

# NUNEATON AND BEDWORTH BOROUGH COUNCIL

## HOUSING STRATEGY

2008-2011





## Contents

	<b>Page</b>
Foreword	
Executive Summary	
1. Context	1
2. Needs Analysis	8
3. Resources	22
4. Priorities for Action	25
5. Analysis of Options	39

### Appendices

Appendix 1	Stock Profile
Appendix 2	Links to other plans and wider priorities
Appendix 3	List of consultees
Appendix 4	Affordable Housing Needs Assessment Model
Appendix 5	Private Sector Decent Homes Data
Appendix 6	Private Sector Decent Homes Map
Appendix 7	HRA Capital Resources 2005/06 to 2019/20

## **Foreword**

Nuneaton and Bedworth Borough Council shares the Government's aim of ensuring that everyone has the opportunity of a decent home, so promoting social cohesion, well-being and self-dependence.

We believe that to achieve this aim requires a comprehensive vision of the future of housing within the Borough, which addresses needs and provision across all localities and tenures. This involves encouraging a range of home ownership options, promoting a healthy private rented sector, and providing a range of high quality social housing, in order that options are available to meet people's needs and aspirations.

This Housing Strategy takes a comprehensive look at the housing needs of the Borough. It is based on information from wide ranging research into the needs of individuals and of the housing stock, and rooted in the Council's wider objectives for the Borough, as detailed in the Corporate Plan and the Community Plan.

The Strategy addresses the major national, regional and sub-regional housing policy issues, follows the principles of Best Value, and will underpin the direction taken by the Borough Council over the next three years. It will remain in constant use, informing overall housing and planning policies, and the day to day activities of the Council.

If you have comments or queries on any aspect of this strategy, or any other housing issue, please send them to: -

Housing Strategy Manager  
Nuneaton and Bedworth Borough Council  
Council House  
Coton Road  
Nuneaton  
CV11 5AA

Councillor Bob Copland  
Cabinet Member for Housing

We adhere to



Telephone 0800 515152

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## Executive Summary

The Housing Vision for the borough of Nuneaton and Bedworth is:-

*“To ensure that everyone living in the Borough has the opportunity of a decent home, thus improving the quality of life for all.”*

Nuneaton and Bedworth’s Housing Strategy provides the overall framework for housing activity and investment by the Council and its partners for the period 2008-2011. It is concerned with housing of all tenures and links to more detailed strategies on specific segments of the market such as Council housing, older persons’ housing and to the concept of cross boundary services as envisaged by national and regional government.

The strategy is in 7 parts:-

### 1. Context

This section provides a profile of the borough of Nuneaton and Bedworth. It gives details of the key stakeholders in the development of the housing strategy for the borough, plus the partnership arrangements which have been formed to increase resources for housing and housing-related services.

### 2. Needs Analysis

This section provides information on demographic trends and the level of deprivation in the borough, and its implications for housing provision. It draws on findings from the Housing Market Assessment 2007/08 and the survey of Gypsies and Travellers 2007/08. It gives details of stock condition in both the private and public sectors, and of the housing needs of the following groups:-

- Members of black and minority ethnic communities
- Offenders or people at risk of offending
- People with learning disabilities
- People with mental health issues
- People with physical or sensory disabilities
- Homeless households
- Young families
- Victims of domestic violence
- Young people at risk
- Gypsies and Travellers
- Refugees and Asylum Seekers
- People with HIV/AIDS

### 3. Resources

This section gives information on the available resources to maintain existing housing, maximising housing availability and develop new affordable housing.

### 4. Priorities for Action

This section gives details of the six priority objectives for action:-

- Objective One:-* To provide access to appropriate accommodation which meets people's Needs and Aspirations.
- Objective Two:-* To provide a High Quality Public Sector Housing Stock with the provision of excellent housing management and maintenance services.
- Objective Three:-* To assist in the improvement of accommodation and management standards in the Private Sector.
- Objective Four:-* To regenerate Disadvantaged Communities.
- Objective Five:-* To support Vulnerable People
- Objective Six:-* To tackle Inequality and Disadvantage.

5. Analysis of Options

This section gives information on what options the Council has chosen in order to meet its objectives, and those options which it has not chosen to pursue.

6. Action Plan

This is the full Action Plan for 2008-2011, containing the details of 37 tasks which will be undertaken to achieve the six strategic housing objectives.

7. Progress Report

This section gives details of what was achieved under the 2006-2008 Housing Strategy.

## 1. Context

### 1.1 Borough Profile

1.1.1 The Borough of Nuneaton and Bedworth covers an area of 30 square miles, to the east of the West Midlands conurbation, and is predominantly bordered by rural areas of Warwickshire and Leicestershire and by the city of Coventry to the south.

1.1.2 The Warwickshire Observatory - Revised 2004 Population Projections ONS, published that the population of the Borough totals 120,700, accounting for 23% of the population of Warwickshire. The Borough has remained fairly stable for five years, with only a 1% increase in population from 2001 to 2006, but it is predicted that the population will show a significant increase of 7.1% from 2006 to 2029, with the borough residents aged 65 and over becoming an increasingly large proportion of the population.

The economic context of the area is one of the key underlying features, which informs the Housing Strategy. In summary, the economic base of the Borough now relies to a large extent on manufacturing, wholesale, retail and distribution industries which make up a significantly larger proportion of the local economy than of the national economy. Within the manufacturing sector the distribution and service industries have replaced the traditional mining, textile and brick industries on which the area relied for several centuries. The public sector is now the largest source of employment in the borough.

1.1.3 The Borough suffers from a comparatively high level of deprivation. The 2007 Index of Multiple Deprivation (IMD) produced the following information:-

- Nuneaton and Bedworth has the highest levels of deprivation in the county of Warwickshire. The borough is ranked at 112<sup>th</sup> out of the 354 Local Authorities in England (1<sup>st</sup> being the most deprived).
- Under the IMD, each local authority area is divided into small Super Output Areas (SOA), where each SOA contains between 1,000 - 2,000 people. There are 32,482, SOA's in England, which includes 81 SOA's for Nuneaton & Bedworth.
- There are 6 SOA's in Warwickshire, ranked within the top 10% most deprived SOA's nationally, which are all located within Nuneaton & Bedworth Borough.

Super Output Area	Ranked Nationally	
	Position	Percentage
Bar Pool	1,087	3.3%
Camp Hill	1,598	4.9%
Abbey Town Centre	1,780	5.5%
Middlemarch	2,571	7.9%
Grove Farm	2,958	9.1%
Abbey Priory	2,974	9.2%

A ranking of 1 represents most deprived & a ranking of 32,482 represents least deprived in England.

The main priorities in term of deprivation lie within housing services, education and crime domains: -

### Barriers to Housing & Services Domain

- \* The purpose of this measure is to investigate barriers to housing, which falls into two sub-domains – geographical barriers to local services and wider barriers which attempts to include issues relating to access to housing, such as affordability.

There are 67 SOA's within Warwickshire that are ranked within the top 20% in England most deprived in this measure, of which five in Warwick & two in Stratford districts are within 1% nationally.

### Education, Skills & Training

- In terms of education, training and skills, there are a total of 41 areas in Warwickshire that are ranked with-in the top 20% most educationally deprived nationally; this does show an improvement of 8, when comparing with the 2004 IMD position of 49. However, Camp Hill Village Centre SOA fares poor and is ranked at 125<sup>th</sup> from 32,482 SOA's nationally.

### Crime

- The crime domain for Warwickshire shows deterioration in rankings from 7 SOA's appearing in the top 10% nationally in the 2004 IMD, to 13 SOA's in the IMD 2007. The most deprived area in the County on this measure is Abbey Priory in Nuneaton, which is ranked 904<sup>th</sup> nationally.

In contrast with the 2004 IMD, Nuneaton & Bedworth shows an overall decline of 11 places in the 2007 IMD from 123<sup>rd</sup> to 112<sup>th</sup>.

1.1.4 As at April 2007, the Borough contains 52,917 dwellings, of which approximately 75% are owner occupied and 25% rented. Within the rented sector, the Council owns approximately 13% of the overall stock, Registered Social Landlords 3% and private landlords 9%. Table 1 (Appendix 1) compares this stock profile with the regional and national situation based on the *Housing In England 2005/06*, and demonstrates that the housing stock of Nuneaton and Bedworth contains a relatively high proportion of owner occupied property.

1.1.5 Nuneaton and Bedworth's stock profile emphasises the need for the Council's Housing Strategy to cover the needs of the Borough as a whole, across all tenures.

The high proportion of owner occupied dwellings, and the low level of privately rented accommodation present a number of issues, particularly given the age

profile of the Borough's housing stock, as shown in Table 2 (Appendix 1). There is a comparatively high proportion of homes priced in Council Tax bands A and B and these are usually older properties which are expensive to maintain. The policies and programmes set out within the Housing Strategy demonstrate this holistic approach to the overall assessment of housing need.

- 1.1.6 This Strategy forms part of a fully joined up network of plans and policies covering the needs of the communities of Nuneaton and Bedworth. The various plans with which this strategy links, and also the wider priorities on which it is based, are set out in Appendix 2.
- 1.2 Consultation on the Housing Strategy
- 1.2.1 The Strategy has benefited from a structured process of consultation, seeking views from a wide range of individuals, key stakeholders, and statutory and voluntary organisations. Consultation has been carried out in a variety of ways, and valuable information has been gathered to inform future housing priorities.
- 1.2.2 The Strategy this year has been influenced by the development of the **5 Year Supporting People Strategy 2008-2013** for Warwickshire and has been developed in tandem through analysis of the outcomes of consultation with specific service users and providers of housing and support needs. There is a much clearer indication of where gaps in services exist and where priorities need to be realigned. Influences are demonstrated throughout the Strategy.
- 1.2.3 Our **Landlords' Forum** continues to forge closer links with private sector landlords who operate in the borough. This consultative forum has also played a key role in identifying priorities for future private sector housing strategies, for example the development of the Landlords Accreditation Scheme and the Financial Assistance and Housing Renewal Policy. [Got info in folder.](#)
- 1.2.4 Considerable progress has been made in consulting with the Council's tenants in recent years. This has been consolidated via the **Residents Executive Committee (REC)**, two members of which now sit on the [Social Scrutiny Committee](#). The REC has taken the opportunity to influence and debate the detail of the Council's Housing Strategy. [Got info in folder.](#)
- 1.2.5 On an annual basis we organise a statutory and voluntary, multi-agency consultation conference. Over 40 representatives from agencies and organisations attend. The **Housing Options Planning Event (HOPE)** has become a regular and well-attended days event. The first event in 2003 was used to review and consult on the Homelessness Strategy. The [2008 event](#) held in February, has been used to input into the Housing Strategy to [consider Options and Barriers to Housing](#). The range of organisations involved are listed on Appendix 3. The HOPE conference has become an annual fixture following consultation with stakeholders and its continuation is supported in the housing strategy.
- [We are currently reviewing the Rent Deposit Scheme in the light of considerably increased activity.](#)

- 1.2.6 In June 2005 a **People's Panel** survey carried out a consultation for the purpose of providing information on the view of local people in order to inform the Borough Housing Strategy.

The Peoples Panel is made up of a representative sample of 1,000 Nuneaton and Bedworth residents. The views of 721 residents were received and have been used to guide the prioritisation of strategic objectives within the Housing Strategy. For example, the People's Panel felt that bringing empty properties back into use was the best way of providing access to appropriate accommodation for residents. The formulation and operation of an Empty Property Strategy is an objective of the Housing Strategy and is under development.

As a result of the **People's Panel** preference that the allocations policy should give greater priority to homeless households, **changes were** made as part of the allocations policy review that **ensued**. One of the strong messages that came out of the 2006 HOPE conference was the lack of provision for ex-offenders in the Borough. This message has been taken on board with a commitment being made in the Housing Strategy to contribute to the provision of appropriate accommodation and support for offenders and ex-offenders.

- 1.2.7 **The Social Scrutiny Panel** considered a draft of the Strategy, and the views of members have been taken into account in the final document.
- 1.2.8 **The Health Improvement Plan (HIMP)** has influenced in the inclusion of measures to alleviate health inequalities in terms of access to grants for home improvement measures such as insulation thus reducing fuel costs.
- 1.2.9 Consultation has taken place with **estate agents** in Nuneaton, Bedworth and Bulkington to ascertain the workings of the housing market in the borough. This has provided information on the gaps in supply of particular types of housing. Estate agents have made recommendations for initiatives which the Council might undertake to improve the operation and accessibility of the housing market. **Sent letters to estate agents today. 9<sup>th</sup> Nov '07.**
- 1.2.10 **The Land Registry records House prices four times per year. This enables a comparative price assessment between the borough and regional house prices.**
- 1.2.11 **The District Housing Forum** consists of members of a wide range of statutory and voluntary organisations who are all involved in preventing or tackling homelessness in the borough. The forum meets once every two months and members receive an update on plans such as the Housing Strategy or Homelessness Strategy. **E-mailed Shar 9<sup>th</sup> Nov '07**
- 1.2.12 **The North Core Group** consist of members from the local authority, the County Council, the Primary Care Trust and voluntary organisations such as Age Concern. Its remit is the well-being of older people. It receives regular updates on the development of the housing strategy for older people.
- 1.2.13 **The Nuneaton and Bedworth Tenants' and Residents' Forum meet approximately 4-6 times a year. A presentation on a chosen area of housing**

service development is given, of which the tenants have identified the topic of conferral; the forum are then invited to make comments and recommendations.

In February 2007 they received a presentation on the proposed 2008/09 Housing Capital Programme for the borough and their recommendations will be incorporated into the Programme.

1.2.14 The **Government Office for the West Midlands** has advised on the contents and presentation of the Housing Strategy.

### 1.3 Enabling

1.3.1 The Council has been successful in securing funding to enable the regeneration of Camp Hill, with partners through English Partnership, Advantage West Midlands and the Housing Corporation. We continue to work to with the Housing Corporation to attract Social Housing Grant for new affordable housing in the borough, with significant bids submitted to the 2008-2011 bidding round. We have also obtained contributions required from developers as part of planning consents (Section 106) in order to provide further affordable units with 29 new dwellings provided in this manner between April 2004 and March 2005. Further details on provision of affordable housing are given under 1.3.4.

1.3.2 The Council will continue to work closely with developers and partner RSLs to maximise the creation of new affordable dwellings in this way, as well as seeking out further opportunities as described in the objectives section later.

1.3.3 The Council will continue to publicise its housing investment needs to the West Midlands Regional Assembly, through its sub-regional lobbying partnerships with other local authorities.

1.3.4 For the period 2008-2011 the proposed affordable housing development are as follows:-

Street	Town	RSL/Developer	Shared Ownership	Rent	Expected Completion Date
Black Bank	Exhall	Jephson	5	5	Completed
Bennetts Road	Exhall	Derwent HA (Cov. C'cil)	9	26	2008
Bottrill Street	Nuneaton	Orbit	6	0	2008
Trent Road	Nuneaton	George Wimpey	3	6	March 2008
Smercote Close	Bedworth	Orbit	0	8	March 2008
Jodrell Street	Nuneaton	Orbit	12	24	August 2008
Mavor Drive	Bedworth	Bromford	10	2	August 2008
Jodrell Street	Nuneaton	Orbit	9	12	August 2008
Camp Hill Phase 2	Nuneaton	Bromford	0	14	August 2008
Red Deeps	Nuneaton	Zenith	29	5	Autumn 2008
Bede Road	Bedworth	Matrix	2	0	2009
Armson Road	Bedworth	Waterloo	7	7	2009
Acacia Road & Hazel Grove	Bedworth	Bromford	8	15	May 2009
Acacia Road	Nuneaton	Jephson	0	4	May 2009
Fieldview Close	Bedworth	Waterloo	4	10	May 2009
Camp Hill Phase 3	Nuneaton	Bromford	103	103	June 2009 & onwards
Grant Road	Bedworth	Waterloo	3	10	August 2009
Laburnham Grove	Nuneaton	Jephson	6	6	August 2009
Marshall Road	Bedworth	Waterloo	16	20	Autumn 2009
Camp Hill Phase 2	Nuneaton	Bromford	4	21	December 2009
St. Marys Road	Nuneaton	Leicester HA	24	30	December 2009
Manor Park	Nuneaton	Bloors	32	0	March 2010
Camp Hill Phase 2	Nuneaton	Bromford	4	12	January 2011

## 1.4 Partnership Arrangements

1.4.1 The Council also plays a leading role in a number of multi-agency partnerships, aimed at meeting particular areas of need or addressing specific issues. Some of the main bodies in which we are involved include:

- Teenage Pregnancy Partnership Board –‘better support sub group’.
- Membership of North Warwickshire Domestic Violence Forum.
- Participation in Private Sector Landlords Forum.
- 2 X Tripartite groups, Hill Top and Stockingford: multi-agency and resident membership, participation and administration by housing.
- 13 residents groups.
- Older peoples Forum.
- Anti Poverty Forum.
- District Housing Forum.
- Warwickshire Accommodation Strategy Group (SP Core strategy group).
- Learning Disabilities Housing Sub-group.
- [South Staffordshire and North Warwickshire Housing Partnership.](#)

1.4.2 Nuneaton and Bedworth work very closely with North Warwickshire Borough Council in particular on a number of initiatives:

- a) A homelessness prevention initiative involving the use of an organisation specialising in mediation between parents and children ‘Mediation and Parent Support Service’ has been jointly funded by the two authorities, each using some of their Homelessness inspectorate

grant funding to support this service. Many of the young single people who approach the authority as homeless are doing so because of parental conflict. With the use of this service it is hoped to reduce this particular cause of homelessness.

- b) Domestic violence is an area with a long history of cross boundary working between the two authorities. Nuneaton and Bedworth and North Warwickshire commissioned the Warwickshire Domestic Violence Support Service to produce a Domestic Violence and Housing Strategy and Code of Practice. This has been titled: "From Despair to Where" - A Joint Approach in Responding To Domestic Violence and Housing. It is used as a good practice guide for staff working with service users experiencing domestic violence. **Specific accommodation has been made available by both authorities and it is expected that a purposely provided hostel will shortly be available.**
- c) A Supporting People supported housing scheme and floating support service for young parents is another cross boundary partnership between Nuneaton and Bedworth and North Warwickshire and the provider - Bromford Housing Group. The purpose built accommodation is based in Nuneaton but takes referrals from both districts. The floating support is provided wherever the tenancy is within the two authorities.
- d) Nuneaton and Bedworth and North Warwickshire both contribute to support the local Doorway Project- a service that supports young people aged 25 and under to find and maintain private rented accommodation.
- e) Nuneaton and Bedworth recently joined forces with North Warwickshire to create The Nuneaton, Bedworth and North Warwickshire Home Improvement Agency, the aim of which is to promote independent living for elderly, disabled or vulnerable people.

1.4.3 The Council is a member of Southern Staffordshire and Northern Warwickshire Housing Partnership. The partnership was set up in September 2003 to represent the needs and views of the non-metropolitan local authorities within the regional Central Housing Market Area. Other members of the partnership are the local authorities in South Staffordshire, Cannock, Lichfield, Tamworth and North Warwickshire. The aim of the partnership is to promote good practice and examine the possibility of cross-boundary initiatives. The partnership meets once every 2-3 months.

