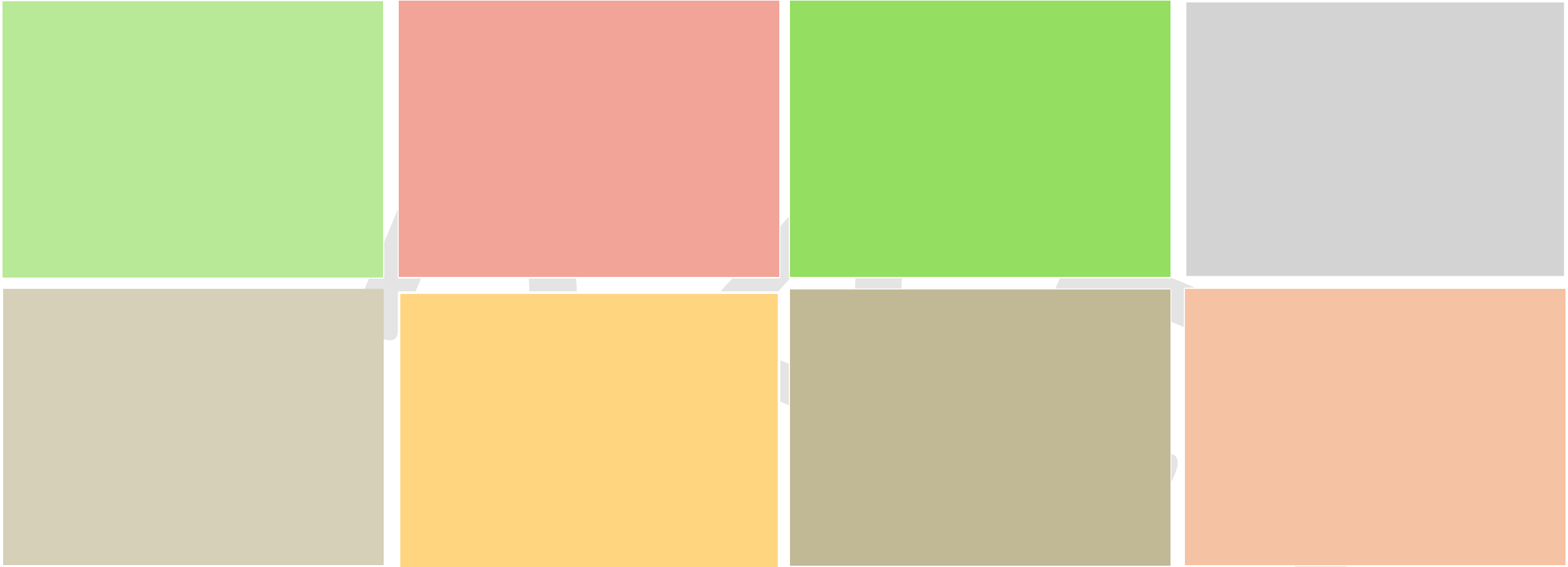


\*denotes internally provided data

15.6% of dwellings in North Northants are Social Housing [Apr '22]



# Current Housing Supply - Solutions



# Strategic Housing - Challenge Categories

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**Housing Needs and Demand**



# Challenges: Housing Needs and Demand

- “Increasing demand for adapted housing for over 60’s”
- “Homes are not always suitable to support people to live independently”
- “Housing offer not meeting needs of people with LDA”
- “Demand on safe accommodation for domestic abuse not meeting needs”
- “Housing demand/need is not met by housing supply”
- “Short supply of larger properties”
- “Quality of private sector housing is variable and limited understanding of the stock”
- “Long term empty properties not in use continues”
- “Housing Options not meeting the need of growing homeless cases”

