

# Nottingham City Council

## Housing Strategy & Housing Demand Overview

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# National context

- Cost of living crisis
- Housing crisis
- Fuel Poverty
- Food poverty
- High inflation

# Nottingham context

## Population

- Nottingham has 7<sup>th</sup> highest population density outside London
- Estimated that over 337,000 people currently live in Nottingham
  - population projected to increase by over 15,000 people over the next 10 years
- 1 in 7 people in the city are students
- Ethnic minority groups make up 42.7% of Nottingham's population

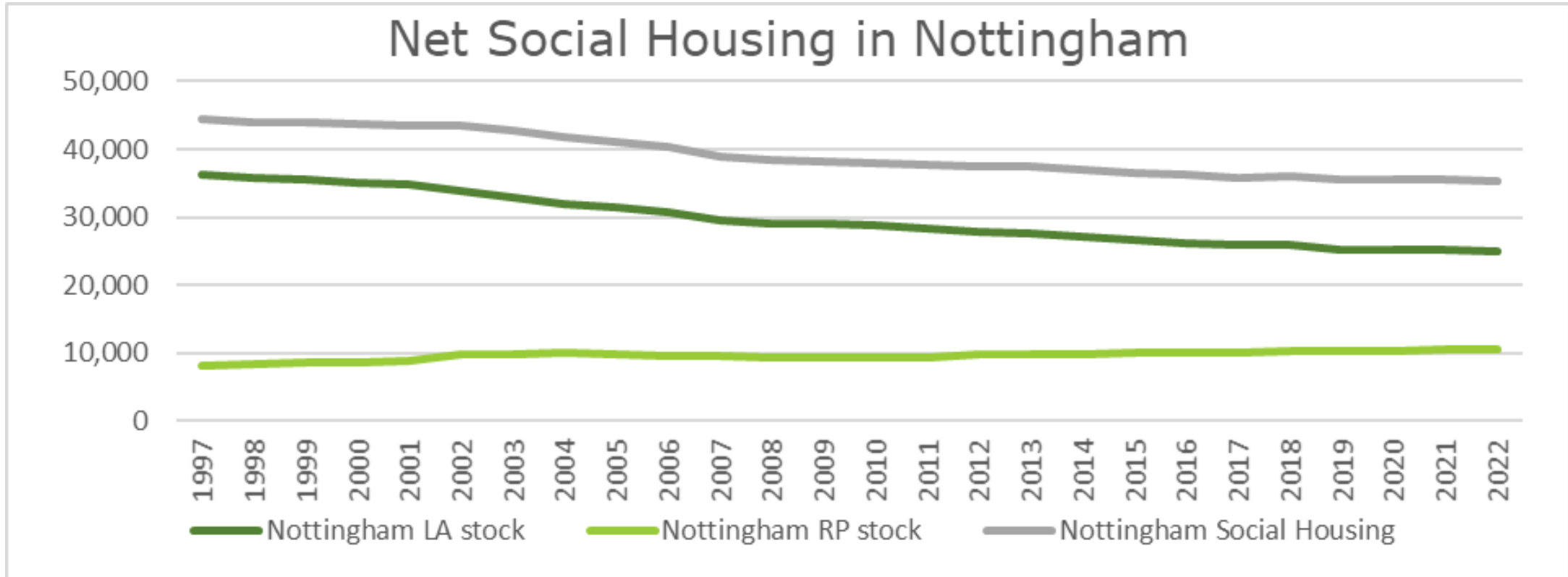
## Deprivation

- Nottingham ranked the 11<sup>th</sup> most deprived District in the Country
- Nottingham's unemployment rate is 7.8% compared to a national rate of 6.4%
- Overall 6.0% of homes are overcrowded in Nottingham compared to 4.4 % in England
- 36% of Nottingham households have at least one person with a disability, the England average is 32%

# Tenure Profile: Nottingham City

	Owned	Social rented	Private rented	Other
2001	49%	33%	17%	1%
2011	45%	30%	23%	2%
2021	45%	26%	29%	1%
UK av 2021	62%	17%	20%	1%

# Decline of social housing



# Private Rented Sector Affordability

Monthly figures

Number of Bedrooms	Lower Quartile Rent - March 23	Local Housing Allowance 2023	Shortfall	<i>NCC council housing rent</i>
Room	£373	£349.00	£24.00	
1 Bed	£550	£468.69	£81.31	£369.52
2 Bed	£625	£548.51	£76.49	£418.37
3 Bed	£700	£623.31	£76.69	£433.85
4 Bed	£900	£797.81	£102.19	£462.18