1.4.4 Examples of the ways in which we have taken the views of stakeholders into account are as follows:-

Nuneaton and Bedworth Council Housing Strategy 2006-2008

Stakeholder	Recommendation	Action taken
The Tenants' and Residents' Forum	Suitable temporary accommodation should be provided for older people who become homeless	Use of guest accommodation in sheltered housing schemes will be incorporated into the Older Persons' Housing Strategy.
The Tenants' and Residents' Forum	Any marketing plans for new low cost home ownership schemes should involve advertising in libraries and at the bus station. Advertisements should also be placed in sheltered housing schemes to enable residents to pass the information on to children or grandchildren who are potential first-time buyers.	This suggested marketing plan will be adopted. Greater use is being made via Choice Based Lettings and web site access.
Estate Agents	The effective operation of the housing market can be impeded by the lack of first-time buyers. Young people who live locally are sometimes intimidated by the house buying process and lack good sources of advice.	The proposal is included in the Housing Strategy Action Plan. Initial discussions on the provision of the service have been undertaken with the local Citizens Advice Bureau.
The District Housing Forum	A Rent Deposit Scheme should be set up to facilitate access to the private rented sector for households in need.	The Rent Deposit Scheme began in March 2005 and is fully operational.
DIAL service for people with physical mobility difficulties	More provision should be made for older people to store their scooters at sheltered housing schemes.	A number of schemes now include this provision.
Sheltered Housing scheme managers	There should be hearing loops in the lounges and other communal areas in sheltered housing schemes.	To be included in the Action Plan for the Older Persons' Housing Strategy.

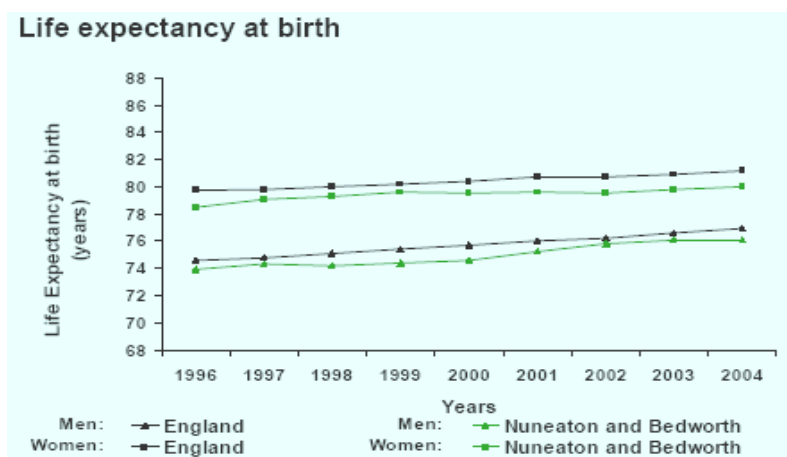
## 2. Needs Analysis

### 2.1 Demographic Data – Used ONS figures for Mid 2006.

2.1.1 In September 2007 the Office for National Statistics released new population estimates categorised under age & gender for Mid Year 2006. Using trends provided from the 2001 Census, population estimates for Ethnic Groups reflect 2006 figures. The next census is to be released in 2011..

Some of the key findings were: -

- Across Warwickshire as a whole, the highest rates of projected population growth are in the age groups 65 and over, with a projected increase of 68% from 2001 to 2029.
- The Asian Indian ethnic group is estimated to be the largest non-“White British” ethnic group in Nuneaton & Bedworth, that accounts for 4.5% (5,400 people) in the borough for 2006, which is 0.9% higher than Warwickshire’s 2006 estimated figures of 3.6% (19,000 people).
- Life expectancy for the population of Nuneaton and Bedworth show a lower trend than the national average for both men and women.

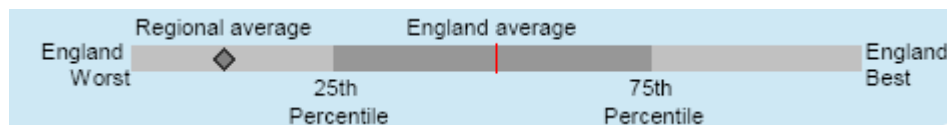


Source: Department of Health – Health Profile 2007

- With the exception of one small ethnic group from eleven in the borough, Nuneaton & Bedworth show a higher percentage than the national average of people, whose occupations are routine and manual. (Department of Health – Health Profile 2007).

People in these occupations have poorer health than those in professional occupations and are more likely to be smokers.

- In comparison to the health indicators for England, Nuneaton and Bedworth appear in the lower percentile.



Source: Department of Health – Health Profile 2007

- 76% of households are owner-occupiers, compared to 70% nationally.

2.1.2 The Borough's population is projected to increase by approximately 10,168 between 2001 and 2029.

Population Age Band Forecast, Nuneaton and Bedworth, 2001 –2029

	2001 Census	2006	2011	2016	2021	2029	Variant 2001 – 2029
0 - 19	30,808	30,680	29,300	28,800	29,000	29,200	(1,608)
20 - 29	13,755	13,880	14,900	15,300	14,300	13,500	(255)
30 - 44	26,974	26,080	24,300	23,200	24,300	25,300	(1,674)
45 - 64	29,918	31,480	32,800	33,200	32,900	31,600	1,682
65 +	17,677	18,800	21,000	24,100	26,100	29,700	12,023
<b>Total</b>	<b>119,132</b>	<b>120,700</b>	<b>122,300</b>	<b>124,600</b>	<b>126,600</b>	<b>129,300</b>	<b>10,168</b>
<b>% Change</b>		1.3%	1.3%	1.9%	1.6%	2.1%	<b>8.5%</b>

NB Crown Copyright

Source: Warwickshire Observatory – Revised 2004 Population Projections ONS

2.1.3 The 0-19 age range shows a decrease of 1,608 (5.5%) over the period, a small decrease of 255 (1.9%) is seen in the 20-29 age group, which contains the majority of newly forming households.

2.1.4 The most significant feature is the fall in population in the 30-44 age group, the main economically active group. The group shows a significant decrease of 1,674 (6.6%). Numbers vary throughout the forecast period, with the largest fall of 1,780 is projected to occur between 2006 and 2011.

2.1.5 The 45-64 age group shows a steady rise of 3,282 by 2016, but this is projected to fall by 1,600 by 2029, still showing an overall increase of 1,682.

2.1.6 Numbers in the 65+ age group is projected to rise significantly. The rise shows an increase of 12,023 (68%) by 2029, with the greatest rise proportionately occurring between 2021 and 2029 (13.8% increase). Given the resource demands often associated with very elderly people, these are significant figures.

## 2.2 Housing Needs in Nuneaton and Bedworth

2.2.1 The Council commissioned a Housing Market Assessment in 2007 in conjunction with its sub-regional partners, which shows a different picture to that demonstrated by the previous needs study updated in 2003.

2.2.2 The following table compares Local Authorities average house prices and sales throughout the county from October – December 2006.

Nuneaton and Bedworth Council Housing Strategy 2006-2008

House Prices & Sales Oct – Dec 2006	Detached		Semi Detached		Terraced		Flat/ Maisonette		All Properties	
	Average Price £	Sales	Average Price £	Sales	Average Price £	Sales	Average Price £	Sales	Average Price £	Sales
North Warwickshire	269,088	54	159,915	110	128,902	75	115,599	19	170,487	258
Nuneaton & Bedworth	209,804	124	136,134	235	115,876	224	103,864	82	139,068	665
Rugby	288,928	191	163,377	209	136,121	207	113,328	43	188,278	650
Stratford-on-Avon	388,806	217	235,881	211	197,029	160	155,487	65	269,177	653
Warwick	369,999	199	218,917	270	214,474	203	168,923	156	244,719	828

Source: Land Registry

2.2.3 The table below examines average house prices for Nuneaton and Bedworth, recorded by the Land Registry and also the volume of sales in 2001, 2004 and 2006.

House Prices & Sales	2001		2004		2006		Price Increase from 2001-2006 %
	Average Price £	No. of Sales	Average Price £	No. of Sales	Average Price £	No. of Sales	
Detached	129,567	169	206,581	143	209,804	124	62%
Semi Detached	68,891	297	124,385	235	136,134	235	98%
Terraced	50,569	250	99,614	178	115,876	224	129%
Flat/Maisonette	46,439	28	86,670	60	103,864	82	124%
<b>All Properties</b>	<b>75,672</b>	<b>744</b>	<b>132,634</b>	<b>616</b>	<b>139,068</b>	<b>665</b>	<b>84%</b>

Source: Land Registry

2.2.4 Whilst the overall house price increase in the Borough is 84% over the five years up to 2006, the price of terraced houses and flats – the access level stock, increased by 129% and 124% respectively.

2.2.5 Household income rose by 35% within the Borough, from £21,200 in 2000 to £31,000 in 2006. Nuneaton and Bedworth is still below the National Average of £32,353, and has the lowest mean household income in the County. The Borough has lost much of its manufacturing (skilled) base over the years. Although unemployment is low at 2.8%, many people are employed in unskilled, poorly paid, casual/seasonal work associated with transport and warehousing.

2.2.6 A survey of local estate agents in Nuneaton and Bedworth in 2007 confirmed that only 19% of sales were to first time buyers, and that there is a significant problem for first time buyers being able to access the housing market. In spite

of the average household incomes mentioned in 2.2.4 above, a huge majority of first time buyers and those in housing need are earning well below these incomes. Thus purchasing even on a shared ownership basis is beyond the means of the majority of those seeking accommodation. Sent letters to estate agents today 9<sup>th</sup> Nov '07 – Refer to HMA when received.

- 2.2.7 The 2007/08 Housing Market Assessment assessed all the above information, together with data from the Council's housing register, P1E and HSSA Returns and concluded that an additional 258 affordable properties are required each year in order to meet newly arising need, and to clear the backlog of existing need over a five year period. Details of this calculation are set out in Appendix 4. The further increases in property prices since 2003 is likely to mean that this figure will have increased further. This detail is, however, largely academic as even the 255 per annum previously required is well in excess of the numbers that will be provided. Appendix 4 – Using Model 2, see HMA report.
- 2.2.8 In December 2007 there were 4,040 applicants registered on the housing waiting list, compared to a figure of 1,167 in the year 2000. Combine this increase with the fact that the council has sold 1,506 properties over the past 10 years and you can instantly recognise the problems faced in being able to house people off the list. The 'Right-to-buy' legislation has resulted in a loss of 50% of our housing stock since it was first introduced. To compound this further the vast majority of the stock lost was family size accommodation.
- 2.2.9 Between 1981 and March 2007 a total of 4,987 Council properties have been sold under the Right to Buy. The peak years for sale were the 1980s – between 1981 and 1990 3,042 properties (65% of the total number of sales up to 2004) were sold in the borough, with annual sales declining to a low point in 1992/1993. After a 3 year revival from 2001 to 2004 there has been a significant descent in RTB sales, falling from 262 in 2003/04 to 46 in 2007/08. Check with Sara at end of March or P1B that RTB's in 2007/8 was 46 as estimated.
- 2.2.10 The Land Registry indicates an average selling price for the following properties within Nuneaton & Bedworth, that were sold between October – December 2006. The data shows that Nuneaton & Bedworth were below the regional average: -
- A terraced house within the Stockingford area of Nuneaton had an average selling price of £131,600, which was lower than the regional average of £159,797.
  - A semi detached property in the Camp Hill & Keresley area could have been purchased for the average price of £134,000, which is approximately £52,000 lower than the regional average of £186,000.
  - A flat/maisonette near Bedworth Town Centre average purchase cost was £85,000 as opposed to a regional cost of £142,500 showing a significant price difference of £57,500.

However, this information does not imply that the housing market is widely accessible to all residents of the borough. This is for the following reasons:-

- The Index of Multiple Deprivation show that there is a “hard core” of deprived households for whom full or partial home ownership is unlikely to be an option.
- Estate agents report that first-time buyers in the area seldom have a sufficiently large deposit to purchase a property, the resources to pay an ongoing service charge on a flat, or the resources to enable them to pay ongoing maintenance costs on a 19<sup>th</sup> century or non-traditionally built property.

### 2.3 Stock Condition Information – Public sector

2.3.1 A robust, warranted, stock condition survey was carried out in 2002. In line with good practice this survey looked at a 20% sample of the various archetypes that make up the Council's housing stock. The sample results were then extrapolated across the whole stock including a thorough validation process. This survey identified that approximately 37% of the Council's stock failed to meet the DHS, compared to a national average at that time of 55%. Since that time a further 1,039 properties have been made decent, leaving only 1,395 properties (22%) below the standard as at April 2007.

2.3.2 More detailed information relating to the Council's housing stock can be found in the HRA Business Plan, which is being re-cast in March 2008. A summary of the past and future resources which have been committed to ensure that the Council's housing stock meets the Decent Homes Standard by 2010 is as follows:-

E-Mailed Brent 15/2/08

Number of non-decent Council Homes as on 1 April 2004	1,948
Number of non-decent Council Homes as on 1 April 2005	1,649
Cost to make all dwellings decent as on 1 April 2004	£ 1,820,000
Money spent tackling non-decent Council Homes as between 1 April 2004 and 31 March 2005	£ 829,000
Money to be spent on keeping Council Homes decent between 1 April 2005 and 31 March 2006	£ 3,877,000
Money to be spent on keeping Council Homes decent between 1 April 2006 and March 2007	£ 4,375,000

### 2.4 Stock Condition – Private Sector [In folder – Survey 2006](#)

2.4.1 The Council commissioned a detailed stock condition survey in 2006/07 from PPS Ltd. This report provides estimates of local housing conditions at the level of the Borough, ward and census output area using models developed by DCLG which combine national data from the English House Condition Survey 2001 with local census data.

E-mailed John 15/2/08

2.4.2 According to this information, the biggest concentrations of non-decent homes are in the Abbey and Wem Brook wards, which have a large number of

privately owned older terraced housing, and the Camp Hill ward which has a large number of privately owned non-traditional dwellings. Within these wards 44%, 43% and 40% respectively of the dwellings have one of the four components of non-decency.

2.4.3 The information is provided in tabular form at ward and Borough level and the smaller census output areas are mapped. This provides a level of detail that has never before been available, and is set out at Appendices 5 and 6.

2.4.4 The tables describe the stock in terms of the following characteristics at ward and Borough level:

- Dwellings which would fail the Decent Homes Standard
- Dwellings which would fail the Decent Homes Standard due to:
  - Unfitness
  - Inadequate Thermal Comfort
  - Disrepair
  - Non-modern facilities and services
- Non decent homes with vulnerable occupiers
- Percentage of dwellings with a SAP rating less than 30
- Households in fuel poverty

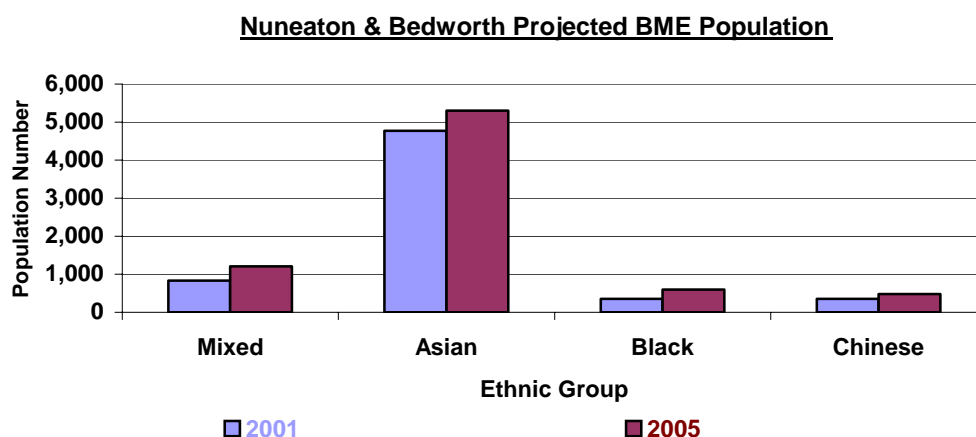
A summary of the past and future resources committed to improvement of privately owned housing in the borough is as follows:-

Past Resources	2001/2002	2002/2003	2003/2004	2004/2005
	£ 403,000	£ 364,000	£ 278,000	£ 249,000
Future Resources	2005/2006 Planned		2006/2007 Planned	
	£ 350,000		£ 350,000	

Source:- Housing Investment Programme return 2004/2005

## 2.5 The Housing Needs of the Borough's Black and Minority Ethnic Community

2.5.1 The Black & Minority Ethnic (BME) population within Nuneaton & Bedworth is estimated to have increased by 20% from 2001 – 2005. Source: ONS 2007



- 2.5.2 The non-white BME population makes up 6.5% of the borough's total population, with the Asian/Indian community estimated to be the largest ethnic group in Nuneaton & Bedworth of 5,298 people. Based on the age structure and on the evidence of growth in the size of the black and minority ethnic population over the last 5 years, some growth in the number of minority ethnic households can be predicted.
- 2.5.6 In terms of housing aspirations, the CURS household survey demonstrated that on the whole, BME groups do not regard social housing as their first choice of tenure. The survey found that only 7.5% of the Indian respondents preferred this form of tenure where 80% favoured owner occupation.
- Source: Black and Minority Ethnic Communities Synthesis. CURS, University of Birmingham. March 2005.
- 2.5.7 Within the BME communities, neighbourhood concerns and issues proved to be a greater concern than to the white communities. Safety, close proximity to places of worship and social networks proved to be key.
- 2.5.7 Research also shows that BME communities consider council and housing association housing to be of a poor quality and not located within areas/neighbourhoods that the group aspire to.
- 2.5.8 With this research in place, it may come as no surprise that the proportion of ownership in Asian groups amalgamated together are high in Nuneaton & Bedworth at 87%, with a combined white ethnic group total of 72%.
- Source: 2001 Census
- 2.5.9 This also proves to be evident in respect of the Nuneaton & Bedworth Borough Council re-housing list. Analysis shows, that on the 1<sup>st</sup> April 2008, only 119 applicants (3.5% of the list) represented the BME community which accounts for just 1.5% of the BME population within the borough.
- 2.5.10 Recommendations from the survey suggested that Few three generational households were discovered and there are several households where members are seeking to move out to gain independence and reduce overcrowding, suggesting some breakdown in traditional south Asian household structures. However, many of those seeking to move want to stay living in the same area, in order to be in a location they like or to be close to relatives and friends. Therefore, no major changes to the structure of communities can be anticipated in the next few years, unless it becomes impossible to find or provide a sufficient number of suitable homes in areas of settlement.
- 2.5.11 Knowledge of the existence of grants and agency services for home renovation is high (86%), compared with a low level of awareness elsewhere in the county. There is enough interest in the possibility of loans to justify work to promote the loan services that already exist and/or to set out options for new services.