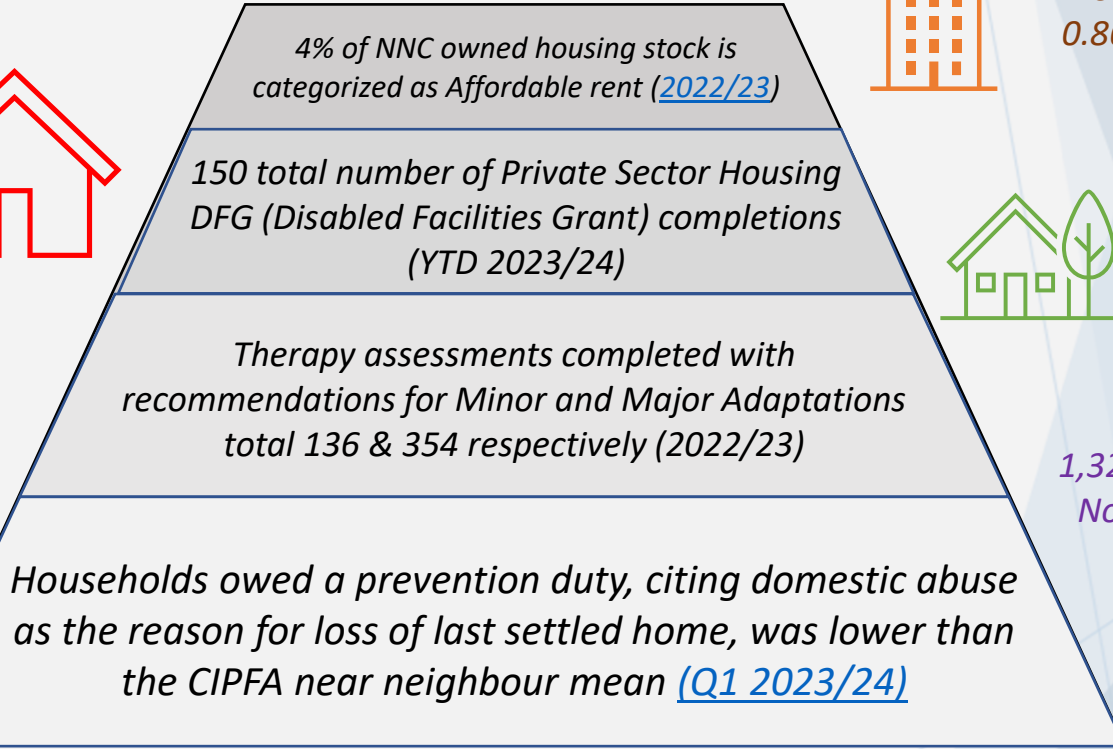
There are 513 properties in North Northants which have been empty for more than 2 years [YTD 2023/24]

The number of accessible properties delivered across North Northants in [year] was [???

NNC owns and manages approximately 8,000 properties around Corby and Kettering only.



**+13.05%**...increase to dwelling stock between 2010 & 2023 in North Northants (CIPFA near neighbour average +9.57%)



The ‘rate’ of properties in North Northants with 9 rooms or more is slightly higher than that of its CIPFA near neighbours, 0.86 vs. 0.81 respectively

Rate of dwellings with 2 rooms or fewer is lower in NNC than its CIPFA near neighbours, 6.5 vs. 8.4 respectively

1,324 dwellings in North Northants are part of a converted or shared house (2021)

# Housing Needs and Demand - Solutions

Housing design and standards need to reflect the current and changing needs of population e.g. more home working; access to active travel routes, access to green and open spaces

The application of consistent wrap around support to help vulnerable residents sustain their tenancies e.g. access to benefit advice, mental health support, hoarding



# Strategic Housing - Challenge Categories

**Affordability and  
Quality**



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# Challenges: Affordability & Quality

“Property prices increasing as the cost-of-living increases”

“Private rental prices are not affordable to meet the needs of the population”

“Social housing is a default and demand is continuing to outstrip supply”

“Delivering Environmentally sound housing – across tenures”

“Improving existing housing with environmental upgrades”

Several challenges require monitoring of datasets that may overlap, examples of elements already covered (that are pertinent here) include...

