

Nottingham Core Housing Market Area Local Investment Plan

Prepared by

**Ashfield District Council, Broxtowe Borough Council,
Derbyshire County Council, Erewash Borough Council,
Gedling Borough Council, Nottingham City Council,
Nottinghamshire County Council and Rushcliffe Borough
Council**

for the Homes and Communities Agency

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Final

Foreword

We are pleased to put forward this Local Investment Plan (LIP) to the Homes and Communities Agency (HCA).

The LIP outlines and integrates the housing and key supporting economic development and infrastructure plans for the local authorities of Broxtowe, Erewash, Gedling, Nottingham City, Rushcliffe and the Hucknall area of Ashfield, which together make up the Nottingham Core Housing Market Area. It builds on the previous work between the Councils, especially the preparation of the Greater Nottingham Aligned Core Strategies.

We have prepared this LIP at a time of considerable change and uncertainty in the aftermath of a General Election and the advent of a new coalition government. We know there will be significant change and reduction in the nature and availability of public sector resources, but the scale and impact of this will only become clearer later in the year following the announcements in the Comprehensive Spending Review (CSR) in October 2010. Whilst the LIP presents a 15 year vision, in the short term the forthcoming spending decisions will have implications for the nature and scope of our initial 3 year delivery plan.

New funding streams such as the Regional Growth Fund and the New Homes Bonus have been announced and we anticipate that these will support our ambitions but guidance on their implementation is awaited.

Market conditions will also directly affect the viability and deliverability of the LIP and our complementary programmes.

The need for us to keep this document under continual review, especially in the early stages, will therefore be paramount. We have structured the LIP as flexibly as possible in order to respond to these challenges and look forward to a continued constructive dialogue with the HCA over the coming months as we refine and prioritise our investments in the light of emerging government policies.

The LIP provides a robust foundation for these evolving discussions which will take place in the light of the publication of the CSR, confirmation of the nature and scale of future HCA funding streams and other funds to be allocated to partners in the Nottingham Core HMA.

The LIP and subsequent Local Investment Agreements (LIA) will provide an agreement between HCA and the Nottingham HMA regarding priorities and direction of investment with no commitment of funding. It has been recognised that the LIP is an evolving document and will be utilised to attract public and private sector investment to Nottingham HMA. This Agreement is subject to the constitutional right of any future Parliament to determine the amount of money to be made available to the Agency in any year and the purpose for which such money can be used.

Each Local Authority has approved the contents of this Local Investment Plan. We are clear that the success of this LIP depends on the actions of ourselves and all our partners and we will seek to work together to achieve the improvements to our communities that we have outlined here.

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Executive Summary

Introduction

This Local Investment Plan (LIP) for the Nottingham Core Housing Market Area, finalised in September 2010, outlines and integrates the plans of the local authorities of Broxtowe, Erewash, Gedling, Nottingham City, Rushcliffe and the Hucknall area of Ashfield, which together make up the Nottingham Core Housing Market Area.

It sets out our overall vision for the development of our area to 2026, encompassing growth in and improvements to our housing stock, but also the key underpinning economic infrastructure and regeneration requirements that, taken together, will improve our communities as places where people want to live, work and invest. There is a strong relationship between the themes and projects proposed through the LIP and the policies and proposals in the emerging Greater Nottingham Aligned Core Strategies, especially with regard to housing mix and affordability, transport and other infrastructure provision, tackling climate change and the economy and employment land.

We have collaborated with the Homes and Communities Agency, and engaged with partners such as Government Office for the East Midlands (GOEM) and others, in order to produce this LIP. In particular we have consulted with the Joint Planning Advisory Board, who have endorsed the Plan.

Our opportunities and challenges

This LIP responds to the opportunities and challenges in housing growth and economic development that the members of the Nottingham Core HMA are tackling individually and collectively.

The area has a population of around 778,000 and takes in the conurbation of Nottingham, the City Centre and the surrounding rural and urban areas, including larger towns of significance such as Hucknall and Ilkeston. The conurbation is tightly surrounded by designated Green Belt, making development difficult, and settlements within the Green Belt are similarly constrained.