2.5.12 Generally, people see race relations in their areas as good. Over four out of five rate relations as very or fairly good. Racial harassment appears to be low. But there may be a reluctance to report it, even in an anonymous interview, for fear of making things worse, or people may discount harassment because it is 'something to be expected'. There is dissatisfaction with the response from organisations and procedures and joint work needs to be improved.

2.5.13 There appears to be some unmet need for housing-related support for people with ill health or disabilities. The information needs to be taken into account by Supporting People planners and by those responsible for promoting home adaptation and community support services.

2.5.14 Further consultation will be carried out into the housing needs of the Black and Minority Ethnic communities in Nuneaton and Bedworth (see Action Plan). This will take place through consultation with the Local Ethnic Minority Advisory Group and the Nuneaton Women's Multi-Cultural Resource Agency. This information will be used to devise guidance for the redevelopment of residential sites within the Wembrook and Abbey wards to ensure that new developments are sensitive and attractive to the resident members of black and minority ethnic communities.

## 2.6 Support Needs

### 2.6.1 Offenders or people at risk of offending

The Connect Project aims to enhance the employability of prisoners from the West Midlands Region. During the first 6 months of 2007, Connect has enrolled 51 beneficiaries from Warwickshire, where 14 of those declared they had a housing need.

Connect referred 6 of these beneficiaries to Connect Accommodation Referral Service (CARS), of which 4 were from Nuneaton and Bedworth.

Only a third of the cases dealt with by CARS across the County were successfully moved to supported accommodation. Nuneaton has one of only two Probation Hostels in the County and consequently houses offenders from throughout the County.

Warwickshire Probation have real concerns about the numbers of this client group who are being referred for help with finding accommodation. Their statistics evidence an increase, particularly in Nuneaton and Bedworth of this group of vulnerable people reporting as No Fixed Abode or 'sofa surfing'.

There is very little accommodation in the private sector available to offenders or ex-offenders due to the perceived risk associated with this client group. Private landlords are reluctant to let properties and though a service is available through Fry Housing Trust, they have very few rooms now available in Nuneaton.

Fry have approached the authority with a request for a property that they can adapt for this purpose, to provide more 'move on' accommodation from the 'approved premises' hostel located in Nuneaton where people wish to remain

here long term, and may be a long way off being allocated council housing. Phoned Helen Halford from CARS on Tuesday 11<sup>th</sup> Dec 07 – Look in file. E-mailed Darren Smith 13<sup>th</sup> Dec.

## 2.6.2 Older People

The Council owns a large stock of sheltered housing, all with on-site scheme managers. Whilst the overall supply is adequate, an increasing number of residents have higher needs which require additional support services. Recognising this need both within the borough and beyond, the Supporting People Strategy has identified the need for extra care housing services as a priority across the county.

Research into the housing needs of older people in the borough has identified the following:-

- There is a very notable demographic trend in the borough. There is on-going out-migration by younger people, mostly to Coventry or Birmingham, leaving a disproportionately high number of older people.
- Older people seeking privately owned accommodation report a lack of choice of affordable one and two bedroom accommodation.
- It is often difficult for older people to purchase a bungalow or other accessible accommodation because of the extent of deprivation and low income levels in the borough. This is particularly difficult for older people who live in two storey accommodation and can no longer manage the stairs.

The council is seeking to review provision and use of its existing sheltered housing and is developing the use of dispersed alarms in the public and private sector.

## 2.6.3 People with Alcohol or Drug Problems

The 2007 national rough sleeping estimate published in September 2007 stated that there are 498 people sleeping rough in England on any single night.

Among 30% - 50% of rough sleepers have mental health problems (Crisis - Addressing the health needs of rough sleepers 2002) of which 81% of homeless people are addicted to either drugs or drink (Crisis – Home & Dry 2002) The stigma and public perceptions of people with alcohol, drugs or substance misuse very often act as barriers to accessing housing.

In Nuneaton and Bedworth 'floating support' is provided to 7 Local Authority tenants, through the Drug Action Team (DAT) funded in partnership with Orbit Housing Association.

#### 2.6.4 People with learning disabilities

In 2006, Nuneaton and Bedworth had 314 Adults (aged 19+) on the county council's Learning Disability database (The Special Needs Register) of which 34% of this client-based group live at home with family, usually parents.

The council have been working with the charity Keyring, that provides community supported living for people with special needs. The council joined forces with Keyring; to find suitable properties within walking distance of each other, so that the group can be self-supportive as well as receiving help from a volunteer living amongst the community. Within Nuneaton town centre the scheme currently has 10 flats, of which 3 are tenanted, 3 approved and 3 to be assessed plus 1 support worker.

#### 2.6.5 People with mental health problems

Statistics showed that 1 in 10 households, that were accepted as homeless and in priority need by local authorities in 2004, were in priority need due to mental illness. (DCLG 2006) It is readily acknowledged that poor housing is a key contributory factor in mental ill health

In Nuneaton and Bedworth 30 local authority tenants receive floating support provided by Friendship Housing and Care, grant funded through Supporting People There is no particular evidence available of a need for additional units of accommodation, but the need for further support services is highlighted in the Supporting People Strategy.

#### 2.6.6 People with physical or sensory disabilities

Housing for people with physical or sensory disabilities is addressed in various ways in Nuneaton and Bedworth. We have a Home Improvement Agency (HIA), which is a cross boundary agency in partnership with North Warwickshire Borough Council, with a remit to advise and assist owner-occupiers or private tenants within the two boroughs, who are either elderly, disabled or vulnerable, and need support to enable them to remain in their own homes. This can include arranging for grants for adaptations, assisting with private works or alterations to the property, advising on matters such as funding, and welfare benefits.

The Council carries out adaptations to public & private housing stock where necessary due to a tenant's disability, and allocate appropriately where we have an application from someone with a disability following referral from Occupational Therapists. All of our sheltered housing schemes for the elderly are accessible by the disabled and further adaptations are carried out where necessary.

Consultation has taken place with Social Service, the Primary Care Trust and DIAL to gain further information on the housing needs of residents of the borough in poor health. There is a particular concentration of poor health and physical disability among residents who used to work in coal mining or the borough's metal industries; there are abnormally high levels of emphysema

and Chronic Obstructive Airway Disease among older residents. Poor health is not confined to former employees of the coal mining industry, but extends to former employees of the metal and car industries. These issues will be addressed in the Council's Older Persons' Housing Strategy which is being produced in partnership with a wide range of statutory and voluntary organisations. It will be completed by March 2006.

The incidence of Motor Neurone Disease and Multiple Sclerosis in the borough is also much higher than the national average.

The Council *consults with* local RSLs on the feasibility of incorporating non-mandatory Lifetime Homes criteria into new affordable housing developments *where there is an identified need* (see action plan).

### 2.6.7 Homelessness

Over the last year, there has been a significant increase in the number of people presenting to Council as homeless or potentially homeless. Some of the increase is down to the changes that took effect in the Homelessness Act 2002, which gave 16/17 year olds priority in the vulnerability category. There has also been an increase in private tenants approaching the Housing Advice Centre as homeless due to the landlord serving notice to quit. A lot of landlords have wanted to sell the property to cash in on the housing market boom.

There has been a steady increase in enquiries since the introduction of the new Homelessness Act in 2002. In 2002/03, we had 639 enquiries, in 2003/04 the enquiries rose to 839 (up by 14%) and for the year 2004/05 the figure for enquiries was 942 (12%).

Figures supplied by Hazel: -

2005/06	No. of Enquiries	888		
	Accepted	83	<i>P1E</i>	<i>98 JM</i>
2006/07	No. of Enquiries	740		
	Accepted	81	<i>P1E</i>	<i>92 JM</i>

In the same period there has also been an increase in the number of cases that have been accepted as unintentionally homeless from 110 in 2002/03 to 121 in 2003/04 a 10% increase, and in 2004/05 there were 166 acceptances (18%).

Since April 2004, we have devised a database that *has allowed* us to analyse information from the homeless enquiries in more detail to look at trends and causes that are presenting to the Housing Advice Centre and be able to see where more preventative work *is needed*. When looking at the age groups presenting to us, the highest age group *is* 16 to 25 which totalled 377 enquiries (49%), this was followed by 26-35 year olds who accounted for 26% of all enquiries.

The Council accepted a duty to assist a total of 173 households under homelessness legislation between April 2004 and March 2005. A total of 943 households had approached the Council claiming they were homeless and requesting assistance. The majority of the need for temporary accommodation for homeless applicants is met through the Council's own hostel accommodation, with very limited use made of bed and breakfast, in accordance with government guidance. The hostel service provides some on-site support, funded through Supporting People Grant. **E-mailed Sharon 14/03/08 for update.**

#### 2.6.8 Teenage parents

Nuneaton and Bedworth has a higher than average number of teenage parents than in the rest of the County.

Nuneaton and Bedworth in partnership with North Warwickshire Borough Council and Bromford Housing as the provider with Supporting People funding, have developed a fixed and floating support scheme for young parents. 8 young parents (under 19) are accommodated and a further 12 are given floating support. **Look At!!**

#### 2.6.9 Women at risk of domestic violence

1 in 4 women experience domestic violence at some point in their lives. In 2003, Warwickshire Domestic Violence Support Services (WDVSS) had a referral every 2 days from a victim in Nuneaton and Bedworth. There **has been** specific refuge for victims of domestic violence in the borough and **the north of the county. The council in conjunction with North Warwickshire Borough Council have used specific accommodation on a temporary basis to provide this much needed refuge. Work is well underway to lease a property in Nuneaton to provide a refuge and 3 year supporting People funding has been secured.**

In Warwickshire a multi-agency approach to domestic violence has been developed. The Domestic Abuse Multi-Agency Team (DAMAT) has an office located in central Nuneaton, and is staffed by Police, social services and WDVSS representatives. A floating support service has been established in Nuneaton and Bedworth in partnership with North Warwickshire Borough Council and provides support to 20 victims, avoiding the necessity for them to have to leave their homes.

#### 2.6.10 Young People at Risk

In Nuneaton and Bedworth, as with other boroughs, the highest proportion of referrals from young people presenting as homeless, or potentially homeless is due to relationship breakdown with parents.

Private sector landlords are generally reluctant to let to under 25's due to the perceptions of the behaviour expected and because of housing benefit restrictions on this age group. 'Nuneaton and Bedworth Doorway', a local charity supported by this council, provides specialised advice and support to

16 to 25 year olds. They operate a Rent Deposit Scheme for under 25s and currently have approximately 26 units of accommodation with private landlords willing to let to their clients with Doorway providing support both to the young person and the landlord.

In light of the increasing incidence of young people presenting as homeless, Youth Homeless Protocol *was developed* involving statutory and voluntary agencies working with young people in the Borough. *However, this is not being developed county-wide to better match Social Services operations.*

Nuneaton and Bedworth, again in partnership with North Warwickshire Borough Council, fund the use of a 'Mediation and Parent Support Service' (MAPS). This is directed at young people in conflict with their family in order to prevent homelessness.

#### 2.6.11 Gypsies and Travellers

The authority has been involved with a number of issues relating to the housing needs of gypsies and travellers, and recognises the legitimate, varying and often distinct housing needs. The district does have a county council owned site, as well as private travellers' sites. A number of other travellers have approached the Council seeking conventional housing, and such applicants are given appropriate priority on the housing register and re-housing has taken place. The itinerant nature of the community makes assessment of need within any specific area problematic and at the start of 2005-06, there was only one family within the borough seeking a permanent site. The authority is actively seeking to assist this family, but unless and until wider regional research demonstrates otherwise, no further sites are currently required within the borough.

The Council is awaiting the results of a regional research exercise, currently being carried out by the University of Birmingham, before making further plans for this client group. *Salford University has also undertaken research on behalf of our sub-regional partners and results are expected shortly.* If the need for any further sites arises it will be considered against the policy in the Local Plan. To be published 17 Dec.

#### 2.6.12 Refugees and asylum seekers

To date this authority has had very few approaches for housing from refugees or asylum seekers. Research suggests that this is unlikely to change in the near future. This local authority does not have a contract with the National Asylum Support Service to provide temporary accommodation to asylum seekers *and would therefore seek to refer to a NASS agency eg. Coventry.*

#### 2.6.13 People with HIV/AIDS

The authority has received very few applications from individuals with HIV/AIDS, and no specific housing related support has been required in these cases. Applicants with HIV/AIDS are awarded a relevant medical priority if necessary to help their housing situation. As a housing provider, we do work

closely with agencies such as Terrence Higgins Trust if they are working with a client to reach a satisfactory solution to their housing situation. **See SP strategy – filed in inbox under housing.**

## 2.7 Service Performance

2.7.1 A Best value inspection of the Council's landlord services was carried out by the Audit Commission in July 2003, resulting in a judgement that the service was poor, but with promising prospects for improvement. A re-inspection was conducted in February 2005, resulting in an improved judgement of 'Fair', but with uncertain prospects for improvement. The summary of their 2005 report included the following views:

- access to the housing service has improved since our previous inspection with opening hours extended to include Saturday mornings;
- customers are now in a better position to judge if they are receiving a good service or not because there are well publicised service standards;
- information about services is available in a range of leaflets which can be made available in different formats and languages and interpretation facilities and signing are available;
- a clear resident involvement structure is in place and there is some evidence that resident involvement has resulted in changes to services;
- there are clear plans in place to reach the Decent Homes Standard by 2010 and repairs are completed more quickly;
- an improved caretaking service has been introduced;
- multi-agency working to tackle anti-social behaviour and a mediation service now in place;
- a clear allocations policy is in place and information available for customers joining the waiting list has improved;
- voids standard in place with work undertaken to the decent homes standard; and
- sheltered housing tenant satisfaction is very high with a popular handyperson service.

2.7.2 Further detail on the recommendations of the Audit Commission are included in the HRA Business Plan.

2.7.3 Nuneaton & Bedworth underwent a full Corporate Performance Assessment and have been rated a 'GOOD' Council, following the inspection carried out in November 2007

The Audit Commission has recognised the Council's 'considerable progress' over the past three years and has praised the development of our vision and priorities through consultation with the community and the significant impact the outcomes from this have had on our communities – particularly in the regeneration of the Borough.

## 2.8 Strategic Approach To Service Improvement

- 2.8.1 The Council's Strategic Planning Framework takes as its lead the Borough's Community Plan, and the Council has adopted the following Corporate Plan mission statement: "Our ambition is to continually improve the level of social, economic and environmental well-being of the community of Nuneaton and Bedworth working with, and on behalf of, the community to achieve excellence".
- 2.8.2 The Corporate Plan and its Background Report set out how the Council's services and activities will support the vision, priorities and targets in the Community Plan 'Shaping Our Future' 2007-2021. The Corporate Plan contains 4 key aims: -
- Aim 1 To improve the quality of life and social justice for residents.
  - Aim 2 To work in partnership to reduce the level of crime and disorder so that the community is and feels safer.
  - Aim 3 To provide a pleasant environment for those living, working and visiting the Borough.
  - Aim 4 To provide quality services, which represent value for money.
- 2.8.3 The Corporate Plan was developed following comprehensive consultation with our People's Panel, partners, stakeholders and Elected Members. The consultation demonstrated strong support for our objectives and enabled us to rank them in priority order. We have achieved a good balance between national and local priorities and built in sustainable development. For each objective we have identified a *2021* ambition priority, performance indicators and targets to measure progress. *Priority 1, for each of the four Aims are:-*
- Aim 1) Provide housing needs for the borough, improve health & reduce health inequalities, create employment opportunities & develop a confident, cohesive & diverse community.
  - Aim 2) Partnership working to deal with anti-social behaviour, reduce fear of crime, improve environmental issues & support community safety initiatives.
  - Aim 3) Improve quality of key services & access arrangements for all council services.
  - Aim 4) Improve performance & quality of key services, access arrangements for all council services & value for money on all services delivered.

To support the delivery of our priorities, additional resources have been allocated, including £150,000 in 2007/08 diverted from non-priority areas to *priority services*. These service improvements are fully documented in our High Level Improvement Plan which is regularly monitored by our Improvement Board.

## 2.9 Performance Management

2.9.1 Our performance management framework involves monitoring progress at a number of levels:

- Service targets are set out within the service development plans. They include national and local indicators and are used to plan and monitor the work within service areas. These are collated centrally, discussed at meetings and are monitored by the Corporate and Extended Management Teams on a monthly basis and **Scrutiny on a quarterly basis.**
- We have developed a corporate database using the 'TEN' performance management system, that links all local and national Performance Indicators to a Director, Portfolio Holder, Service and individual responsible. Each indicator is assigned a collection frequency – monthly, quarterly, half year or annually. The 'TEN' system has been developed using capacity building funds provided by the ODPM.
- The Key Performance Indicators are also circulated monthly to Cabinet portfolio holders. Performance against these indicators is reported quarterly to Overview and Scrutiny Members with progress updates on service improvement plans reported at half year. Key Performance Indicators are reported to the public annually through the Best Value Performance Plan, which serves as our Annual Report to our stakeholders **and through the Housing magazine "Quarterly Contact."**

### 3. Resources

3.1 Detailed information regarding projected revenue and capital resources available to the HRA are provided within the HRA Business Plan, but in summary, the position is as follows.

3.2 The identified cost in 2002 of making failing homes decent was some £5.39m, with a further £2.98m being required to deal with issues of newly arising non-decency in the years up to and including 2010. During 2002/03 – 2005/06 we made some 839 homes that were identified as not meeting the DHS, decent. Our (prudently) anticipated resources to deal with major repairs and improvements over the period 2004/05 - 2010/11 are £29m. **E-mailed Sara.**

3.3 **The council owns, manages and maintains its stock** under its "traditional" management arrangements.

3.4 **Projected Capital Resources**  
 3.4.1 Capital resources available for use in 2005/06 for investment in the HRA stock total £4,820,000. In addition there are £1,100,000 of resources available to fund disabled facility grants [public and private sector] and home improvement grants and loans. Details of the sources of funding for the total 2005/06 housing capital programme are given below. **E-mailed Sara.**

Source	£ 2005/06	£ 2006/07
Major Repairs Allowance	3,745,000	3,689,650

New supported borrowing	0	434,500
Supplementary Credit Approval (DFG's)	265,000	314,000
Estimated Capital Receipts (RTB's)	1,910,000	1,419,850
Revenue Contribution (RCCO)		250,000
<b>Total available resources</b>	<b>5,920,000</b>	<b>6.108,000</b>

E-mailed Sara.

### 3.5 Application of Capital Receipts and Other Capital Resources

3.5.1 Anticipated capital resources available for housing over the coming 6 years total £32m including the provision for both public and private sector housing improvements. Capital receipts have suffered as a result of a real downturn in Right to Buy completions, such that revenue contributions have to support the Capital Programme.

3.5.2 Borrowing has been assumed to be reducing over the next four years so that in year five there would be no additional debt taken on. This is a compromise situation between investing in the stock now to achieve the Decent Homes Standard (DHS) and reducing debt charges in the medium term to assist the sustainability of the HRA. In 2008/9 and after, it is assumed that any additional support from the government towards borrowing will be taken as net income to the HRA. The strategy by then may also be to reduce debt by using other capital resources in order to benefit the HRA even more. Any decision to take on additional borrowing will adversely affect the HRA.