- [Delivery of accessible properties](#)
- [Minor & major adaptations](#)
- [Expenditure to make homes ‘decent’](#)
- [Local Housing Allowance vs. lower quartile rent](#)
- [Further measures on energy efficiency](#)

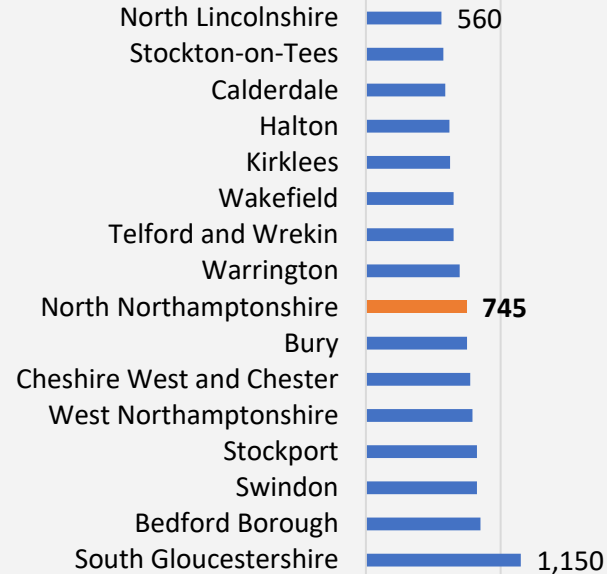
Full recommended list of data for each challenge available on request.

223 dwellings in North Northants have been improved using loans, grants & other assistance in 2022/23

Just 11 properties were installed with renewable technologies in 2021/22, & 0 properties in 2022/23

NNC is below the mean of its near neighbours on the ‘Cost of living vulnerability index 2022’

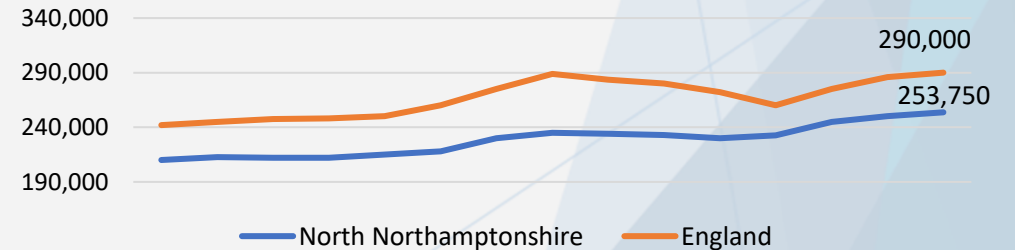
Median monthly private sector rent for all properties 2022/2023 (Biannual 2)



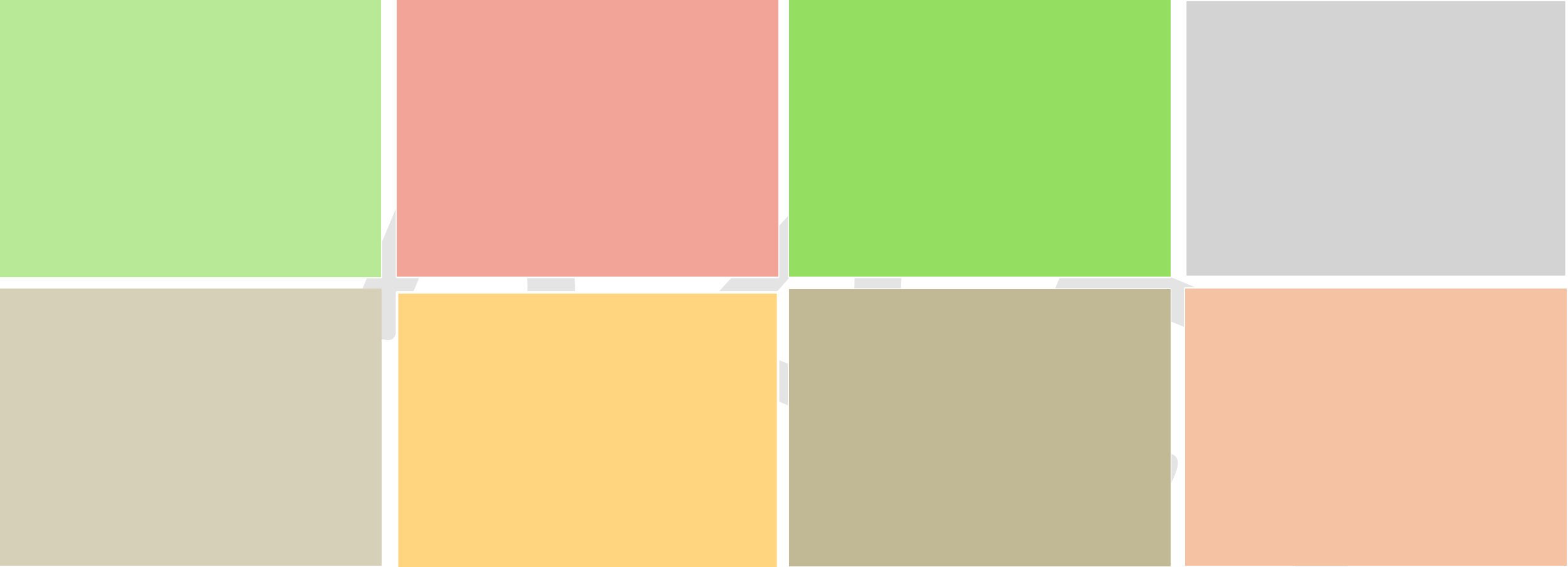
The Ratio of median house price to median gross annual (workplace-based) earnings is +13% higher in North Northants than that of its near neighbours, 7.82 vs. 6.9 (2022)