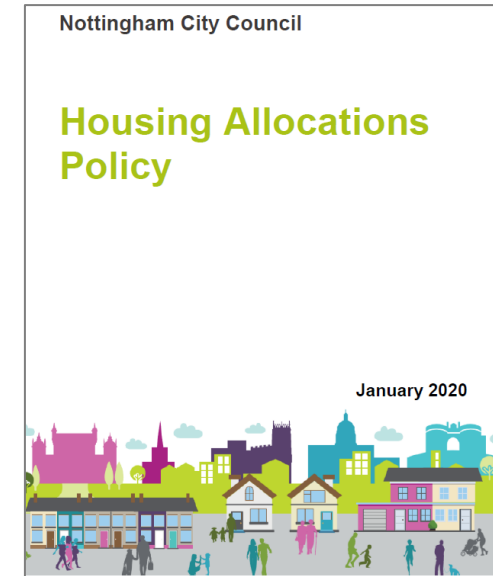
# Housing Challenges

- Lack of availability of affordable homes to rent
- Rising homelessness and rough sleeping
- Quality of accommodation in rented sectors
- Meeting the housing needs and aspirations of diverse communities
- Impact on other services from inadequate housing provision or poor condition of homes

# Housing Allocations

- Lawful requirement to set out how the Local Authority allocates its homes
- Housing Allocations Policy
- Nottingham HomeLink Partnership

<https://www.nottinghamcity.gov.uk/information-for-residents/housing/social-rented-housing/social-housing-allocations-policy>





# Housing Register

- Households are put into priority bands dependant upon circumstances

Banding	Title	Num
Band A	Urgent Need	1,577
Band B	Moderate Need	4,156
Band C	Singles & Couples	2,770
Band D	Over 55's Independent Living	1,531

**Over 10,000 households on the Housing Register**

Household Type	Num
Single	5270
Couple	830
Family with 1 child	1537
Family with 2 child	1046
Family with 3 child	679
Family with 4 child and over	550
Unclassified (sub-list of Housing to Health or Victoria Centre applicants)	122

# Available Properties Demand

## Let Properties

- 1150 Available Properties – 2021-22
- 1047 Available Properties – 2022-23
- 680 to date

## September 2023

- 131 properties to advert

Property Type	Number
1 bed bungalow	3
2 Bed bungalow	18
1 bed flat	66
2 Bed flat	7
2 bed house	22
3 bed house	12
4 bed house	1
2 bed maisonette	2

Property Type	Average Bids Per Property
1 bed bungalow	72
2 Bed bungalow	33
1 bed flat	170
2 Bed flat	93
2 bed house	259
3 bed house	232
4 bed house	61
Maisonette 2 bed	136

# Advice to citizens

- Alternative sources for accommodation (Gumtree / DSS move / Rightmove / Zoopla)
- Mutual Exchange
- Do not limit bids

## New Build

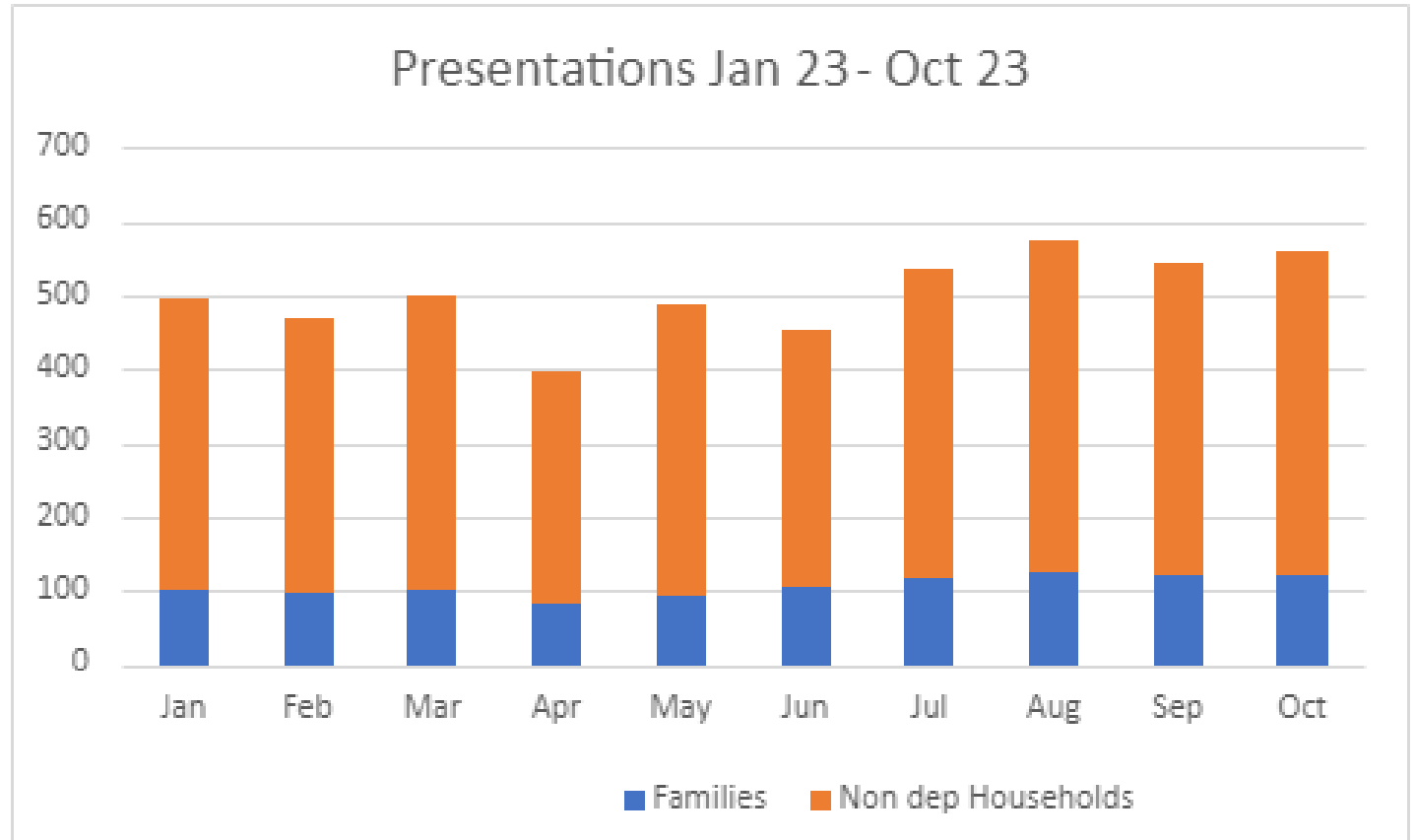
- Bestwood – 129 new homes
- Eastglade – 106 new homes
- Padstow – 75 new homes
- Ridgeway – 33 new homes