### 3.6 Revenue Resources

3.6.1 Net General Fund revenue expenditure on housing services for 2005/06 is budgeted to be £1,048,100. The Council has a total HRA budget of £23,820,040 for 2005/06. E-mailed Sara.

3.6.2 The major issue that the Council will face during the period of this Strategy is maintaining a sustainable General Fund revenue budget. The overall position (all Council services) identifies a potential total 'funding gap' of £ 2.3m over the next 3 years, which will need to be met from further efficiencies, changes in services, or increases in charges. With careful budget management and close attention to priorities, this is a manageable position, subject to uncertainties over central government funding and any additional spending pressures arising from pay and workforce issues and new legislation. E-mailed Sara.

### 3.7 Capital Resources for new affordable housing

3.7.1 The Council will continue to publicise its case for housing capital investment to the West Midlands Regional Assembly through its sub-regional work. The Council meets with a number of Registered Social Landlords, all of whom are preferred partners of the Housing Corporation, and also meeting with the Housing Corporation to enhance the supply of affordable housing. Internally, steps have been taken seeking to use the Council's land assets in partnership with those above and the Council's Cabinet have already approved the

transfer of land at nil consideration to support this work with more sites to follow.

### 3.8 Revenue Resources for new supported housing

3.8.1 The Council will continue to work with its registered social landlords to bid for funding for new supported housing schemes, the need for which has been identified through the Housing Needs survey which was updated in 2003. The Council is seeking to work with Coventry, North Warwickshire and Rugby Council's to produce a revised high level needs survey to fit into the central housing market/Regional Housing Board that will be used to lobby for funds through the Comprehensive Spending Review. Subsequently, a more detailed survey will be completed as identified in the Housing Strategy Action Plan.  
SC?

### 3.9 Approving and Monitoring The Housing Strategy

3.9.1 Future programmes of work and projected resources are submitted to Cabinet on an annual basis. They reflect the nature of the work required to deal with decent homes in both the public and private sectors and demands on the Council's resources such as DFG's. Cabinet approves its expenditure and annual spend against its agreed priorities, whilst noting future projections based on anticipated levels of income.

3.9.2 Monitoring of the Housing Strategy is an integral part of Housing Service operations. Regular monitoring of the Strategy Action Plan is programmed in to the Agenda of various forums: District Housing Forum, Older People's Forum, Tenants and Residents' Forum. The Forum's are basically kept up to date with progress on the Strategy Action Plan and given the opportunity to enquire, or give feedback, on their particular areas. It gives the potential for issues of concern to Forum Members to be raised so that Officers can then, if appropriate and necessary, feed an action into the Service Development Plan, revisit an existing action for amendment, or target resources more appropriately. It may also mean that an action for consideration for the next Housing Strategy may be highlighted this way.

3.9.3 Further robust monitoring of the action plan takes place at the **Social Scrutiny Panel** meetings. The **Social Scrutiny Panel reviews** its work plan for the future **under** a senior officer specifically to work with, and advise elected members, on how their monitoring, scrutiny and decision-making **roles** can be made more robust and strategic. The Assistant Directors for Housing and Corporate Property hold regular fortnightly meetings with the Cabinet member/portfolio holder for housing, where progress on a range of key issues is discussed **and there is a review of strategic issues on a monthly basis.**

3.9.4 Internally the Service Development Plan is produced to detail how the objectives within the Housing Strategy and other identified service improvements are to be achieved and set targets put in place. Progress can then be monitored closely and reports taken to **SSP** half yearly on that progress. Members can then discuss and query issues that concern them.

- 3.9.5 Other monitoring mechanisms include the Housing Options Planning Event (HOPE), which is an annual consultation conference attended by local statutory and voluntary agencies and neighbouring authority's housing representatives. The conference gives some time to the presentation of Housing Strategy progress and asks for contributions from delegates as to their views, comments and future actions they would wish to see considered for inclusion with the Borough Housing Strategy.
- 3.9.6 In addition the Community Plan Advisory Group, which is made up of Officers responsible for the themes within the Community Plan also reports back bi-monthly to the LSP on the progress in their individual target areas. Within the 'Housing and Welfare' theme some of the Housing Strategy actions are included in the Community Plan.

#### **4. Priorities For Action**

- 4.1 This Chapter sets out our strategic objectives and specific policies based on the assessments of needs, which are set out in Chapter 2, and within the constraints imposed by the resources identified in Chapter 3. Major targets are attached to each objective. The targets are summarised at Appendix 8.
- 4.2 The Council's housing objectives flow directly from areas of identified need, and mirror the Council's Corporate Objectives and the themes within national, regional and corporate priorities. *It corresponds and informs the Community Plan and are Strategy objectives.*
- 4.3 This Strategy contains only a high level overview of objectives and targets for the management of the Council's own housing stock, which are covered in detail in the HRA Business Plan. *Resources available through the General Fund, Regional Allocation and Equity Models govern the private sector stock.*
- 4.4 Objective 1: To Provide Access To Appropriate Accommodation Which Meets People's Needs And Aspirations
- 4.4.1 The shortage of affordable housing has become the most pressing aspect of housing need within the Borough over recent years *and now features* as the highest priority within the *Corporate Plan and Housing Strategy*. Dramatic increases in property prices over recent years have created a major affordability problem, which did not exist 5 years ago. Evidence from the *2007 Housing Market Assessment suggests* a need for a further *308* affordable properties per year, as well as ongoing monitoring of the Council's housing register demonstrates that this increasing need applies to *most* property sizes, and will continue to exist unless and until there is a substantial change in the relationship between house prices and earnings levels.
- 4.4.2 Within this overall need, evidence demonstrates that the most pressing requirement is for family accommodation, and exists within all parts of the borough. The ratio of prices to earnings means that for many people, even shared equity properties are well beyond their means, and the great majority of the need within the area can only be met by the provision of additional social rented units. *Add in HMA.*

- 4.4.3 Ensuring the provision of new units of affordable accommodation is therefore the greatest challenge facing the authority in meeting housing need, and will be tackled by negotiating a proportion of all new dwellings on sites of 15 dwellings or more or over 0.5 hectares (irrespective of the number of dwellings), to be affordable. At present, a minimum of 25% of all such developments should be affordable. This percentage requirement will be reviewed during the production of the **next local plan** for the borough **and elected members have already suggested this should be raised to 40%**. The affordable housing tenure will be agreed according to the type and location of the affordable housing development.
- 4.4.4 Where the Council has the opportunity to influence the type of accommodation being constructed, units suitable for families are to be preferred (ie 2 bedrooms or more, and preferably houses). However single persons' accommodation is also in high demand, and the types of units produced through planning agreements are likely to reflect the nature of the overall development. **Nevertheless, the Housing Market Assessment will influence this whilst houses tend to support sustainable communities more than small flats do.**
- 4.4.5 Where appropriate, the Council will support bids from RSLs to the Housing Corporation for Social Housing Grant to aid the financial viability of developments, but it must be borne in mind that such grant aid will generally not be available on accommodation secured through planning agreements. **The provision of HRA land to RSL's to develop will enhance the numbers of properties for rent rather than shared ownership.**
- 4.4.6 In partnership with other public sector bodies throughout Warwickshire, the Council has been party to the production of the Warwickshire Strategic Partnership Plan 2005-2008, which has housing affordability as one of its key themes. As part of this plan, the partners have agreed to identify land within their ownership which could be made available to assist the provision of affordable housing. This commitment clearly implies that any land identified would need to be made available at below its open market value, and potentially at no cost, in order for a development to be viable. Whilst recognising the competing demands for resources, this is an essential course of action if this objective is to be given real impetus. The Council's land holdings, including land currently under- used for example some garage sites in the borough, **are therefore being** comprehensively examined with a view to releasing land at costs that will enable the development of affordable housing.
- 4.4.7 **The Local Area Agreement – Stronger Theme Block, supports this view where the pooling of land and building assets are seen as key resource.**
- 4.4.8 The other resource which the Council can influence to bring more affordable housing into use is those existing properties which are currently empty. There are currently 1,145 properties in the private sector that are empty, **including 696 (1.74%) properties that have** been vacant for over 6 months; **which is close to the national average.** This will play a supplementary rather than mainstream role in increasing the amount of affordable housing. The Council

recognizes that its performance in bringing empty properties in the private sector back into use needs improvement, and an increased emphasis is now being placed on this area of activity. A draft empty homes strategy has been devised, and a range of actions including assistance and enforcement will be vigorously pursued in order to minimise the number of vacant properties in all sectors. **Staff resources have been moved specifically to work on this and it is hoped more can be added shortly.**

4.4.9 Nuneaton and Bedworth Borough Council will continue to work with sub-regional partnerships to publicise its need for housing investment funding for new affordable housing development.

4.4.10 Rent Deposit Scheme became operational in March 2005. By October 2005 a total of eleven households had been assisted in acquiring a privately rented property through this scheme (for more details see under 4.12). **This was considerably revamped in 2006/07 and is now a major consideration in using private sector housing.**

**See  
Action Plan – Objective 1**

#### 4.5 Objective 2: To Provide A High Quality Public Sector Housing Stock

4.5.1 The future of the Council's own housing stock **was** the focus of considerable attention. In 2003 when the Council gave all tenants the opportunity to vote on whether it should transfer the ownership and management of its 6,300 properties to a newly established RSL, in order to secure substantial increases in investment in the stock. On a 70% turnout of tenants, a decisive majority (60%) voted against the proposed transfer. During 2004, the Council and its tenants carried out a further options appraisal, examining whether any of the alternatives to stock retention would offer advantages. Following the rejection of stock transfer by tenants, and with the projected future resources making it possible to bring the entire stock up to the Decent Homes Standard by 2010, the conclusion was that none of the other options were feasible, and that the Council should retain ownership and management of its stock for the foreseeable future.

4.5.2 Following the conclusion of the stock transfer ballot, the Council invited inspectors from the Audit Commission to carry out a Best Value Inspection of its landlord service in July 2003. The outcome was a rating that the service was "poor", but had promising prospects for improvement. As a result of this rating an improvement programme was implemented, culminating in a re-inspection of the service in February 2005, which concluded that the service had improved and was now rated as 'fair'. A further improvement plan **was** devised following the re-inspection, covering many areas of the service including the responsive repairs, the estate management services, and the treatment of anti-social behaviour, and now forms the action plan of the HRA

Business Plan. This has shown considerable all round improvement which has allowed release from voluntary engagement.

- 4.5.3 This Housing Strategy is produced on the basis that, the Council will retain ownership and management of its housing stock, and ensure that by 2010, all properties are brought up to a condition that meets the Decent Homes Standard and also includes locally determined priorities.
- 4.5.4 The Council will also continuously improve the quality of all aspects of the landlord service in accordance with Best Value principles and the recommendations following the 2007 CPA inspection.

**See**  
**Action Plan – Objective 2**

4.6 Objective 3: To Assist The Improvement Of Accommodation And Management Standards In The Private Sector

- 4.6.1 There are approximately 45,000 private sector properties of which it is estimated that 13,000 are non decent (Government figures, based on national averages). A broad range of interventions are necessary to give everyone the opportunity of a decent home. To this end the Council has revised its financial assistance policy produced under the Regulatory Reform Order, though this may have to be further revised in line with the latest guidance for the Regional 'Kick Start' programme aimed at equity release, from April 2008. The Council is also revising policies such as the accreditation scheme to ensure the quality of private lettings and management. Another major strategic area from the introduction of the Housing Act 2004 continues to be the Housing Health and Safety Rating System, licensing of Houses in Multiple Occupation, and Empty Property Management Orders and the utilisation of the new powers to greatest effect. The Housing Renewal and Financial Assistance Policy has been revised to include the forthcoming changes in legislation. PPS Survey JH
- 4.6.2 The Council will have a number of interventions, to address the diverse range of situations found in the private sector, which will help deliver decent homes and contribute to various other key corporate objectives (e.g. regeneration, crime and disorder, social care, fuel poverty and energy efficiency, health improvement and economic regeneration). The Housing Advice Team has been restructured and will be added too, in order to provide a more proactive and wider ranging service.
- 4.6.3 Grants
- The policy includes a system of grants to be targeted at residents who can not afford to bring their home up to the Decent Homes Standard. The grants are aimed at those on benefits or via a test of financial resources, and will fulfill one of the following objectives:

- Bring the property up to the Decent Homes Standard.
- Enable older people to remain in their homes by the removal or reduction of hazards.
- Provide adaptations beyond the statutory minimum for people with disabilities.

The main forms of financial assistance available are:

- Mandatory Disabled Facilities Grants.
- Discretionary Disabled Facilities Assistance.
- Hospital Discharge Grant.
- Private Sector Landlords Assistance.
- Empty Property Grant.
- Decent Homes Assistance.
- Staying Put Award.
- Green Loan Scheme.

In order to recycle investment some of the grants have long term conditions attached which will secure repayment at some stage in the future.

This is currently under review to see ways of providing a countywide service benefiting from procurement and system commonality.

#### 4.6.4 Home Improvement Agency **County Review**

The Home Improvement Agency (HIA) is currently subject to a county-wide review in terms of procedures and procurement.

The Council operates the Nuneaton, Bedworth and North Warwickshire HIA, the principal aim of which is to help deliver Decent Homes and aid independent living. The Agency delivers this aim by:

- Proactively seeking out and visiting target clients in their homes to enable those in need of support to maintain their independence in their chosen home for the foreseeable future.
- Providing a supportive caseworker to assess clients' needs with regards to property, finance and welfare benefits and other support services.
- Recommending appropriate solutions and making referrals to appropriate agencies or organisations with regards to those assessed needs.
- Informing clients of the financial implications of pursuing their chosen options.
- Providing technical support concerning matters of repair, maintenance and adaptations.
- Maintaining a list of reputable contractors.
- Identifying sources of finance to help clients effect repairs or adapt their property.

- Supervising works when requested to do so by appointing reputable builders and overseeing the works to ensure good standards are maintained.

HIA (4.6.4) & Grants (4.6.3) will need to be reviewed following the Regional leaning to top slice funding before authorities receive their allocation.

#### 4.6.5 Home Safety Schemes

In partnership with the North Warwickshire PCT and Social Services and a second partnership with the Healthy Living Network the Council will continue to support 2 home safety schemes.

Addressing health and safety hazards within homes, the Council targets older people (over 60) and young families to provide a range of interventions including advice, surveys, stair gates and fireguards, smoke alarms and free labour to carry out remedial works which present a hazard to the occupant.

These schemes are designed to prevent accidents to vulnerable people and contribute to decent homes and independent living by removing some of the hazards that may make a property non-decent under the Housing Health and Safety Rating System. **Numbers breakdown – Martin Sands**

#### 4.6.6 Enforcement

Landlords are responsible for maintaining privately rented properties to the basic legal minimum. It is the Council's responsibility to enforce these standards where it becomes aware of sub standard rented property.

In line with the Council's enforcement policy, action will be taken to improve private housing where it falls below the legal minimum standard. Where the property does not reach the Decent Homes Standard the Council will consider financial assistance to improve the property if occupied by a vulnerable person. Where the property is empty the Council will retain nomination rights linked to the financial assistance and seek to place a vulnerable person in the property improved to the Decent Homes Standard. **The council has enforcement powers using Compulsive Purchase Orders (CPO) and Empty Dwelling Management Orders (EDMO), which it will use to bring empty properties back into use.**

#### 4.6.7 Referrals

Where other organisations are carrying out works that contribute to improving housing conditions the Council will make referrals where appropriate. One such organisation is the Warm Front Team, which carries out energy efficiency works.

#### 4.6.8 Partnerships

The Council seeks to develop partnerships where appropriate, which will also contribute to the standard. One such scheme is the Energy Save Scheme

helping with energy efficiency and a second is the Green Loan Scheme providing low cost loans for insulation and energy efficient boilers through the local Credit Unions.

#### 4.6.9 Handy Person Scheme

The Council provides a handy person scheme that carries out simple works contributing towards the decent homes standard where it will provide for the most efficient solution. As the Housing Health and Safety Rating System includes many hazards not previously considered, the opportunity exists for small scale interventions by a handy person. The scheme will be free to those who are receiving grant assistance, whilst others on benefits can use the scheme at a reduced cost. It is also accessible to others for decent homes work, at a reasonable cost, therefore contributing to giving everyone the opportunity of a decent home. The handy person is also available to offer advice, through demonstrations and direct advice to clients with regards to home maintenance and improvement.

#### 4.6.10 Advice And Assistance

In order to give every resident the opportunity of a Decent Home, some form of assistance must be available to those that do not qualify for grants etc. It is intended to develop advice and assistance for these residents consisting of surveys and schedules of work, which would make properties decent. The Council will assist residents with finding contractors e.g. under the Governments Quality Mark Scheme or any subsequent scheme, or through the Home Improvement Agency. A range of leaflets on home inspections and maintenance will be developed.??

The Council will constantly review and update its policies and interventions to ensure that they are delivering decent homes for vulnerable people and giving everybody the opportunity of a decent home.

The Council will also consider strategic interventions based on themes such as clients, property, areas or environmental schemes. Such schemes, as yet to be developed, may include front garden wall replacements, which have a great capacity to improve the appearance on an area.

4.6.11 The Council is continuing to operate its Private Landlord Scheme, from which it is developing a Landlord Accreditation Scheme. It is hoped that the scheme will encourage more landlords to work in partnership with the Council in assisting households in housing need and in raising the standard of their management and maintenance services. *The last year has seen great collaboration with the Council & the Private Landlord Scheme; it is anticipated that this cooperation will develop further.*

**See  
Action Plan – Objective 3**

4.7 Objective 4 – To Regenerate Disadvantaged Communities **IMD!!!**

- 4.7.1 The physical and social regeneration of deprived areas of Nuneaton and Bedworth is a long-term and on going aim of the council, in order to improve the quality of life for everyone in the borough. There are pockets of the borough where small- scale regeneration initiatives may be considered alongside the current large -scale works at Camp Hill.
- 4.7.2 Camp Hill, in North West Nuneaton, contains 3,000 dwellings, 55% of which are privately owned, is amongst the most deprived 10% of wards in the country, and is the most deprived ward in Warwickshire. Poverty, relatively high unemployment, low quality housing and a run down environment are particular problems, along with a lack of skills and low aspirations. There is a significant level of single parent households and a very low proportion of people with vocational or professional qualifications.
- 4.7.3 There are clearly issues of social exclusion in Camp Hill. To combat this, there is a major programme of activity in the Camp Hill Ward, social regeneration through Single Regeneration Budget (SRB) initiatives (training, support for low achievers in schools, community safety, local employment training, environmental improvements, projects involving young people), health improvement campaigns (smoking cessation, new Family Community Care Centre), basic service level improvements (bulky refuse collection, housing improvements, meetings with residents and senior Council staff to look at key issues to address for the future) and local base for contact and community involvement (new Community Office).
- 4.7.4 To support this, Pride in Camp Hill is a partnership project between Nuneaton and Bedworth Borough Council (NBBC), Warwickshire County Council (WCC), Advantage West Midlands (AWM), **English Partnership Housing Corporation (EP)** the Prince's Foundation and the residents and businesses of Camp Hill. The aim **has been** to transform Camp Hill into an urban village, through a series of physical and social regeneration initiatives, developed with maximum local community involvement. This is an attempt to join up all the different policy streams – economic, social, physical regeneration – to ensure effective economic development within the Camp Hill area and create a sustainable community into the future.
- 4.7.5 **Camp Hill has seen significant** demolition improvements to existing homes and new house building. **In addition to this, important infrastructure improvements have already begun and there are proposals for other improvements** to the road pattern, to allow **greater** bus access and **a user-friendly** street pattern, as well as a new industrial, commercial and leisure facilities.
- 4.7.6 The first phase of the new housing development **is now underway with** 172 properties of mixed tenure. Phase Two of the project involved the demolition of 82 predominantly local authority owned properties, and their replacement with a mixed tenure development of some 250 properties and a range of

commercial and community facilities, to form the heart of the new 'Urban Village'.