The number of discretionary housing payments awarded in NNC in 2022/23 was +47% higher than the mean of its near neighbours.

Median house price (2019 - 2023)



# Affordability and Quality- Solutions



# Strategic Housing - Challenge Categories

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**Growth**



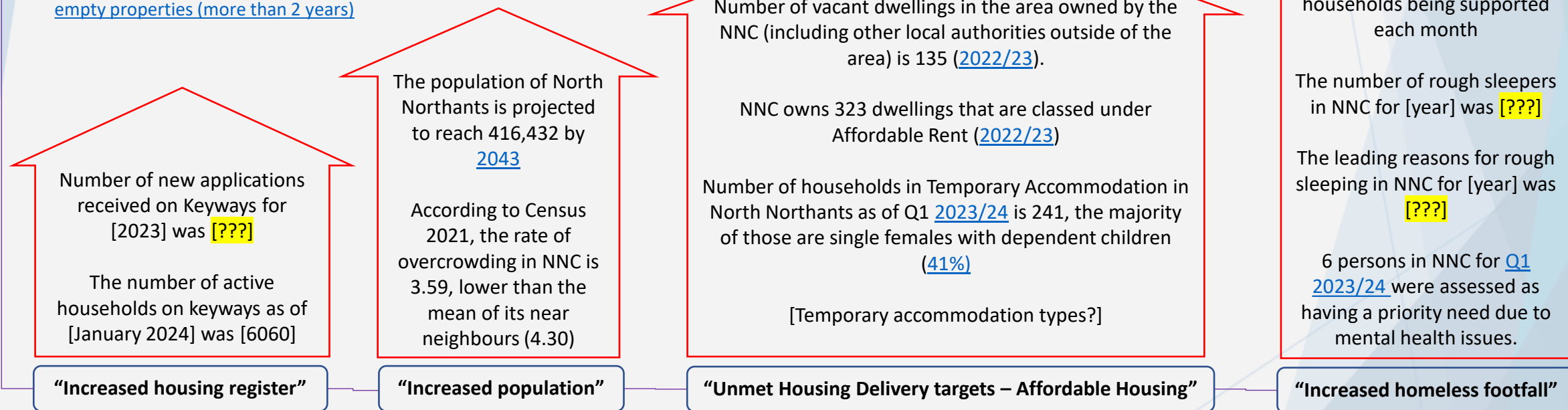


# Challenges: Growth

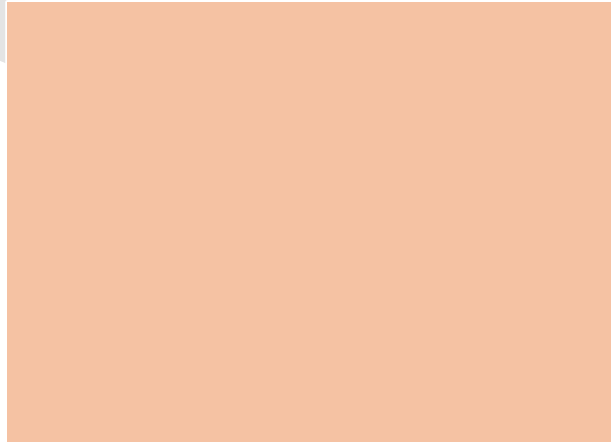
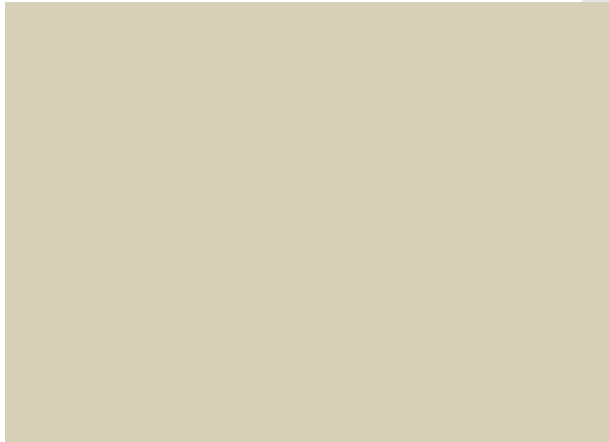
The data displayed here is limited to those which may monitor the extent of the challenges, rather than efforts to combat them. In light of this, it's important to note that elements which should also be measured include: Number of households whose homelessness was relieved or prevented and number of rough sleepers rehoused into accommodation [broken down by housing type].

From a wider perspective it is recommended to look beyond 'Housing per se' when addressing these challenges; Elements including employment rates, income disparity/distribution, evictions and redundancies may all contribute to one or more of the Growth challenges.

Other datasets which are pertinent to these challenges, but have already been covered elsewhere, include; [Percentage of Local Authority owned dwellings - Affordable Rent, Net additions to dwelling stock and Number of long-term empty properties \(more than 2 years\)](#)