Homelessness  
in  
Nottingham



Nottingham  
City Council

# Homelessness



## Reasons for Homelessness

- Friends / Family no longer willing or able to accommodate
- Eviction from the Private Rented Sector

## Temporary Accommodation

- 894 Households in temporary accommodation
- 179 Households in Hotel accommodation
- 31.10.2023 – 262 children in hotels
- Average of 11 Families per week

# Challenges

- Lack of cooking facilities in hotels
- Away from support networks / Schools
- Increased time in temporary accommodation
- Decreasing social housing sector
- Lack of affordable accommodation
- Cost of living



What  
can we do?

## Prevent Where Possible

The offer of a Landlord Support Service to catch tenancy problems as early as possible.

“Say before you serve”

- Early intervention Officers
- Landlord Liaison Officers
- Social lettings officers
- Links into other support services

## Our Offer

- Personal Housing Plan created
- Actions to take to prevent homelessness
- Actions can be allocated to the tenant, landlord, housing aid staff or partner agency
- Reviewed regularly
- Support with:-
  - Rent arrears
  - Anti-social behaviour
  - Disrepair
  - Benefit issues
  - Mediation

What  
do we need?

Good quality, affordable  
permanent homes in the  
Private Rented Sector

## Tenancy Management

- Written Bond equivalent of up to two months rent or Cash Deposit up to maximum of 5 weeks rent
- Detailed inventory including photographs
- Tenant Finding
- Comprehensive assessment
- Accompanied Viewings
- Tenancy facilitation
- Welfare benefits and direct payments of Universal Credit and Housing Benefit
- Ongoing support
- HHSRS inspections

**Free**

## Property Management

- Tenancy Management
- Rent collection and account Management
- Regular inspections
- Co-ordinate repairs
- Source contractors
- Gas safety certificate
- Check outs and inspections
- Named officer contact

**£35.00 per month incl. VAT**

## Rough Sleepers and Ex-Offenders

- Rent guarantee or 6 months RIA
- Furniture support
- Direct Rent Payments from Universal Credit
- Setting up utilities
- Rough sleeper and Ex Offender specialists

## Achievements 2022/2023



- Currently Managing 53 Properties
- 396 Households supported into accommodation
- 86 Ex offenders assisted into accommodation
- 118 Rough sleepers supported off the streets into accommodation



Need  
to do more

- Landlords
- Further support for the NPRAS, through service re-design
  - Manager Support
  - Landlord Liaison Officer
  - Casework intervention officers
  - Social lettings officers

## Contact Details

- Tel [0115 8761644](tel:01158761644),
- Email [NPRAS@nottinghamcity.gov.uk](mailto:NPRAS@nottinghamcity.gov.uk),
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Temporary  
Accommodation

Thank you for Listen

Any Questions?