- 4.7.7 The third phase involves the demolition of some 300 homes (mainly Wimpey no fines) and the building of around 850 new homes offering a range of tenures, styles and sizes. Much of the site clearance is well underway though there are pressing issues to assist the owners into alternative homes.
- 4.7.8 The regeneration programme aims to provide a range of opportunities for owning and renting homes so that people with differing needs and incomes can be catered for. The newly built properties on Camp Hill will be a mixture of homes including private for outright sale and Housing Association for rent and/or shared ownership. The next three years will see the completion of a further 70 social units for rent.
- 4.7.9 Although there are tremendous potential long term benefits for Camp Hill with the ongoing works, their extensive and long term nature involves large scale disruption to the estate for many years. The significant numbers of empty houses, and temporary dereliction inevitably leads to an increase in vandalism, fly-tipping, arson and general neglect, which must be tackled by all those with a stake in the future of the estate.
- 4.7.10 The Council will continue to participate in the physical regeneration of Camp Hill, and support the provision of new housing to meet the needs of the community and revitalise the area. The Council places an emphasis on day to day service delivery in Camp Hill to counteract the negative effects of the ongoing demolition and rebuilding programme.
- 4.7.11 In addition to the regeneration work on Camp Hill, the Anti-Poverty strategy will focus on the nine most deprived Super-Output areas, as identified by the 2007 Index of Multiple Deprivation, in Nuneaton and Bedworth. These areas are:-

- Bar Pool North and the Crescent, Bar Pool ward
- Camp Hill village centre, Camp Hill ward
- Abbey Town Centre, Abbey ward
- Hill Top, Wem Brook ward
- Abbey Priory, Abbey ward
- Middlemarch and Swimming Pool, Wem Brook ward
- Camp Hill South West and Brook, Camp Hill ward
- Kingswood Grove Farm and Rural, Kingswood ward

The Anti-Poverty Strategy 2005/2011; contains an Action Plan with a list of tasks to improve the quality of life for residents within these themes:-

- Income
- Employment
- Housing
- Education, training and skills
- Energy efficiency
- Health

- Information/training
- The Environment.

The Anti Poverty strategy is currently under review, but attached is additional information on the Anti-Poverty Strategy with reference to the previous report.

**Objective Six.**

**See**  
**Action Plan – Objective 4**

#### 4.8 Objective 5 – To Support Vulnerable People

4.8.1 In seeking to address the support needs of a range of groups there is a danger of attempting to spread our resources too thinly, thereby failing to make a significant impact for anyone. Therefore whilst it is recognised that additional accommodation and support services may well be required for all the groups described in section 4 of this strategy, our priorities under this objective must be focused and specific. *To this end the council recognises that it cannot deliver everything itself, but needs to work with a range of partners and agencies.*

4.8.2 These priorities are therefore based on the needs analysis used for the Supporting People 5 year Strategy, and highlight the issues of highest importance within the borough.

#### 4.8.3 Floating Support Services:

This is recognised as a high priority across the county in the SP Strategy, and will help to meet the support needs of a number of client groups. The Council supports the SP proposal to increase and rationalise the provision of floating support, making it available to all those with relevant needs, regardless of tenure or category of need. *It is anticipated that the migration to more generic floating support will become the norm.*

#### 4.8.4 Offenders:

We recognise the benefits to the whole community of ensuring that offenders and ex-offenders secure settled accommodation with appropriate support, whilst acknowledging the need to balance the demands for housing from all sections of the community.

There are requirements under the Homelessness Act 2002 to ensure that applicants who are vulnerable as a result of an institutionalised background such as prison are given priority, and we also participate in a pro-active approach to the management of high risk offenders which can involve awarding enhanced priority for re-housing. At the same time, however, we will continue to exclude certain individuals from our housing register based on their previous behaviour where this is necessary to protect other residents.

The Council will support the provision of further services for offenders and ex-offenders and will carefully consider individual applications for

accommodation, together with any risks involved, to determine an appropriate level of priority.

4.8.5 Move-on accommodation:

Where valuable supported accommodation does exist, it is essential that it is not blocked for those in greatest need because of a lack of move-on opportunities for those who no longer require the service. To the extent that our resources allow, we will therefore continue to work closely with support service providers to seek re-housing into mainstream housing for those who may be preventing access to a service from people with higher needs.

Increasingly however, the council has to look to other providers to assist and therefore, support to these providers is crucial.

4.8.6 Learning Disabilities:

The Council is committed to working in partnership with the Adult, Health and Community Services at WCC, to provide individuals with learning disabilities the potential to live independently by providing the tools needed to support that aim.

For the past 3 years, the Council has granted WCC the use of a council house to be used as a training facility. Individuals with learning disabilities use the property to experience household duties like, budgeting, cooking, cleaning and gardening, with the aim for those individuals to be able to live in accommodation of their own with little support, possibly in the 'Key Ring' scheme for example.

4.8.7 Extra Care Housing:

Whilst there is sufficient provision of sheltered housing within the borough, the needs of many elderly residents, both within our sheltered schemes and elsewhere, are such that an 'Extra Care' model, involving the closer co-ordination of a wider range of health, social care and housing support services would better meet their needs.

The Council will support the development of extra care services, based where appropriate on its existing sheltered housing stock. Recommendations on the number and location of extra care housing will be examined as part of the review of sheltered housing provision and with regard to the Supporting People Strategy and review of the Older Persons Scheme. Work is underway on a countywide Older Persons Housing Strategy, which will clearly inform this work.

4.8.8 Views of local residents

In June 2005 the People's Panel gave their recommendations on how assistance for special needs groups should be prioritised. The Housing Strategy Team will be carrying out the following tasks relating to each client group:-

Homeless Households

The Homelessness Strategy must be revised by 30 July 2008. A range of research exercises will be carried out into homelessness in the borough, and the research findings will be used to support bids for additional resources.

There is a DCLG toolkit for this purpose and statistics based on approaches

needs and reasons, and the use of temporary accommodation will form a key part of this work.

#### Rough Sleepers

There are no plans for new schemes at present since the number of rough sleepers in Nuneaton and Bedworth is minor at an estimated number of 2 people sleeping rough on any one night. (DCLG Rough Sleeping Statistics 2007)

#### Young Parents aged 16-24

There are no plans at present for new schemes for this client group. Hadley Mews and its associated support schemes opened in December 2003, which consists of 8, 2 bedroom flats, 1 communal flat & a work base. Flats are on a short-hold tenancy from 6 months to 2 years and have experienced a consistent tenancy from the outset, with a continual waiting list of approximately 20 families.

#### People with substance misuse problems

There are no plans for this client group within the borough itself. An application for a county-wide support scheme has been submitted for funding to the Supporting People team.

#### Offenders and Ex-offenders

Please see under section 4.8.4.

#### Asylum Seekers

Nuneaton and Bedworth Council does not have a contract with the National Asylum Support Service and has not participated in the national dispersal scheme. Therefore there are no plans for schemes for this client group.

### **Young People Leaving Care**

**See  
Action Plan – Objective 5**

#### 4.9 Objective 6 – To Tackle Inequality And Disadvantage

4.9.1 The 2005 BME Housing Needs Study made recommendations on the following issues, based on its survey findings across the county:

- Expanding the supply of social housing.
- Reducing overcrowding.
- Increasing awareness of housing services provided by local authorities and housing associations.
- Improving information to those waiting for social housing.
- Exploring the need for home renovation loans.
- Major repairs/improvements to council and housing association homes.
- Increasing the confidence of residents to report racial harassment and improving organisations' response.

- Improving communication with people from minority ethnic communities.
- The need for support services.
- Responding to concerns in particular neighbourhoods.
- Improving ethnic monitoring.
- Disseminating the results and proposals for action.

4.9.2 Some of these issues apply to a greater extent than others within Nuneaton and Bedworth, and others are issues that are common to all sections of the community and do not require separate action. For example, the evidence from the survey suggests very low levels of dissatisfaction with current accommodation (4%), despite the fact that 16% (mostly owner occupiers) considered that they had too few bedrooms. Addressing the issue will therefore form part of the Council's overall approach to increasing the supply of affordable housing.

4.9.3 A number of recommendations relate to issues of publicity, information and engagement, and this is perhaps the most useful area of work to address. An increased emphasis on engagement will also allow the findings of the survey to be further tested directly with the communities involved.

4.9.4 The Council will develop its communication and engagement with the BME communities of the Borough on housing issues in order to:

- Improve information available on all housing services including access to social housing and financial assistance;
- Increase confidence in the reporting of racial harassment; and
- Respond to concerns in particular neighbourhoods.

4.9.5 Within this overall policy a more detailed action plan will be produced, addressing all relevant issues as well as the actions required to achieve level 3 of the Equalities Standard for Local Government.

#### 4.10 Anti-Poverty Strategy

4.10.1 The Council has approved a detailed anti-poverty strategy aimed at alleviating the effects of poverty and deprivation, which will also meet the ambitions of the Community Plan in "improving the level of social, economic, and environmental well-being of the community of Nuneaton and Bedworth"

4.10.2 The focus of the work will take place in the areas where it has been established that higher levels of poverty and deprivation exist. The vision is that all agencies whether it be statutory or voluntary work together in these areas and create sustainable projects with the aid of the community to reduce poverty and deprivation. The vision is made up of seven elements which allows the action plan to be completed and monitored and those elements are as follows:

- Income
- Employment
- Health, Deprivation and Disability

- Education, Skills and Training Deprivation
- Barriers to Housing and Services
- Crime
- Living Environment Deprivation

#### 4.11 Affordable Warmth

4.11.1 The Council has obtained, through the stock **condition survey**, detailed information on the anticipated numbers and locations of those households in fuel poverty.

4.11.2 The Affordable Warmth Strategy is to be renewed to develop partnership working and to take account of the stock modelling/**condition survey** information obtained.

4.11.3 The Council will utilise the Energy Efficiency Commitment funding through energy suppliers to promote and implement home energy efficiency measures, with targeting to those areas identified to be in greatest need.

4.11.4 Education and information will be a major part of the strategy and the Council, whilst promoting energy efficiency education through its own services, will continue to support and utilise the services of the Warwickshire Energy Efficiency Advice Centre.

#### 4.12 Rent Deposit Scheme

4.12.1 The Scheme is for people on a low income, who are homeless or potentially homeless and unable to raise the bond money needed for a private rented tenancy. Applications are administered by the Housing Advice Service, which where appropriate, arrange for a 'paper' bond issued to the landlord guaranteeing the bond money. **Essentially, the funding is re-cycled to continue to help those in need.**

**4.12.2** The Rent Deposit Scheme has so far enabled 9 households to secure tenancies in the private sector that would otherwise have been unable to do so. **See Homeless Advice team for stats.**

#### 4.13 Housing and Health

The Housing Strategy team will contact and liaise with local health agencies, including the Local Healthy Living Network, to draw up a plan to reduce housing-related health inequalities. The plan will be produced by 31 May 2006. **????**

4.13.1 The Housing Strategy Action Plan contributes to the Strategic Objectives of the North Warwickshire Primary Care Trust in the following ways:- ???

Strategic Objective of the North Warwickshire Primary Care Trust	Related Tasks within the Housing Strategy Action Plan.	
To support people with long term conditions and disabilities to lead healthier lives	Task 2.11 -  Task 5.4 -  Task 5.8 -  Task 5.9 -	To carry out high and medium priority works to ensure that all sheltered housing meets the demands of the Disability Discrimination Act 1995.  To complete an Older Persons Housing Strategy and devise an action plan for implementation.  To obtain Supporting People funding for a “key ring” scheme for people with learning disabilities and to set up the scheme.  To consult with registered social landlords on the integration of Lifetime Homes standards into new affordable homes in the borough. <b>SDS level 3 Hsg Corp</b>
To improve the mental health and well-being of adults through the delivery of high quality prevention and treatment services offering more response, recovering and treatment.	Task 5.3 -  Task 5.10 -  Task 5.12 -	To contribute to the provision of appropriate accommodation and support for offenders and ex-offenders.  To assess the need for a women’s refuge with North Warwickshire Borough Council and the Domestic Abuse Multi-Agency Team (DAMAT).  To investigate the possibility of funding for an Early Intervention Domestic Violence worker for DAMAT. <b>The council supports the Warwickshire Sanctuary Scheme.</b>
To secure the health and well-being of children through childhood and into adulthood.	Task 5.10 -	To assess the need for a women’s refuge with North Warwickshire Borough Council and the Domestic Abuse Multi-

		Agency Team.
To have a healthier and fitter population and to narrow the health inequality gap.	Task 1.7 -	To continue to play a role in the Regional Coalfield consortium. The issue of former Coal Board housing has priority in the West Midlands Regional Housing Strategy. <i>Additional funding has been received for 2006/07 and 2007/08.</i>

**See  
Action Plan – Objective 6**

## 5. Analysis Of Options Appendix 8

### 5.1 Strategic Housing Objective 1:-

*To provide access to appropriate accommodation which meets people's needs and aspirations.*

Options which have been adopted:-

#### A) New Affordable Housing

Consideration was given with to site thresholds, tenure mix and percentage of affordable housing viability. A decision on the percentage was arrived at based on evidence gathered in the borough housing needs survey and the likely supply of housing development in the borough. This is also included in the Local Plan.

#### B) Sale Of Land For New Housing

The maximisation of capital receipts from Right-to-buys was a prime factor under consideration. Consideration has also been given to the sale of council owned land at below market value in order to convince viability for developers and encourage interest.

#### C) Empty Properties

A variety of options have been assessed to encourage the reduction of empty properties in the borough. These include: The availability, and accessibility of grants; specialised advice and assistance to owners or prospective owners; and enforcement actions available for use where appropriate.

A draft empty property strategy has been drawn and consultation is currently being carried out on its proposals. Its action plan contains the following:-

- To assess the possibility of appointing a dedicated Empty Homes Officer
- To make contact with the owners of empty homes and inform them of the options for bringing their property back into use.
- To compile an advice pack for owners of empty homes
- To publicise the empty homes strategy
- To monitor good practice methods employed by other local authorities in bringing empty properties back into use
- To consider adopting Empty Property Management Orders.

D) A Common Housing Register

The Council undertook to examine the feasibility of developing a common housing register with the registered social landlords who develop and manage housing stock in the borough. Officers decided to reject this proposal on the basis that the Council already has nomination agreements for making referrals to the housing stock owned by registered social landlords in the borough.

5.2 Objective 2

E) Decent Homes (Private Sector)

Options considered to meet the targets for this category were centred on grant and loan criteria and availability, in addition to energy efficiency measures. *The government has now dropped its requirement under PSA7 for 70% of vulnerable households to be decent by 2010. This remains a CLG objective, but guidance is awaited.*

F) Strategic Interventions (Private Sector)

In addition to the above criteria consideration has been extended to include general improvement of private sector housing in terms of the areas environmental impact on the housing. Hence the aspiration to pilot a theme based project for improvement in a specific area has been highlighted on the action plan.

5.3 Objective 3

G) Physical Regeneration

A range of options under consideration for Camp Hill Regeneration included modernisation possibilities, potential demolition, re build and environmental improvements.

H) Services

Consideration of the level of investment possible, to increase service provision in Camp Hill and to reduce disruption, has played a major part in determining what steps can be taken to meet this objective. A commitment to reducing the disruption on the estate during the regeneration works is an objective that we are keen to meet. Caretaking services for example have been increased for this estate. A dedicated repairs team are situated on the estate and not at the central council depot.

The Anti-Poverty Strategy for the nine most deprived Super Output areas in Nuneaton and Bedworth will be implemented and monitored.

5.5 Objective 4

I), J), K), L) and M) Vulnerable Groups Supported Housing Needs

There are clearly needs amongst all vulnerable groups but priority cannot be given to them all. Evidence supplied by each of the groups along with options for appropriate solutions have been supplied by some of the groups. Choices were made based on the evidence and viability of the schemes put forward and the outcomes achievable.

5.6 Objective 5

N) Inequality BME

Though there are many priorities to consider in ensuring accessibility to council services for our BME community, but local relevance is crucial. Recent, County- wide research suggests that the Nuneaton and Bedworth BME community does not regard council or social housing, as a priority for them. The research is backed up by Officer experiences of dealing with members from the BME community.

O) Anti-Poverty

A Corporate commitment to developing an Anti-Poverty Strategy, led by Housing Services is a priority within the Community Plan. An Anti-Poverty Forum was established and partner agencies, (statutory and voluntary) are each leading on objectives within the Strategy Action Plan.

P) Affordable Warmth

A Corporate and Community Plan commitment to tackling fuel poverty and it's effects has resulted in updating the Affordable Warmth Strategy's renewal.