# Growth - Solutions



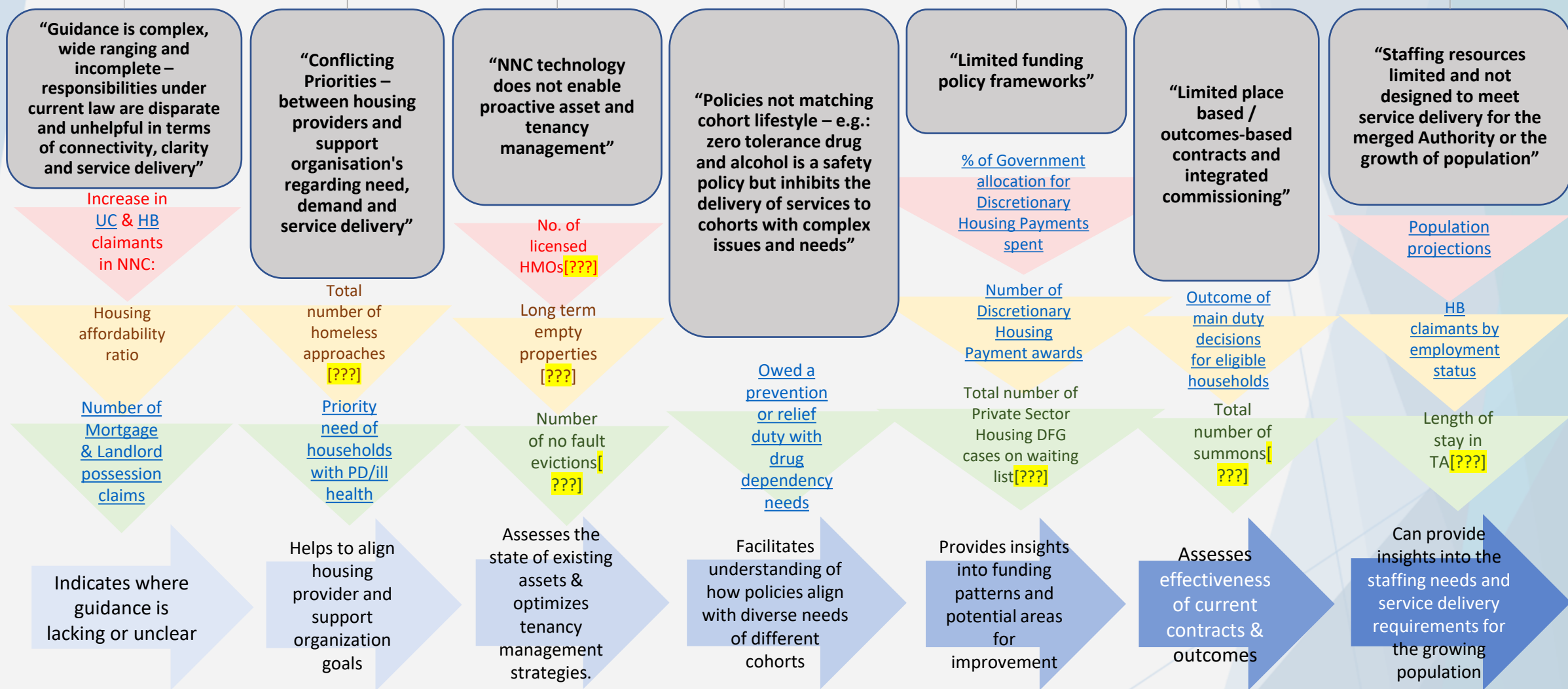
# Strategic Housing - Challenge Categories

