

NOTTINGHAM CITY HOMES

REPORT OF THE DIRECTOR OF STRATEGY OF PARTNERSHIPS

THE BOARD
31 JULY 2008

NOTTINGHAM CITY HOMES TEN YEAR STRATEGY 2008-2018 : UPDATE

1 SUMMARY

- 1.1 This report updates the Board on progress towards the Ten Year Strategy.
- 1.2 Board members will be aware that they previously considered an indicative Ten Year Strategy in July 2007. This report now introduces the updated Ten Year Strategy following the consideration of key objectives for the company at the Board's recent away day.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Board note and comment on this version of the strategy, which will then permit the document to be brought back to the Board in due course to be adopted by Nottingham City Homes (NCH).

3 REPORT

- 3.1 NCH Ten Year Strategy was started through a process of consultation with key stakeholders including tenants, partners, Nottingham City Council, NCH staff and interested parties at a stakeholder conference held in 2007.
- 3.2 Through this consultation we identified our new mission, vision and values and these were launched in September 2007. The Ten Year Strategy set our goal of achieving 'two stars' in 2008 and ultimately to deliver excellent services.
- 3.3 The previous draft of the Ten Year Strategy was cogniscent of the emerging and changing national housing agenda which included the Government's Housing Green Paper and the important reviews of social housing carried out by John Hills and Martin Cave. Since then these have been put in a legislative context in the more recent Housing and Regeneration Bill. This agenda continues to develop as the Government seeks to respond to the challenging housing market conditions that have recently emerged with proposals outlined in the recent ministerial statement '*Facing the housing challenge: Action today, Innovation for tomorrow*'.
- 3.4 Meanwhile at a local level One Nottingham (the Local Strategic Partnership) and Nottingham City Council had embarked on a thorough process of consultation to develop its longer term vision for the city towards 2030. This was done through the autumn and winter of 2007 (the I'maginiNG 2030 process). This process links with the Local Area Agreement and the emerging Sustainable Community Strategy for

Nottingham, the evidence base for which has recently been published.

- 3.5 It was prudent therefore to await the outcome of this process to ensure that Nottingham City Homes' future vision was in line with the vision set out for the city to 2030.
- 3.6 The Draft Outline Vision (Nottingham in 2030) is *'Go Ahead Nottingham – Be radical, think big, dare to be different'*
- 3.7 The pertinent aim from this, that is of particular relevance to Nottingham City Homes, is *'Every neighbourhood is a great place to live'*. The Outline Ten Year Strategic Priorities include *'Transforming Nottingham's neighbourhoods by providing a good choice of where to live for households on all incomes'*. Besides this the Strategic Priorities embrace other matters of importance to NCH such as supporting older people to live with dignity and independence, increasing the numbers of adults in employment, increasing levels of education and training and reducing crime / fear of crime.
- 3.8 Of equal importance, the City Council adopted the new Housing Strategy for Nottingham 2008 – 2011 at its Executive Board in May 2008. This is a document of the Nottingham Housing Strategic Partnership, and is a multi tenure housing strategy. This is complemented by among others a new Homelessness Strategy and an Older Persons' Accommodation Strategy.
- 3.9 The City has also been able to progress its transforming neighbourhoods agenda and visioning material for the first Strategic Regeneration Framework (SRF) for north west Nottingham is currently being consulted upon. It is envisaged that the outcome of this process could lead to major changes in parts of the city, not least in the housing provision in the areas concerned.
- 3.10 Moreover, the Minister for Housing and Planning announced, on 16 July 2008, that Nottingham would be one of the first four areas in the country to pilot a new Local Housing Company (LHC) as a new way of providing affordable housing that will *"put councils back at the centre stage of delivering new affordable housing"*. The City Council envisages that: *"we use the LHC to deliver the type of housing being identified through our SRFs. The LHC will also be able to ensure that management of housing stock built new for rent is delivered by our ALMO."*
- 3.11 Within this developing national and local context, the City Council and Nottingham City Homes through the Partnership Board have commissioned the Housing Quality Network (HQN) to investigate the possibilities that exist for the future role of an ALMO to contribute proactively to the City's strategic objectives – part of this commission involves a series of interviews with key decision makers in both organisations, One Nottingham and the Housing Strategic Partnership. HQN will also be reviewing other ALMOs experience and developments to look at examples of best practice and innovative service delivery to see what we can learn from their approach, within Nottingham's local context.

3.12 Findings from this process will then inform the final version of the Ten Year Strategy which will be brought back to the Board. There will be an opportunity for the Strategy to be presented to a tenant conference in September and will inform our 2009-10 delivery plan.

4 OTHER OPTIONS

4.1 Not applicable

5 FINANCIAL AND RISK IMPLICATIONS

5.1 The Ten Year Strategy informs the medium term financial plan.

6 IMPLICATIONS FOR NOTTINGHAM CITY HOMES OBJECTIVES

6.1 The strategy seeks to set the NCH objectives.

7 VALUE FOR MONEY AND EFFICIENCY ISSUES

7.1 Not applicable

8 EQUALITY AND DIVERSITY IMPLICATIONS

8.1 The Strategy is all about meeting the challenges of a changing customer base which will include equality and diversity issues.

8.2 Part of our understanding of our strategic role is to understand future customer needs and expectations – the report gives an outline of these issues and provides a framework in which Nottingham City Homes can look to the future confident that it can continue to address equality and diversity issues.

9 BACKGROUND MATERIAL AND PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

9.1 None

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