**Stock Profiles**

<b>Table 1: Stock Breakdown by Tenure as at 1<sup>st</sup> April 2007</b>					
	<b>Owner Occupied</b>	<b>Privately Rented</b>	<b>Registered Social Landlord</b>	<b>Local Authority</b>	<b>Total</b>
<b>Nuneaton &amp; Bedworth</b>	<b>75%</b>	<b>9%</b>	<b>3%</b>	<b>13%</b>	<b>100%</b>
<b>West Midlands</b>	<b>72%</b>	<b>9%</b>	<b>8%</b>	<b>11%</b>	<b>100%</b>
<b>England</b>	<b>70%</b>	<b>12%</b>	<b>7%</b>	<b>11%</b>	<b>100%</b>

<b>Table 2: Stock Breakdown by Age as at 1<sup>st</sup> April 2007</b>						
	<b>Nuneaton &amp; Bedworth Council</b>		<b>Private/RSL</b>		<b>Total</b>	
	<b>No</b>	<b>%</b>	<b>No</b>	<b>%</b>	<b>No</b>	<b>%</b>
<b>Pre 1919</b>	<b>0</b>	<b>0</b>	<b>11,250</b>	<b>24%</b>	<b>11,250</b>	<b>21%</b>
<b>1919-1944</b>	<b>1,039</b>	<b>17%</b>	<b>8,703</b>	<b>19%</b>	<b>9,742</b>	<b>19%</b>
<b>1945-1964</b>	<b>2,787</b>	<b>46%</b>	<b>8,333</b>	<b>18%</b>	<b>11,120</b>	<b>21%</b>
<b>1965-1974</b>	<b>1,073</b>	<b>17%</b>	<b>9,444</b>	<b>20%</b>	<b>10,517</b>	<b>20%</b>
<b>Post 1974</b>	<b>1,198</b>	<b>20%</b>	<b>8,565</b>	<b>19%</b>	<b>9,763</b>	<b>19%</b>
<b>SubTotal</b>	<b>6,097</b>	<b>100%</b>	<b>46,295</b>	<b>100%</b>	<b>52,392</b>	<b>100%</b>
<b>Other Public Sector Stock</b>	<b>525</b>				<b>525</b>	
<b>TOTAL</b>	<b>6,622</b>	<b>100%</b>	<b>46,295</b>	<b>100%</b>	<b>52,917</b>	<b>100%</b>

<b>Table 3: Housing Applications and Terminations</b>									
<b>Number of Bedrooms</b>	<b>Waiting List</b>			<b>Transfer List</b>			<b>Terminations</b>		
	<b>2002</b>	<b>2005</b>	<b>1<sup>st</sup> April 2007</b>	<b>2002</b>	<b>2005</b>	<b>1<sup>st</sup> April 2007</b>	<b>2002</b>	<b>2004/2005</b>	<b>1<sup>st</sup> April 2007</b>
<b>1</b>	683	1,400	<b>1,839</b>	262	302	<b>360</b>	340	337	<b>313</b>
<b>2</b>	235	563	<b>713</b>	113	134	<b>138</b>	243	169	<b>180</b>
<b>3</b>	127	314	<b>449</b>	153	154	<b>145</b>	152	112	<b>154</b>
<b>4+</b>	22	48	<b>89</b>	35	37	<b>41</b>	12	5	<b>1</b>
<b>TOTAL</b>	<b>1,067</b>	<b>2,325</b>	<b>3,090</b>	<b>563</b>	<b>627</b>	<b>684</b>	<b>747</b>	<b>623</b>	<b>648</b>

**Links to Other Plans and Wider Priorities**

**Nuneaton and Bedworth Borough Council Corporate Plan**

The Council's Corporate Plan 2007-2021 was published on 20<sup>th</sup> February 2008. It consists of 4 Aim's, of which each aim has an allocated number of priorities. Aim one, Priority one : -

'To provide a choice of housing to meet the needs of the residents of the borough'

The Plan also includes other objectives with clear links to the housing priorities set out within this document, such as:

'To create a healthy, diverse and robust economy which provides employment opportunities for local people.'

'To develop a confident, cohesive and diverse community.'

As with the Community Plan, these objectives have been set in order to fully integrate the priorities of all strategies with housing elements to them, and the common thread will be evident throughout this document.

**Nuneaton and Bedworth Community Plan**

The Borough's Community Plan, entitled 'Shaping our Future' is the overarching strategy produced by the Local Strategic Partnership (LSP), and brings together organisations from the public, private, voluntary and community sectors to work together as a single group for the benefit of an area.

One of the key priorities of the LSP is to reduce health inequalities, deprivation and poverty within the Borough. In order to address this objective , one of the major themes of the Community Plan is 'Health Welfare and Housing', which includes the following priorities, taken directly from our previous Housing Strategy, and also forming key priorities within this document:

- Ensure everyone has the opportunity of a decent home.
- Provide support for vulnerable people.
- Work towards reducing deprivation.

The Community Plan also includes a specific section on housing, the only service area to be prioritised in this way, and states:

"The importance of housing has never been more crucial to the development of safe, healthy and thriving communities. The opportunity of a decent home for all has been identified as a priority by the community and is endorsed by the LSP. The LSP recognises that a decent, affordable home is fundamental to good health and social well-being and has a positive impact upon the quality of life for all those who live in the Borough. The Borough Council's Housing Strategy 2002-2005 sets out the vision

for housing in the medium term and is the driver for housing planning and delivery within the Borough in the longer term.”

#### Development Plan (Borough Local Plan) - LDF Capacity Study

The Council’s Local Plan demonstrates a clear interdependency with the Housing Strategy, to the extent that it defines housing need with specific reference to this document. The Local Plan states: “The Council aims to ensure everyone has the opportunity of a decent home. Good housing will promote community development and sustainable communities.”

“The Council will negotiate a proportion of all new dwellings on new housing sites to be affordable and provided in accordance with the council’s current housing strategy of 25% on 15 or more units or 0.5 hectare. Affordable housing is intended to meet the needs of the target groups identified in the housing strategy.”

#### Supporting People Strategy

The Warwickshire Supporting People 5 year Strategy 2008 – 2011 sets out the framework for developing housing related support services across the county. The Supporting People Vision reads as follows:

“The Supporting People Partnership will improve the quality of life for vulnerable people in Warwickshire through needs led housing related support, designed to enable them to live independently and be part of their local community”

#### Crime and Disorder Strategy Dawn/Jerry

The housing service plays a key role in the Nuneaton and Bedworth Safer Communities Partnership, which has as its main objectives, to reduce crime and disorder, and the fear of crime. A new Crime and Disorder Strategy covering the period 2005-2008 has recently been produced by the partnership and approved by the Council and other partner agencies. Issues within the Strategy such as addressing domestic burglaries, race and hate crimes and anti-social behaviour are all clearly reflected in objectives within this Strategy and the HRA Business Plan. Considerable work has been undertaken in terms of anti-social behaviour with a housing officer dedicated to this concern; one example is the use of CCTV cameras.

#### Health Improvement Plan

Housing and Health have long been recognised as being inter-related and this authority does much to work in partnership with health.

The Nuneaton and Bedworth Health Improvement Plan has 13 aims in total, 2 of which reflect issues included in the Housing Strategy in terms of recognised priorities for action, the others being solely health issues. The 2 applicable to housing are:

- a) To tackle social exclusion and health inequalities and promote well being.
- b) To promote independent living for older people.

Both of these issues are directly and indirectly affected by the type of housing and housing support available. Nuneaton and Bedworth housing strategy fully endorses the need to address these issues and recognises that in doing so health inequalities will reduce. The Home Improvement Agency, located within our Housing Service unit, works towards these very aims. The Anti-Poverty Strategy, led in its development by housing also aims to address these issues.

There is a commitment in this plan to develop Camp Hill, the Ward with the highest levels of social deprivation in Warwickshire, as there is in the Housing Strategy.

### Homelessness Strategy

A review of Nuneaton and Bedworth homelessness services, and the development of the current Homelessness Strategy, was led by the District Housing Forum. The Homelessness Strategy is based on the belief that no-one should become homeless due to lack of accessible, appropriate and co-ordinated services. This vision was shared by local voluntary and statutory agencies. The key aims identified within the Homelessness Strategy are present in the Housing Strategy, particularly in the area of homelessness prevention by encouraging and supporting initiatives such as the Rent Deposit scheme and the Mediation and Parent Support Service.

The next Homelessness Strategy **must** be produced by 31 July 2008.

### Capital Strategy and Asset Management Plan

The Capital Strategy 2006 - 2011 states:

“As with most District Councils, particularly those that still retain a housing stock, capital expenditure on housing is a major priority of the Council. An overall 2003/04 housing capital programme of £5,336,000 was approved by Cabinet at its meeting of 12 March 2003. Of this total, £4,486,000 (including disabled facilities grant expenditure) was allocated to the Council’s own stock.”

The purpose of the Capital Strategy is to ensure that:-

1. a medium term (3 year) capital programme is established which reflects the Borough’s priorities.
2. physical assets and related resources are efficiently and effectively used to support the community planning and development process.
3. all possible sources of capital funding are explored, including the establishment of partnerships with the private, voluntary and other parts of the public sector.

4. Potential capital projects are evaluated, prioritised, commissioned, monitored and reviewed via an objective corporate framework to obtain value for money.

The Capital Strategy states how the following resources will be used:-

- External funding
- Capital Grants
- Supported Borrowing
- Capital Receipts
- Internal Capital Reserves
- Unsupported borrowing

In consultation with residents of Council properties, the Capital Strategy gives priority to the following four objectives within the Housing Revenue Account capital programme:-

- The installation of PVCU double glazed windows to all Council dwellings by 2005/2006. This has the highest priority within the HRA capital programme.
- Provision and upgrading of central heating, including the replacement of old boilers at sheltered housing complexes.
- Kitchen and bathroom works – 16% of the HRA capital programme has been allocated to this type of work.
- Funding of Disabled Facilities Grants and Housing Renovation Grants will continue to have a very high priority. 22% of the HRA capital programme for 2003/2004 was set aside for this work.

#### Housing Revenue Account Business Plan

The HRA Business Plan sets out the way in which the Council will deliver the second objective within the Strategy – ‘To provide a high quality public sector housing stock’, both in terms of investment to bring all properties up to the Decent Homes Standard and in the delivery of management and maintenance services. **This was revised in February 2008 to take account of progress towards the Decent Homes Standard and of reduction in Capital Receipts.**

#### Neighbourhood Renewal

The Council has adopted Supplementary Planning Guidance (SPG) for Camp Hill Urban Village. The proposals covered by the SPG are part of a major regeneration scheme entitled Pride in Camp Hill. Significant funding has been earmarked and Pride in Camp Hill has a partnership board made up of representatives from WCC, NBBC, Advantage West Midlands, The Prince’s Foundation and the local community. Under the index of local deprivation, Camp Hill is one of the 10% most deprived wards in the country and the most deprived in Warwickshire. The development proposals are vital to achieving this very high priority regeneration scheme.”

Pride in Camp Hill aims to transform the physical, economic and social environment of Camp Hill and to improve local service delivery, with the fullest of community involvement.

The first phase of the new housing development has started, involving the construction of 172 properties including flats, bungalows and houses ranging in bedroom size to accommodate the needs. The homes are to be mixed tenure, private for sale houses, houses for rent and shared ownership homes.

### **Wider Priorities**

#### **National Priorities**

The Government's national housing priorities are set out in its 5 year plan 'Sustainable Communities: Homes For All', published in January 2005. This document lists six priority areas under the following headings:

- Homes where they are needed most
- Sustainable home ownership
- Quality and choice for those who rent
- Reviving communities and housing markets
- Support for those who need it
- Enhancing the environment

The following policies within the plan are relevant to Nuneaton and Bedworth Borough Council:-

- **An initiative to increase home ownership and expand ownership of assets.** This will work by the introduction of a new HomeBuy (the main form of low cost home ownership) scheme. There will be two forms of HomeBuy which can operate in Nuneaton and Bedworth:-

Social HomeBuy – enabling social housing tenants (both Council and Registered Social Landlord) to buy a share in the property in which they currently live.

New Build HomeBuy – enabling people to buy a share in a newly built property.

The Social HomeBuy system is currently being piloted by a number of registered social landlords. The findings of the pilot will be reported in early 2006. Social HomeBuy will involve major changes for local authorities, enabling social housing tenants who cannot afford the Right to Buy to acquire an equity stake in their homes. Local authorities will be able to keep the sales proceeds from Social HomeBuy for re-investment in their housing stock.

- **A First-time Buyers' Initiative** – There will be an initiative to help 80,000 first-time buyers into homeownership by 2010, in part by making better use of vacant public land to provide new housing and by driving down building costs.

- **The Social Housing Programme** – An extra 10,000 social housing units will be built per year up to 2008, a 50% increase on rates in 2005.
- **Decent Homes** – All social housing tenants and seven out of ten vulnerable people in the private sector will live in a Decent Home by 2010.
- **Choice-based lettings** – Choice-based lettings will be extended nationwide by 2010. Consideration of the best approach for Nuneaton and Bedworth to take in terms of the development of a workable CBL scheme **was agreed**. Consultation with Lichfield's 'Home Zone' organisation as a good practice example of such a scheme has been made and research into alternative schemes is ongoing. The Council has been meeting with the Central Market Area Sub-Region (Coventry, North Warwickshire and Rugby) to discuss ways of developing a common choice based lettings scheme.
- **Homeless households in temporary accommodation** – The number of homeless households living in temporary accommodation will be cut by half by 2010.

Between 2005 and 2010 the Government's housing policy will also be influenced by the following:- **Varney Hills ???**

- Its consideration of the Barker Review Final Report:- Delivering Stability:- Securing our Future Housing Needs. This report was published by the Treasury in March 2004. The Government is considering whether and how to implement its 33 recommendations. Its main recommendation is that there should be a substantial increase in house building of between 70,000 and 120,000 per year to improve affordability trends and to deliver stable house prices in real terms.
- Proposed changes to the Planning system. The Office of the Deputy Prime Minister's consultation paper Planning for Housing Provision sets out a proposed new approach for delivering a better supply of housing through the Planning system. The key elements of this new approach are:-
  - the requirement for greater reference to housing market information in determining the level and distribution of housing provision within each region, and to tailor the delivery of housing to the circumstances of each market.
  - the introduction of housing land availability assessments to require local authorities to work with developers to identify land that is developable and off the most sustainable option for development.

### Regional Priorities

In terms of regional priorities, the Regional Housing Strategy 2005 (RHA) is being produced at the same time as this document, so the final priority areas are not currently set. However the consultation draft of the RHS sets the following priority themes, and our policy objectives set out in this document will show clear links to them:

- to create mixed, balanced and inclusive communities,

- to assist in the delivery of the West Midlands Regional Spatial Strategy policies of Urban and Rural renaissance,
- to influence the future development of new housing provision to facilitate and, enhance the economic development of the Region,
- to address the variety of needs across a range of specific sectors of housing circumstances,
- to see that Government's Decent Homes standards are met in the municipal, social sectors, and for those in vulnerable circumstances in the private sector,
- to achieve social and other affordable housing, and
- to encourage development which improves the quality of the environment as a whole

The draft RHS also identifies a number of specific policy areas which are particularly relevant to Nuneaton and Bedworth, including the following which feature strongly in this strategy.

- Under Occupation – Older People.
- Affordable Housing – looking at diversity, addressing social inclusion, community cohesion and protecting the vulnerable, whilst encouraging sustainable lifestyles.
- Young People – youth homelessness, need to look at incidences of hidden homeless, people who have no fixed abode but are sofa surfing round the borough.
- Gypsies and Travellers – need to identify more locations that sites can be developed
- The promotion of energy efficiency and tackling fuel poverty.
- Tenant Involvement.
- Empty Homes – being more pro-active in identifying properties and bringing them back into use.

The West Midlands Regional Housing Strategy was submitted to the Office of the Deputy Prime Minister on 30 June 2005 for assessment.

It is essential that local authorities work together to publicise their housing needs and their case to receive housing investment. Nuneaton and Bedworth Borough Council is a member of three local authority groupings who are working to promote their housing needs:-

**The West Midlands Coalfield Consortium** – In April 2004 Nuneaton and Bedworth became a member of the West Midlands Coalfield Consortium which consisted of the local authorities in the West Midlands whose economies and housing markets have been strongly affected by the decline in the coal mining industry. The other local authorities within the consortium are Cannock Chase, Lichfield and North Warwickshire. Using Government funding, the Consortium commissioned ECOTEC Research and Consulting to carry out research into the housing related legacy of the coal mining industry. The resultant report was entitled The Decline of the Coal Mining Industry in Southern Staffordshire and Northern Warwickshire: the housing-related legacy. In addition, the Consortium carried out its own research into the need for investment in housing which was formerly owned by the National Coal Board. The report was entitled A Case for Investment: Former Coal Board Housing Estates

in Southern Staffordshire and Northern Warwickshire. This report focused on the need for investment in the Camp Hill housing estate. Both reports were submitted to the Regional Housing Board to inform the priorities within the Regional Housing Strategy. The consortium has also compiled responses to Regional Housing Strategy Issues papers.

**The Southern Staffordshire and Northern Warwickshire Housing Partnership** – Nuneaton and Bedworth Borough Council is a member of this sub-regional partnership of non-metropolitan Southern Staffordshire and Northern Warwickshire local authorities. The role of this partnership is to examine the possibilities for cross-boundary working on issues such as homelessness and choice-based lettings, and to share good practice.

**The City-Region Group** – In August 2005 the West Midlands Regional Assembly began to construct a vision to promote the role of Birmingham as the United Kingdom's second city. The key elements of the new vision for the City included:-

- To deliver population growth and housing market restructuring to support economic growth.

The West Midlands Regional Assembly decided that the 15 local authorities which comprise the Central Housing Market Area within the Regional Housing Strategy should comprise the City-Region Housing Market Area, in recognition of their strong housing links to Birmingham. The City-Region Housing Market Area may be given high priority in future funding allocation rounds within the Regional Housing Strategy and the Housing Corporation Investment Plan. Nuneaton and Bedworth Borough Council is included within this area. Consultation with local estate agents has shown that the borough plays a role in accommodating person who contribute to the economy in and around Birmingham.

The City-Region Housing Market Area has been divided into three sub-areas which each contain inter-related housing markets. Nuneaton and Bedworth has been included within a sub-area which also includes Coventry, North Warwickshire and Rugby. The sub-area has been entitled "The Eastern Gateway". The four local authorities have devised a series of priorities for housing investment in the sub-area:-

- Housing Need
- Housing Pathways
- Supported Housing
- Regeneration/Coalfields investment

These priorities will be used to guide future investment in the sub-area by the Housing Corporation.

### County Priorities

The Warwickshire Strategic Partnership has agreed a plan featuring issues of importance to all public sector organisations operating within the county. One of the most important is the question of affordable housing, with the plan setting the

provision of good quality housing at an affordable price as a high priority. The Plan states:

“We must:

- Take a strategic role in planning and building homes and communities as identified in the Office of the Deputy Prime Minister (ODPM) five year plan; ***Sustainable Communities - Homes for All***.
- Take account of the Regional Housing Body study to assess housing needs on a sub-regional market basis
- Recognise that creating sustainable communities is at the heart of our work, with housing being a key influence in ensuring this.

The plan commits all partners to carry out a capacity study to identify land that could potentially be released for affordable housing; to work together to identify the most sustainable methods of procuring new affordable housing; and to promote the creation of sustainable communities.