**Service Resources**

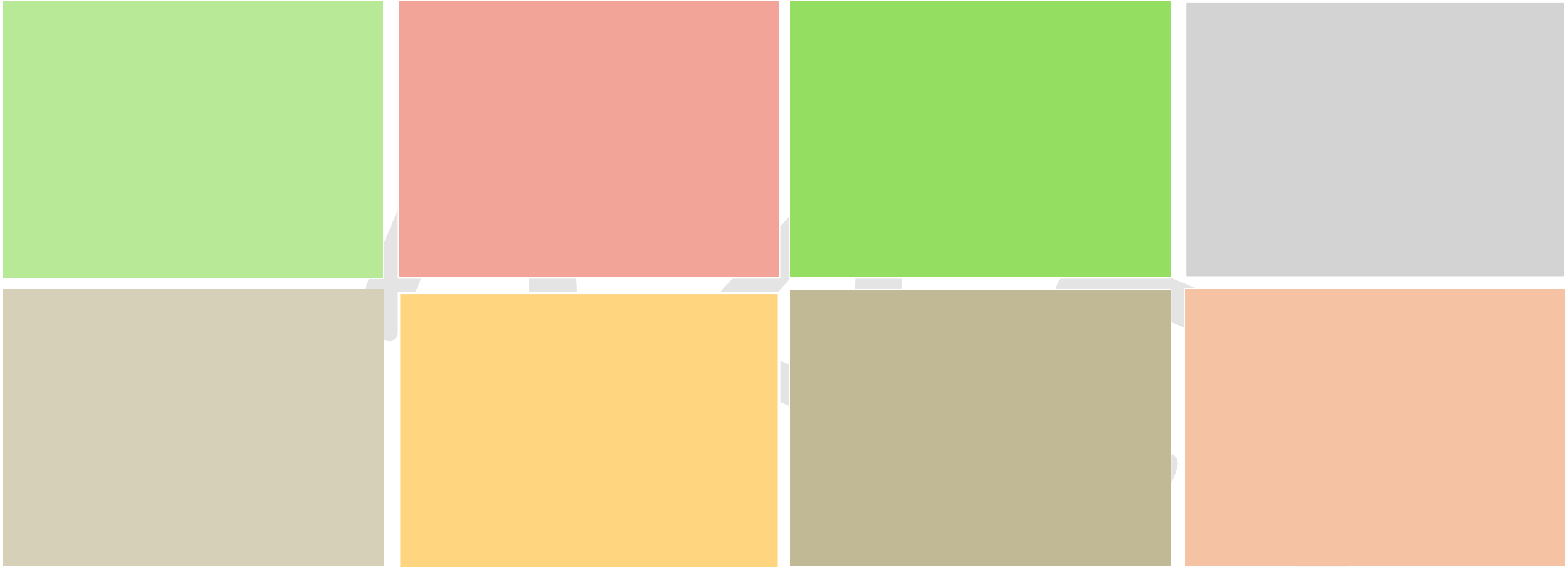


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# Challenges: Service Resources



# Service Resources - Solutions



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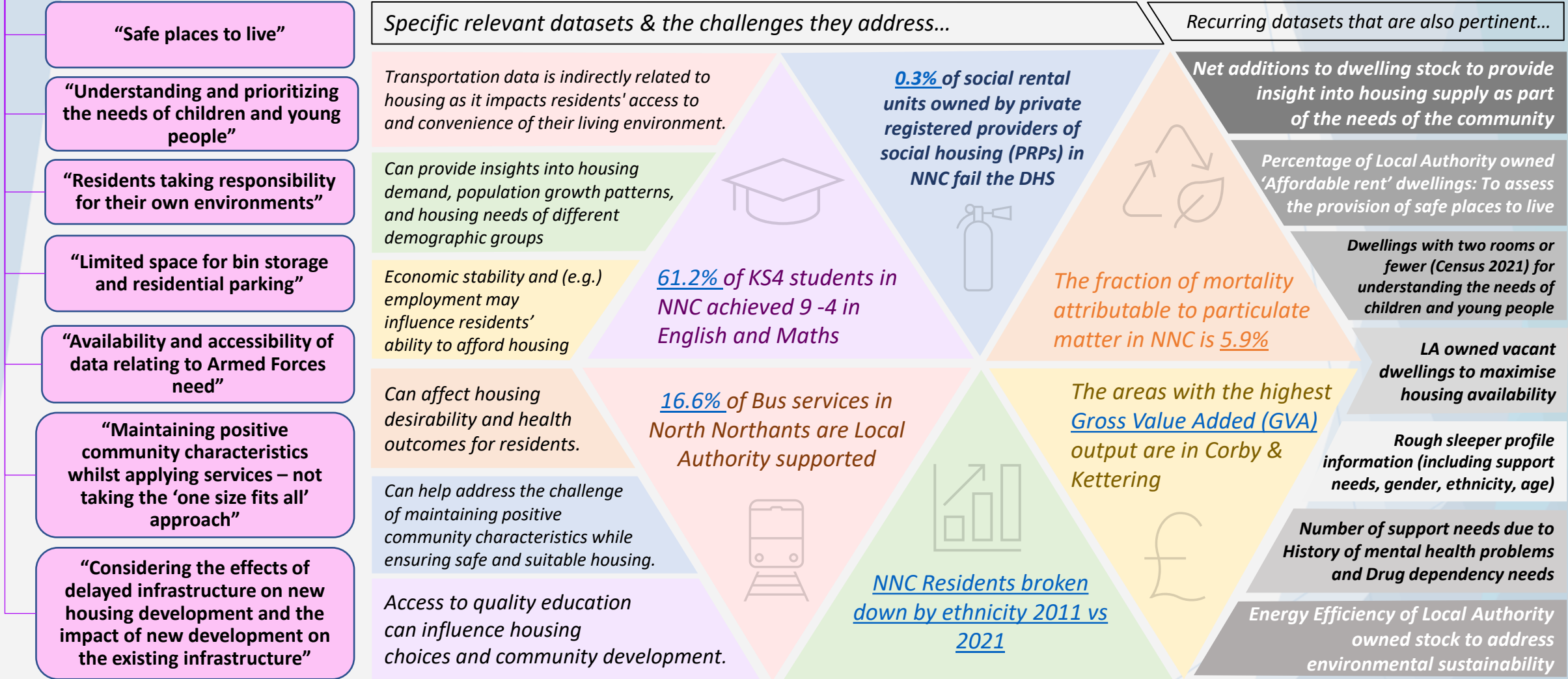
# Strategic Housing - Challenge Categories