**Housing Options Planning Event – 2008**

**List of Delegates**

Bromford Housing Group  
Bromford Young Parents Scheme, Supported Housing  
Christian Alliance Housing Association – Link Up  
Citizens Advice Bureau  
Connexions  
Coventry City Council  
Department for Communities & Local Government  
Friendship Care & Housing  
Fry Housing Trust  
Hinckley & Bosworth Borough Council  
Housing Corporation  
Ian Neale Ltd.  
Jephson Housing Association  
Landlords Forum  
McIntyre House - Probation Hostel  
Mercian  
Midland Heart Housing Association  
New Ideas  
North Warwickshire Borough Council  
Nuneaton & Bedworth Doorway  
Nuneaton & Bedworth Healthy Living Network  
Nuneaton & Bedworth Residents Executive Committee  
Orbit Housing Association  
People in Action  
Private Sector Landlords  
Rugby Borough Council  
S & E Properties Letting Agency  
Tamworth Borough Council  
Warwick District Council  
Warwickshire County Council, Adult Health & Community Services  
Warwickshire County Council, Children, Young People & Families  
Warwickshire County Council, Probation  
Warwickshire County Council, Supporting People Team  
Warwickshire Housing, Drug Support Team  
Warwickshire Justice Centre  
Waterloo Housing Association  
Zenith Development Partnership

**5.2 Affordable Housing Needs Assessment Model**

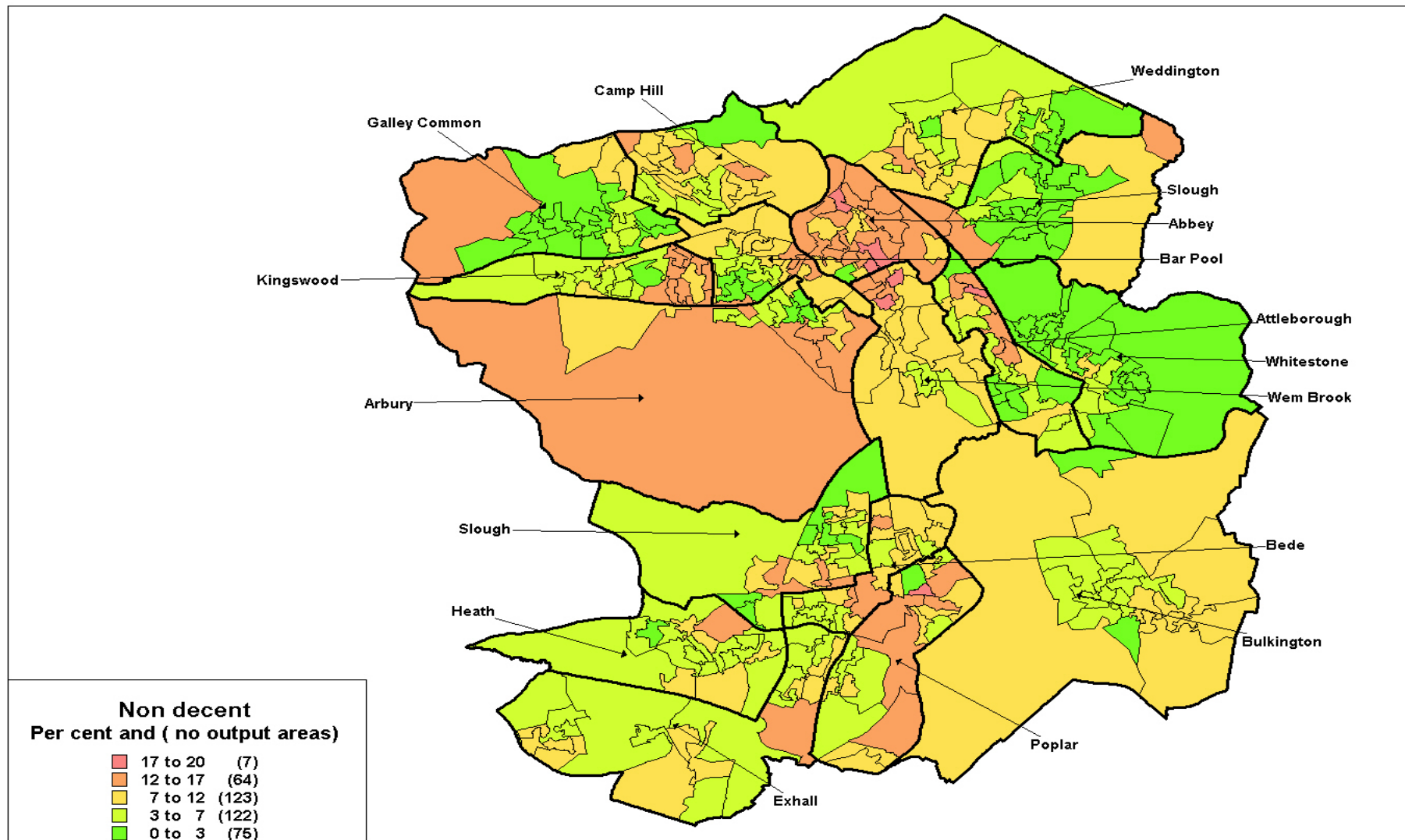
1.	Households in unsuitable housing		7,004
2.	MINUS - Council / RSL tenants	2,012	
3.	Cases where in-situ solution most appropriate	2,190	
		4,202	4,202
			2,802
4.	TIMES - Proportion unable to afford to buy or rent	(32%)	908
5.	PLUS - Backlog (non-households)		101
6.	TOTAL BACKLOG NEED		1,009
7.	TIMES - Quota to progressively reduce backlog	(20%)	
8.	ANNUAL NEED TO REDUCE BACKLOG		202
Newly Arising Need:			
9.	New household formation (gross p.a.)	606	
10.	MINUS - Two person formation (31%) x 0.5	94	
		512	
11.	MINUS - Households registered on waiting list (8%)	41	
		471	
12.	TIMES - Proportion unable to buy in market	(83%)	391
13.	PLUS - Ex-institutional population moving into community		20
14.	Existing households falling into priority need		422
15.	In-migrant households unable to afford market housing		16
16.	TOTAL NEWLY ARISING NEED		849
Supply of Affordable Units:			
17.	Supply of social re-lets p.a.		768
18.	MINUS - Increased vacancies (if applicable) and units taken out of management. Right To Buy	(234 x 9.4%)	22
			746
19.	PLUS - Committed units of new affordable supply		47
20.	AFFORDABLE SUPPLY		793
	Annual need to reduce backlog	202	
	Newly arising need	849	
21.	TOTAL AFFORDABLE NEED	1,051	1,051
	MINUS - Affordable supply		793
22.	OVERALL ANNUAL SHORTFALL		258

**Private Sector Decent Homes Modelled Data (proportions)**

**APPENDIX 5**

Ward	Decent homes standard : per cent failing due to :-					Vulnerable occupiers/ non-decent home per cent	SAP rating less than 30 per cent	Fuel Poverty per cent
	Any one of the four components	Inadequate thermal comfort	Unfitness	Disrepair	Non-modern facilities and services			
Abbey	44	34	6	13	5	15	13	16
Arbury	35	28	3	8	3	7	11	7
Attleborough	28	22	3	7	3	8	7	7
Bar Pool	35	28	3	8	3	13	9	8
Bede	39	32	3	8	3	14	10	7
Bulkington	30	25	2	6	2	6	7	6
Camp Hill	40	33	4	9	4	17	9	6
Exhall	34	28	3	7	3	10	10	6
Galley Common	21	18	2	4	1	4	7	8
Heath	33	27	2	7	3	9	9	5
Kingswood	38	31	4	9	3	11	10	9
Poplar	37	29	3	9	3	10	10	7
St Nicolas	18	15	2	4	2	2	5	8
Slough	29	25	3	6	2	7	8	8
Weddington	26	21	2	6	2	5	6	7
Wem Brook	43	34	4	11	5	18	12	11
Whitestone	15	12	1	3	1	1	3	7
TOTAL	32	26	3	8	3	10	9	8

Decent Homes Mapping



## Appendix 7

Capital Resources 3.3 = Sara Info will be supplied from Cabinet Report on 19/03/08. Copy into Housing Strategy when completed.

		2006/07	2007/08	2008/09	2009/10	2010/11
Windows	592,000	0	0	0	0	0
Rewiring	258,000					
Substantial re-wires		150,000	100,000	100,000	100,000	100,000
Additional sockets		60,000	60,000	60,000	60,000	60,000
Roof Covering	310,000	250,000	335,000	400,000	400,000	400,000
Central Heating						
Individual Properties	470,000	450,000	450,000	450,000	500,000	500,000
Complexes	126,000	0	0	0	0	100,000
Energy Control Measures	50,000	50,000	50,000	0	0	0
Insulation	50,000	0	0	0	0	0
Kitchens	625,000	1,725,000	1,700,000	1,600,000	1,575,000	1,600,000
Bathrooms	435,000	665,000	650,000	535,000	450,000	435,000
Substandard WC's	26,000	0	0	0	0	0
External Doors	150,000	325,000	325,000	250,000	250,000	250,000
OAP / GP Common Areas	105,000	105,000	105,000	105,000	105,000	105,000
Environmental Works [Inc parking facilities]	100,000	100,000	100,000	100,000	100,000	100,000
PVCu soffits, fascias, etc	300,000	300,000	300,000	250,000	250,000	200,000
Fire Precautions [inc smoke / heat detectors]	162,000	150,000	150,000	150,000	150,000	150,000
Catch Up repairs [Inc communal aerial systems]	80,000	70,000	70,000	70,000	70,000	0
Door Access Systems	200,000	200,000	200,000	200,000	200,000	200,000

Fencing	50,000	50,000	100,000	100,000	100,000	100,000
DDA Works	50,000	50,000	0	0	0	0
Void Dwelling Major Items	350,000	200,000	200,000	200,000	200,000	150,000
Contingency	0	80,000	80,000	80,000	80,000	80,000
Partnering	65,000					
Decent Homes Consultancy	20,000					
Bedsit Conversions			100,000	100,000	100,000	100,000
Disabled Facilities "Grants"	300,000	300,000	300,000	300,000	300,000	300,000
<b>TOTAL</b>	<b>4,874,000</b>	<b>5,280,000</b>	<b>5,375,000</b>	<b>5,050,000</b>	<b>4,990,000</b>	<b>4,930,000</b>

**PROJECTED RESOURCES AVAILABLE**

<b>4,874,000</b>	<b>5,280,000</b>	<b>5,377,535</b>	<b>5,050,961</b>	<b>4,989,790</b>	<b>4,929,034</b>
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Surplus or (Deficit)	0	0	2,535	961	-210	-966
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**Projected Resources Funded By:**

BCA	0	0	0	0	0	0
Major Repairs Allowance	3,745,000	3,703,640	3,550,000	3,210,000	3,135,000	3,060,000
Major works income from leaseholders	40,815	0	0	0	0	0
Major Repairs Reserve (b/fwd MRA)	0	0	0	0	0	0
Capital receipts	925,554	811,860	800,000	800,000	800,000	800,000
External contributions	82,631	0	0	0	0	0

Recovered receipts through capital receipts pooling	80,000	80,000	80,000	80,000	80,000	80,000
RCCO/Direct Revenue Financing	0	250,000	500,000	500,000	500,000	500,000
Supported Capital Expenditure	0	434,500	447,535	460,961	474,790	489,034
<b>TOTAL AVAILABLE</b>	<b>4,874,000</b>	<b>5,280,000</b>	<b>5,377,535</b>	<b>5,050,961</b>	<b>4,989,790</b>	<b>4,929,034</b>

**Private Sector Expenditure**

Disabled Facilities "Grants"		523,000	523,000	523,000	523,000	523,000
Other Grants		350,000	350,000	350,000	350,000	350,000
<b>TOTAL EXPENDITURE</b>		<b>873,000</b>	<b>873,000</b>	<b>873,000</b>	<b>873,000</b>	<b>873,000</b>

**Funding Source**

Capital receipts		560,000	560,000	560,000	560,000	560,000
Grant		313,000	313,000	313,000	313,000	313,000
<b>TOTAL AVAILABLE</b>		<b>873,000</b>	<b>873,000</b>	<b>873,000</b>	<b>873,000</b>	<b>873,000</b>

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	TOTALS
0	0	0	0	0	110,000	125,000	500,000	500,000	<b>1,827,000</b>
									<b>258,000</b>
100,000	100,000	0	0	0	0	100,000	100,000	100,000	<b>1,050,000</b>

60,000	0	0	0	0	0	0	0	0	<b>360,000</b>
400,000	400,000	400,000	420,000	430,000	600,000	600,000	1,000,000	1,000,000	<b>7,345,000</b>
500,000	500,000	580,000	600,000	600,000	650,000	650,000	800,000	800,000	<b>8,500,000</b>
100,000	100,000	100,000	100,000	100,000	200,000	200,000	350,000	350,000	<b>1,826,000</b>
									<b>150,000</b>
									<b>50,000</b>
1,685,000	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000	1,400,000	0	0	<b>19,660,000</b>
500,000	400,000	400,000	400,000	300,000	250,000	250,000	500,000	500,000	<b>6,670,000</b>
0	0	0	0	0	0	0	0	0	<b>26,000</b>
250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	<b>3,800,000</b>
105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	<b>1,575,000</b>
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	<b>1,500,000</b>
200,000	200,000	200,000	200,000	200,000	0	0	0	0	<b>2,600,000</b>
150,000	150,000	0	0	0	0	0	0	0	<b>1,212,000</b>
0	0	0	0	0	0	0	0	0	<b>360,000</b>
200,000	150,000	150,000	150,000	150,000	0	0	0	0	<b>2,000,000</b>
100,000	50,000	50,000	50,000	50,000	50,000	50,000	60,000	60,000	<b>1,020,000</b>
									<b>100,000</b>
150,000	150,000	150,000	125,000	125,000	50,000	50,000	50,000	50,000	<b>2,200,000</b>
80,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	<b>1,080,000</b>
									<b>65,000</b>
									<b>20,000</b>

100,000									<b>500,000</b>
300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	<b>4,500,000</b>
5,080,000	4,580,000	4,410,000	4,425,000	4,335,000	4,290,000	4,255,000	4,190,000	4,190,000	<b>70,254,000</b>
5,083,705	4,578,816	4,414,380	4,420,412	4,336,924	4,293,932	4,251,450	4,209,493	4,168,078	<b>70,258,508</b>
3,705	-1,184	4,380	-4,588	1,924	3,932	-3,550	19,493	-21,922	<b>4,508</b>
0	0	0	0	0	0	0	0	0	<b>0</b>
3,200,000	3,180,000	3,000,000	2,990,000	2,890,000	2,830,000	2,770,000	2,710,000	2,650,000	<b>46,623,640</b>
0	0	0	0	0	0	0	0	0	<b>40,815</b>
0	0	0	0	0	0	0	0	0	<b>0</b>
800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	<b>12,137,414</b>
0	0	0	0	0	0	0	0	0	<b>82,631</b>
80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	<b>1,200,000</b>
500,000									
503,705	518,816	534,380	550,412	566,924	583,932	601,450	619,493	638,078	<b>7,424,008</b>
5,083,705	4,578,816	4,414,380	4,420,412	4,336,924	4,293,932	4,251,450	4,209,493	4,168,078	<b>70,258,508</b>

523,000	523,000	523,000	523,000	523,000	523,000	523,000	523,000	523,000	<b>7,322,000</b>
350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	<b>4,900,000</b>
873,000	873,000	873,000	873,000	873,000	873,000	873,000	873,000	873,000	<b>12,222,000</b>

560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	<b>7,840,000</b>
313,000	313,000	313,000	313,000	313,000	313,000	313,000	313,000	313,000	<b>4,382,000</b>
873,000	873,000	873,000	873,000	873,000	873,000	873,000	873,000	873,000	<b>12,222,000</b>

**Projected HRA Capital Resources 2005/06 - 2019/20**

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
<b><u>Funding Source</u></b>						
BCA	0	0	0	0	0	0
Major Repairs Allowance	#####	3,703,640	3,550,000	3,210,000	3,135,000	3,060,000
Major works income from leaseholders	#####	0	0	0	0	0
Major Repairs Reserve (b/fwd MRA)	0	0	0	0	0	0
Capital receipts	#####	811,860	800,000	800,000	800,000	800,000
External contributions	#####	0	0	0	0	0
Recovered receipts through capital receipts pooling	#####	80,000	80,000	80,000	80,000	80,000
RCCO	0	250,000	500,000	500,000	500,000	500,000
Supported Capital Expenditure	0	434,500	447,535	460,961	474,790	489,034
<b>TOTAL AVAILABLE</b>	<b>#####</b>	<b>5,280,000</b>	<b>5,377,535</b>	<b>5,050,961</b>	<b>4,989,790</b>	<b>4,929,034</b>

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	TOTALS
0	0	0	0	0	0	0	0	0	0
3,200,000	3,180,000	3,000,000	2,990,000	2,890,000	2,830,000	2,770,000	2,710,000	2,650,000	<b>46,623,640</b>
0	0	0	0	0	0	0	0	0	<b>40,815</b>
0	0	0	0	0	0	0	0	0	<b>0</b>
800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	<b>12,137,414</b>
0	0	0	0	0	0	0	0	0	<b>82,631</b>
80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	<b>1,200,000</b>
500,000									
503,705	518,816	534,380	550,412	566,924	583,932	601,450	619,493	638,078	<b>7,424,008</b>
5,083,705	4,578,816	4,414,380	4,420,412	4,336,924	4,293,932	4,251,450	4,209,493	4,168,078	<b>70,258,508</b>

**PROPOSED 2006/07 HOUSING CAPITAL PROGRAMME**

TYPE OF WORK	INVESTMENT PLAN BUDGETS	PROPOSED BUDGETS 2006/07
Windows	0	0
Rewiring	210,000	210,000
Roof Covering	250,000	250,000
Central Heating		
Individual Properties	450,000	<b>405,000</b>
Complexes	0	0
Energy Control Measures	50,000	50,000
Insulation	0	0
Kitchens	1,725,000	1,725,000
Bathrooms	665,000	665,000
External Doors	325,000	325,000
OAP / General Purpose - Common Areas	105,000	105,000
Environmental Works [Inc parking facilities]	100,000	100,000

TYPE OF WORK	INVESTMENT PLAN BUDGETS	PROPOSED BUDGETS 2006/07
PVCu soffits, fascias, etc	300,000	300,000
Fire Precautions [inc. smoke / heat detectors]	150,000	150,000
Catch Up repairs [Inc communal aerial systems]	70,000	70,000
Door Access Systems	200,000	200,000
Fencing	50,000	50,000
DDA Works	50,000	50,000
Void Dwelling Major Items	200,000	200,000
Contingency	80,000	80,000
Public Sector disabled facilities adaptations	300,000a	300,000
<b>SUB TOTAL</b>	<b>5,280,000</b>	<b>5,235,000</b>
Private Sector DFG's	na	523,000
Renovation Grants and Loans	na	350,000
<b>SUB TOTAL</b>	<b>na</b>	<b>873,000</b>
<b>GRAND TOTAL</b>	na	<b>6,108,000</b>

**Housing Strategy Action Plan**

<b>Strategic Objective One:- To provide access to appropriate accommodation which meets people's needs and aspirations</b>						
<b>Task</b>		<b>Progress/current status</b>	<b>Milestone</b>	<b>Outcome</b>	<b>Lead officer/partner organisations</b>	<b>Resources</b>
1.1	To produce an Affordable Housing Strategy in partnership with Planning	Meetings have taken place with registered social landlords and the Housing Corporation.  Preliminary meetings have taken place between Housing and Planning	Regular meetings to take place from 1 December 2005 between Housing and Planning.  A draft strategy will be produced by 31 March 2006	A full strategy will be produced by _____	Head of Housing Strategy  Head of Planning	Within existing resources
1.2	To convene a Housing Association Development Liaison Group	Informal meetings have taken place with registered social landlords (RSLs)	Meeting to take place by 31 January 2006.	To create improved working relationships between RSLs and share good practice. An action plan will be developed from the meeting	Head of Housing Strategy  Orbit Housing Group  Bromford Housing Group  Keynote Housing Group  Jephson Homes Housing Association	Within existing resources
1.3	To produce an Empty Homes Strategy	Draft Empty Homes strategy completed		Plan to implement tasks to bring empty homes back into use, in response to high priority given to this issue by People's Panel	Head of Environmental Housing	Within existing resources

Task		Progress/current status	Milestone	Outcome	Lead officer/partner organisations	Resources
1.4	To produce an assessment of the re-use of Council-owned garage sites	<p>~ Elected Members registered concern at issue of misused garage sites at _____ and request that re-use of these sites should be given priority.</p> <p>~ Consultation has taken place with four main RSLs – all expressed an interest in redeveloping sites.</p>	<p>List of priority sites to be drawn up by 31 December 2005.</p> <p>Methods of local authority assistance in redeveloping these sites to be defined in the Affordable Housing Strategy.</p>	<p>~ Increase the number of social rented affordable homes.</p> <p>~ Improve the environment and crime rates.</p>	<p>Head of Housing Strategy</p> <p>Head of Housing Management</p> <p>Head of Planning.</p>	
1.5	To produce an assessment of the Housing Register to record levels of need and trends	Print-off of Housing Register requested.	Preliminary report to be produced on the state of the Housing Register to identify overriding needs and trends.	Increased knowledge of housing needs and the possibilities of marketing other housing options, other than Council housing, to Housing Register applicants.	Head of Housing Strategy	Within existing resources
1.6	To continue to play the lead role in the C2 Eastern Gateway Housing Partnership	C2 Gateway group convened consisting of Coventry, North Warwickshire, Nuneaton and Bedworth, and Rugby. Profile drawn up of the group. Nuneaton and Bedworth provides administrative support to the group.	~ RSLs and Planning Officers to be invited to join the group.	A case for housing investment in the C2 Eastern Gateway area to be presented to the Regional Housing Board.	Head of Housing Strategy	Within existing resources.