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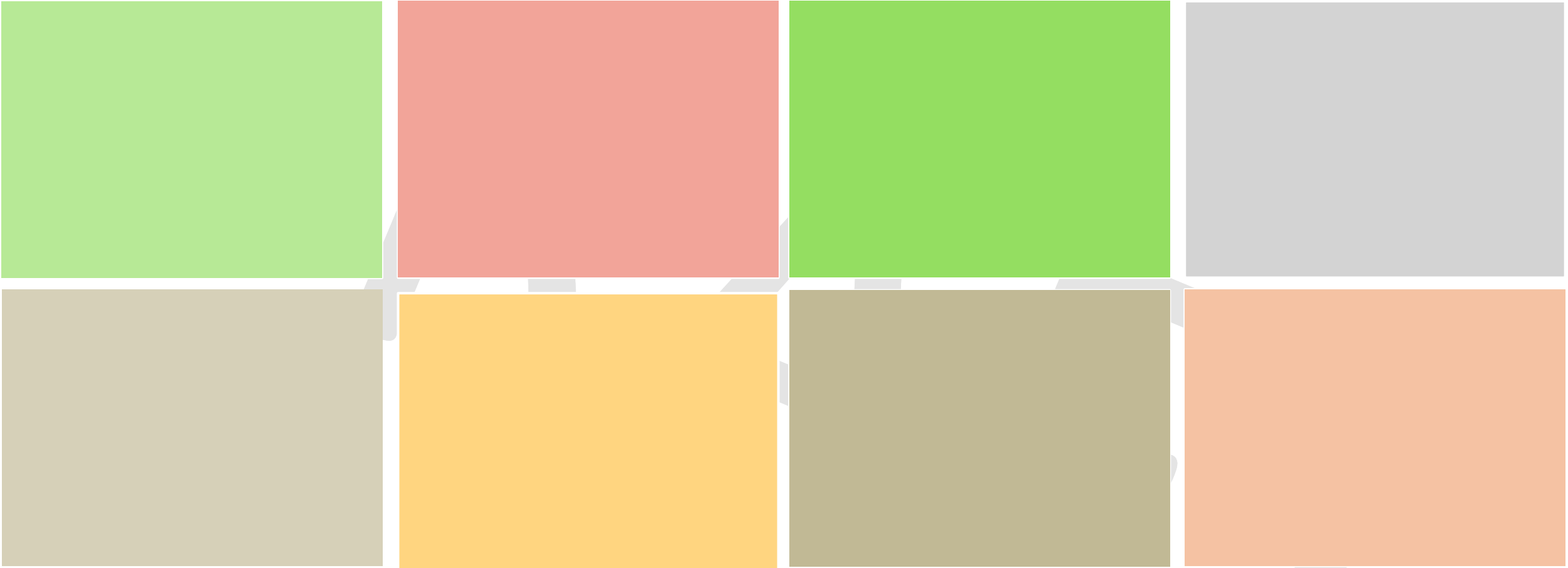
Community



# Challenges: Community



# Community - Solutions



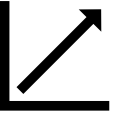
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# Data Intelligence

Population

Tenure split



Budget



Need – Housing Register



Housing Register – need/demand



Homelessness



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# THE VOICES OF OUR WORKFORCE

THE VOICES OF OUR  
PARTNERS AND  
STAKEHOLDERS

# THE VOICES OF OUR RESIDENTS

THE WAY WE WORK  
NOW - what we want  
to change



# OUR POTENTIAL FUTURE STRENGTH BASED WAY OF WORKING