Task		Progress/current status	Milestone	Outcome	Lead officer/partner organisations	Resources
1.7	To continue to play a role in the Regional Coalfield Consortium	<p>~ Consultants' research carried out into the needs of former coalfield communities in summer 2004. Submitted to Regional Housing Board.</p> <p>~ Publicity document on need for investment in former Coal Board Housing submitted to M.P.s and Regional Housing Board in March 2005</p>	Next meeting of Consortium members, from Nuneaton and Bedworth, North Warwickshire, Lichfield and Cannock, to take place before 31 January 2006. A plan will be drawn up to maintain the profile of the need for investment in former Coal Board housing.	The issue of former Coal Board housing will retain priority in the West Midlands Regional Strategy	Head of Housing Strategy	Within existing resources
1.8	To investigate the possibility of an independent advice service for first-time buyers in the borough.	<p>~ Recommendations from estate agents that first-time buyers are often deterred from purchasing because of lack of knowledge and experience.</p> <p>~ Bedworth Citizens Advice Bureau has expressed an interest in providing this service.</p>	Assessment of available resources to take place	Potential first-time buyers encouraged to look at the possibility of purchasing accommodation, relieving pressure on the demand for Council-owned housing.	Head of Housing Strategy	?
1.9	To carry out a review of the Rent Deposit Scheme	Rent Deposit Scheme has been operational since March 2005	Review of the scheme to begin in March 2006 to examine 12 months of data on how the scheme has operated	Improve and adjust the operation of the scheme to ensure that it is working effectively and making maximum use of the private rented sector.	Research Development Officer. Housing Advice Projects Officer	Within existing resources

**Strategic Objective Two:- To assist the improvement of accommodation and management in the private sector**

<b>Task</b>		<b>Progress/current status</b>	<b>Milestone</b>	<b>Outcome</b>	<b>Lead officer/partner organisations</b>	<b>Resources</b>
2.1	To carry out a new survey of private sector housing.					
2.2	To implement the Affordable Warmth strategy					
2.3	To complete and implement the Empty Homes Strategy for privately owned accommodation.					
2.4	To continue to develop the Landlord Accreditation scheme.					

<b>Strategic Objective Three:- To contribute to the regeneration of designated areas</b>						
<b>Task</b>		<b>Progress/current status</b>	<b>Milestone</b>	<b>Outcome</b>	<b>Lead officer/partner organisations</b>	<b>Resources</b>
3.1	To obtain funding to appoint an Anti-Poverty Officer for the most deprived areas in the borough.	Bid for funding currently being compiled jointly between the Head of Housing Strategy and Regeneration Officer	Bid for funding to be submitted to the Coalfield Regeneration Trust by 31 December 2005.	To acquire the financial resources to employ an Anti-Poverty Officer to implement the Anti-Poverty Strategy	Head of Housing Strategy Regeneration Officer Coalfield Regeneration Trust.	Within existing resources
3.2	To reconvene the Anti-Poverty Forum	Multi-Agency Anti-Poverty Forum last met in July 2005 – Head of Bedworth Citizens Advice Bureau to be Chair. Anti-Poverty strategy agreed by Cabinet in May 2005. Agreement reached by Department Management Team in September 2005 that the Anti-Poverty Officer would be member of Community Finance Team.	Meeting to take place by 31 January 2006.	To maintain the main monitoring body for the Anti-Poverty Strategy.		Within existing resources.
3.3	To implement the following housing-related actions from the Anti-Poverty Strategy: -  To maximise the provision of affordable housing.  To review the Rent Deposit Scheme  To continue to develop the Landlord Accreditation Scheme.		See Objective One See Objective One See Objective Three			
3.4	To advise on the plans for Phase 3 of the Camp Hill Development	Preliminary Plans have been drawn up.	Planning permission to be sought.		Head of Housing Strategy. Pride in Camp Hill	Within existing resources

<b>Strategic Objective Four:- To support vulnerable people</b>						
<b>Task</b>		<b>Progress/current status</b>	<b>Milestone</b>	<b>Outcome</b>	<b>Lead officer/partner organisations</b>	<b>Resources</b>
4.1	To prepare two bids for Supporting People "windfall" funding rounds.	Proposed scheme for private rented sector support worker drawn up and awaiting feedback from Supporting People team.	District Housing Scheme give approval for proposal for new scheme.	Two proposed schemes to be ready for submission to new Supporting People bidding rounds.	Research and Development Officer	Within existing resources
4.2	To complete a new Homelessness Review and Strategy	Homelessness Strategy Action Plan for 2003-2005 being implemented	Approval of reviewed and updated action plan for 2006/2008 approved by District Housing Forum	New review completed and new strategy and action plan ready for implementation by 30 June 2006.	Research and Development Officer	Within existing resources
4.3	To contribute to the provision of appropriate accommodation and support for offenders and ex-offenders					
4.4	To complete an Older Persons' Housing Strategy and put in place an action plan for implementation.	Older Persons Housing Strategy recommended in Comprehensive Performance Assessment inspection	Full strategy to be produced by March 2006.	Full strategy and action plan to be produced and ready for implementation by 31 March 2006	Head of Housing Strategy	Within existing resources.
4.5	To carry out a research project into the source of homelessness applications to enhance understanding of local homelessness trends.	Information available from Housing Advice team's records	Extraction of information and analysis by 30 November 2005	Information to be presented to Elected Members on 12 December 2005	Head of Housing Strategy	Within existing resources

Task		Progress/current status	Milestone	Outcome	Lead officer/partner organisations	Resources
4.6	To carry a research project into the source of homelessness application from non-priority applicants	Information available from Housing's Advice team's records	Extraction of information and analysis by 30 November 2005	Information to be presented to Elected Members on 12 December 2005	Head of Housing Strategy	Within existing resources
4.7	To consult with the borough's black and minority ethnic communities on their housing needs.	Information obtained from county-wide research exercise	Consultation meetings to take place with the Local Ethnic Minority Advisory Group and the Nuneaton Women's Multi-Cultural Resource Agency.	Tasks to be devised to be included in review of Housing Strategy in January 2007.	Head of Housing Strategy/Research and Development Officer	Within existing resources
4.8	To obtain Supporting People funding for the "Keyring" scheme for people with learning disabilities	Support for scheme given by Social Services. In October 2005 short-listed for Supporting People funding	Achievement of Supporting People funding by December 2005	Plan for full implementation of the scheme including appointment of worker and allocation of properties	Research and Development Officer/Head of Housing Management/Social Services	Within existing resources. Supporting People funding.
4.9	To consult with registered social landlords on the implementation of Lifetime Homes standards in new affordable homes.	Affordable Housing Strategy scheduled to be drawn up (see 1.1). Some Lifetime Homes regulations already in Building regulations or Housing Corporation standards	Meeting of RSLs to discuss and consult. See 1.2	Section on Lifetime Homes to be incorporated into Affordable Housing Strategy	Head of Housing Strategy	Within existing resources

Task		Progress/current status	Milestone	Outcome	Lead officer/partner organisations	Resources
4.10	To assess the need for a women's refuge with North Warwickshire Borough Council and the Domestic Violence Multi-Agency Team	Victims of domestic violence from the borough have to be referred to refuge accommodation in Rugby or Stratford.	Initial discussions to be held by _____	Research report on the level of need to be completed by 31 January 2005	Head of Housing Strategy/Research and Development Officer/Domestic Violence Multi-Agency Team	Within existing resources
4.11	To produce a bid for a Domestic Violence Early Intervention Officer to work for the Domestic Violence Multi-Agency Team.	No officer currently available to assist local residents suffering the effects of the early stages of domestic violence.	Full bid for funding to be produced.	Bid for funding to be submitted to Government Homelessness Fund for either 2006/2007 or 2007/2008.	Research and Development Officer	Within existing resources.  Government Homelessness funding.
4.12	To work with the Southern Staffordshire and Northern Warwickshire Housing Partnership to implement the "Reduce the Use" project for temporary accommodation for homeless families.	A bid has been submitted to the Government's Homelessness Innovation fund. Research will be carried out into the use of temporary accommodation across southern Staffordshire and Northern Warwickshire	Achievement of funding for the scheme.	Implementation of scheme, to be co-ordinated by Cannock Chase Council	Independent research worker will be commissioned	Government Homelessness Funding.
4.13	To analysis the success of the early tenancy support scheme	Early tenancy support scheme has been operated by Bromford Housing Group through Supporting People funding. It is a 48 place scheme to support Council tenants.	Completion of research	Analysis of data and production of report.		Within existing resources.

**Strategic Objective Five:- To help reduce the effects of inequality and deprivation**

Task	Progress/current status	Milestone	Outcome	Lead Officer/Partner organisations	Resources
5.1 To contact and liaise with the Local Healthy Living Network to draw up a plan to reduce housing-related health inequalities.	Work has been undertaken previously on issues such as fuel poverty. However, further research needs to be undertaken on the links between poor housing and poor health, both physical and mental, in the borough.	First meeting to be arranged with representatives of the Local Healthy Living Network by 31 December.	A plan for an Housing Strategy Update by 31 May 2006 containing a series of tasks to reduce effects of health inequality.	Local Healthy Living Network.  Head of Housing Strategy  Research and Development Officer	Within existing resources

## 7. Achievements from the Housing Strategy 2002-2005

<b>Strategic Objective One:- To provide access to appropriate accommodation which meets people's needs and aspirations</b>		
<b>Target 2002-2005</b>	<b>Review Date</b>	<b>Progress/comments</b>
To secure 150 units of affordable housing, both social rented and low cost home ownership.	March 2004	110 new affordable dwellings achieved between April 2002 and March 2004
To update the Housing Needs Survey	April 2003	Completed Spring 2003
To commission or assist in commissioning a Housing Needs Survey of black and minority ethnic communities.	April 2004	A county-wide survey was completed in 2004 by Blackaby Associates
Set up a Rent Deposit Scheme	January 2005	By July 2005 the Rent Deposit Scheme was fully operational.

<b>Strategic Objective Two:- To provide a high quality public sector housing stock with excellent housing management and maintenance services</b>		
<b>Target 2002-2005</b>	<b>Review Date</b>	<b>Progress/ comments</b>
To develop a comprehensive strategy which sets out a range of options for intervention and resolution of complaints of anti-social behaviour on the council's housing estates. Develop a procedure which flows from the policy which clearly defines roles and responsibilities. It will allow for progress to be monitored individually and collectively to measures success and inform priorities.	March 2003	Completed
Carry out a review of the Tenant Compact in consultation with residents	January 2003	Completed and annual review taking place.
Ensure that medium to long term plans are in place to meet the Government's Decent Homes targets in that all social housing meets the set standards of decency by 2011.	2010 Annual Review	On-going and on target
Ensure the effective management of consultation programme to ensure that tenants are equipped with the relevant information in order to enable them to make an informed choice in relation to the future management of the housing stock.	Spring 2003	Completed

<b>Strategic Objective Three:- To assist the improvement of accommodation and management in the private sector</b>		
<b>Target 2002-2005</b>	<b>Review Date</b>	<b>Progress/comments</b>
To review policies and procedures for the award of grants taking account of the legislative reform of the grants system and in making the best use of the resources available and identifying alternative means of funding available to residents.  Publish policies in accordance with Government timescales	July 2003	Private Sector Housing Financial Assistance Policy now in place
Carry out a fundamental review of the private sector housing strategy, identifying priorities for future investment. Incorporate the findings and recommendations of the private sector stock condition survey.	December 2002	The stock profile report from the Building Research Establishment has provided detailed data on disrepair, thermal comfort and fuel poverty. The financial assistance policy has been reviewed to take account of Decent Homes objectives and an implementation programme for the revised policy has been agreed.
Establish procedures which secure improvement in standards of shared housing and mobile homes sites within the borough	March 2003	Completed rolling inspection programme. New licence conditions issued for mobile home site.
Seek match funding through private sector funding to enable the home insulation programme to continue	December 2002	Arrangements in place to continue Energy Efficiency Commitment funding from private sector energy suppliers to subsidise loft insulation and cavity wall insulation.
Complete the programme of inspections for Houses in Multiple Occupation which commenced in 2002.	September 2002	Completed
Secure a reduction of 3% of Carbon Dioxide emissions in the private sector stock per annum.	Annual review	Being achieved
Provide substantial information concerning private sector housing issues on the Council's website	Annual review	Completed with an ongoing review
Develop a Landlord Accreditation Scheme which supports improved standards and enhances liaison arrangements with private sector landlords who operate in the borough	January 2004	Completed. In addition a Private Sector Landlord Forum has been established and is meeting quarterly.

<b>Strategic Objective Four:- To contribute to the regeneration of designated areas</b>		
<b>Target 2002-2005</b>	<b>Review Date</b>	<b>Progress/comments</b>
Secure detailed planning permission for Phase 1 of the Camp Hill Urban Village Project including the provision of 40 affordable housing units.	March 2003.	Completed. Building underway.

<b>Strategic Objective Five:- To support vulnerable people</b>		
<b>Target 2002-2005</b>	<b>Review Date</b>	<b>Progress/comments</b>
Review the Council's homelessness procedures in consultation with stakeholders and produce a homelessness strategy for the borough which is adopted by all key stakeholders	March 2003	Completed
To develop an Early Tenancy Support scheme for vulnerable council tenants whom, due to their age or vulnerability, will benefit from a level of initial support and advice to sustain their tenancy.	February 2003	Completed. 48 Council tenants receive Early Tenancy Floating support.
Appraise the use of the Council's homeless hostel in meeting the additional duties placed on the authority through the recently revised homelessness legislation.	December 2002	Completed
Work with Social Services and other partner organisations in further defining the future need for supported housing for people with learning disabilities in support of the "Valuing People" agenda.	March 2004	Completed. A joint commitment has been established by Housing and Social Services to develop a "Keyring" project in Nuneaton involving the allocation of nine units of Council-owned accommodation.
To have completed the development and construction of the Young Parents' scheme	March 2003	Completed. The scheme opened in December 2003.
To work with Social Services Mental Health Team in developing a floating support scheme for existing tenants with mental health problems	April 2003	Completed. 30 Council tenants now receive floating support from Friendship Care Housing.

<b>Strategic Objective Six:- To help to reduce the effects of inequality and deprivation</b>		
<b>Target 2002-2005</b>	<b>Review Date</b>	<b>Progress/comments</b>
Review the Fuel Poverty Strategy in consultation with other statutory and voluntary agencies in order to meet the Government's targets to eliminate fuel poverty by 2010	September 2002	Completed. Affordable Warmth Policy in place.
Establish an Equal Opportunities Policy for housing services which complements the Council's Race Equality scheme and draws on good practice in race relations in housing as identified in the Housing Corporation's Good Practice Guide in rented housing	March 2003	Equality of Service statement produced. Standards monitored through Equality Standard for local government – level 2 achieved.
Work in partnership with specialist energy efficiency service providers to provide residents with subsidised energy efficiency measures, therefore increasing the energy efficiency of the private sector housing stock.	Annual review	Arrangements in place with managing consultant to identify and provide EEC funding for home insulation activities.

## 8. Monitoring

The Housing Strategy will be monitored in the following ways:-

- Weekly meetings take place with the **Council's Portfolio Leader for Housing**. An update will be provided on a monthly basis.
- **Planning and Overview Scrutiny Committee** meets quarterly. Reports on progress made in implementing the strategy will be made on request.
- The **HOPE event** takes place on an annual basis. This is a multi-agency meeting of organisations who work with homeless people. The next Hope event is due to take place on 21 February 2006. Reports on the progress of strategies are presented at the event.
- The **District Housing Forum**, a multi-agency housing forum, meets once every two months. A report on the progress made in implementing the housing strategy will be made at each meeting.
- The **Older Persons' Forum** will receive an update on the implementation of the Strategy on 20<sup>th</sup> June 2006.

The **Tenants' and Residents' Forum** will receive details of the implementation of the strategy in Spring 2006.



**Nuneaton and Bedworth Borough Council  
Housing Strategy 2005 – 2011**

**YOUR VIEWS**

Thank you for taking the time to read our Housing Strategy 2005 – 2011. As your views are important to us, we would appreciate it if you could take some more time to fill in the following short questionnaire. Having your say enables you to play a part in the future of our Housing Services, helping us to improve our services and ensure we continue to provide the services that are important to you. (Please continue overleaf if necessary).

1. Did you find the layout of the Strategy easy to follow? Yes  No

If No, how do you feel the layout could be improved: .....

.....

2. Did you find the Strategy easy to understand? Yes  No

If No, how do you feel we could have made it easier to understand: .....

.....

3. Did you find the Strategy informative? Yes  No

If No, what other information would you have liked to see included in the Strategy: .....

.....

4. Do you agree with the priorities for action outlined in the Strategy Action Plan? Yes  No

If No, what would you like to see as a priority for action in terms of the Strategy for the Borough: .....

.....

5. Are you interested in being consulted from time to time on our services and policies? Yes  No

If Yes: Name: .....

Address: .....

Telephone Number: .....

E-Mail Address: .....

Thank you for completing the questionnaire.  
Please return it using the enclosed SAE.