Nottingham is a designated Core City, recognised as a city of national importance and an important driver of the economy. It has a well regarded retail offer, is a designated Science City, reflecting the strengths of its universities and hospital, and has a strong service sector presence within the city and a continuing manufacturing strength in areas such as Hucknall and Ilkeston. Erewash, whilst part of our HMA, is in Derbyshire and many of its communities have strong links to Derby.

The country as a whole has recently been through an extended period of recession, which will have had an impact on our local economy and there is likely to be a reduction in public sector employment in the HMA over the coming years, which has historically been one of our largest employment sectors. There are already areas of long-standing deprivation in the HMA, where relatively high levels of unemployment persist, and where residents have few skills and poor housing; where young people do not fulfil their potential at school; and where older people have poorer health and significantly shorter life expectancy. Although some of these gaps are being narrowed, more work remains to be done and the current economic climate provides additional challenges.

Nevertheless, over the next 16 years we expect to see significant population and economic growth across the HMA. We need to ensure that such growth is managed in a way that is sustainable, balancing economic, housing and regeneration pressures and providing

sufficient infrastructure in a way that improves, rather than damages, our quality of life and improves the opportunities for all our residents. The LIP can help us to tackle these issues.

Our priorities

We have identified four overall strategic themes in this LIP:

- To improve the supply of housing in the HMA, including affordable housing, and to provide the relevant underpinning infrastructure for our communities
- To ensure a high quality of housing provision both in existing and new stock
- To promote inclusion by ensuring that the housing needs of our most vulnerable communities are met
- To create attractive and thriving neighbourhoods and town centres that offer choice and a good quality of life for all our residents

The LIP identifies a shortlist of potential projects to deliver against these themes in the first 3 years of the programme. These will be subject to further refinement and prioritisation as we continue the process with the HCA, in particular following the Comprehensive Spending Review (CSR), the outcomes of which are due to be announced in October and will help set the parameters of HCA funding.

We also identify five 'block programmes' covering the creation of affordable housing, decent homes (public sector), decent homes (private sector), energy efficiency and aids and adaptations. Again these will be subject to further refinement once more is known about available budgets, our own, the HCA's and others', but the intention is to create a flexible resource to support development opportunities as they arise, and to address those issues that are best tackled through 'rolling programmes' of activity. It should be noted that, since Ashfield falls into two HMAs, any housing block funding sought by Ashfield for these themes will be brought forward under the Sherwood Forest HMA LIP. The Nottingham Core LIP only includes Ashfield's specifically identified regeneration projects for the Hucknall area (see Section 4 for details of these) to reflect its status as part of the Nottingham HMA Growth Point programme.

Next steps

The LIP has been developed at a time of considerable change and uncertainty for all the partners involved. We expect to have to review its contents following the CSR announcements and we view the LIP as a living document, to be reviewed annually to ensure that it reflects the evolution of our Aligned Core Strategies and Local Development Frameworks as well as national policy developments.

The priorities identified in this LIP will inform the development of our individual Local Investment Agreements (LIAs) with the HCA, which will detail future HCA funding commitments. The LIP's overview of the public sector investment required to deliver the developments detailed in the document will provide a firm foundation for discussion with other partners around how they might best support local aspirations. We have also identified some areas where we should collaborate in order to achieve better value, such as around empty homes, and energy efficiency issues.

The LIP will support the development of our Local Transport Plans, and inform the economic development policies and actions that arise through the proposed new Local Enterprise Partnership for Derbyshire and Nottinghamshire.

Section 1: Scope and Partnership

The Nottingham Core Housing Market Area Partnership

The councils of Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe are working with Derbyshire and Nottinghamshire County Councils to prepare and deliver this Local Investment Plan for the Nottingham Core Housing Market Area (HMA).

The Nottingham Core HMA is made up of the administrative areas of all the local authorities, with the exception of Ashfield, where only the Hucknall part is included. It is shown on the map overleaf. The remainder of Ashfield forms part of the Sherwood Forest HMA and liaison across the two HMAs will be important for the delivery of the LIP.

The Nottingham Core HMA was identified as one of the East Midlands Housing Market Areas in a study undertaken for the East Midlands Regional Assembly in 2005¹.

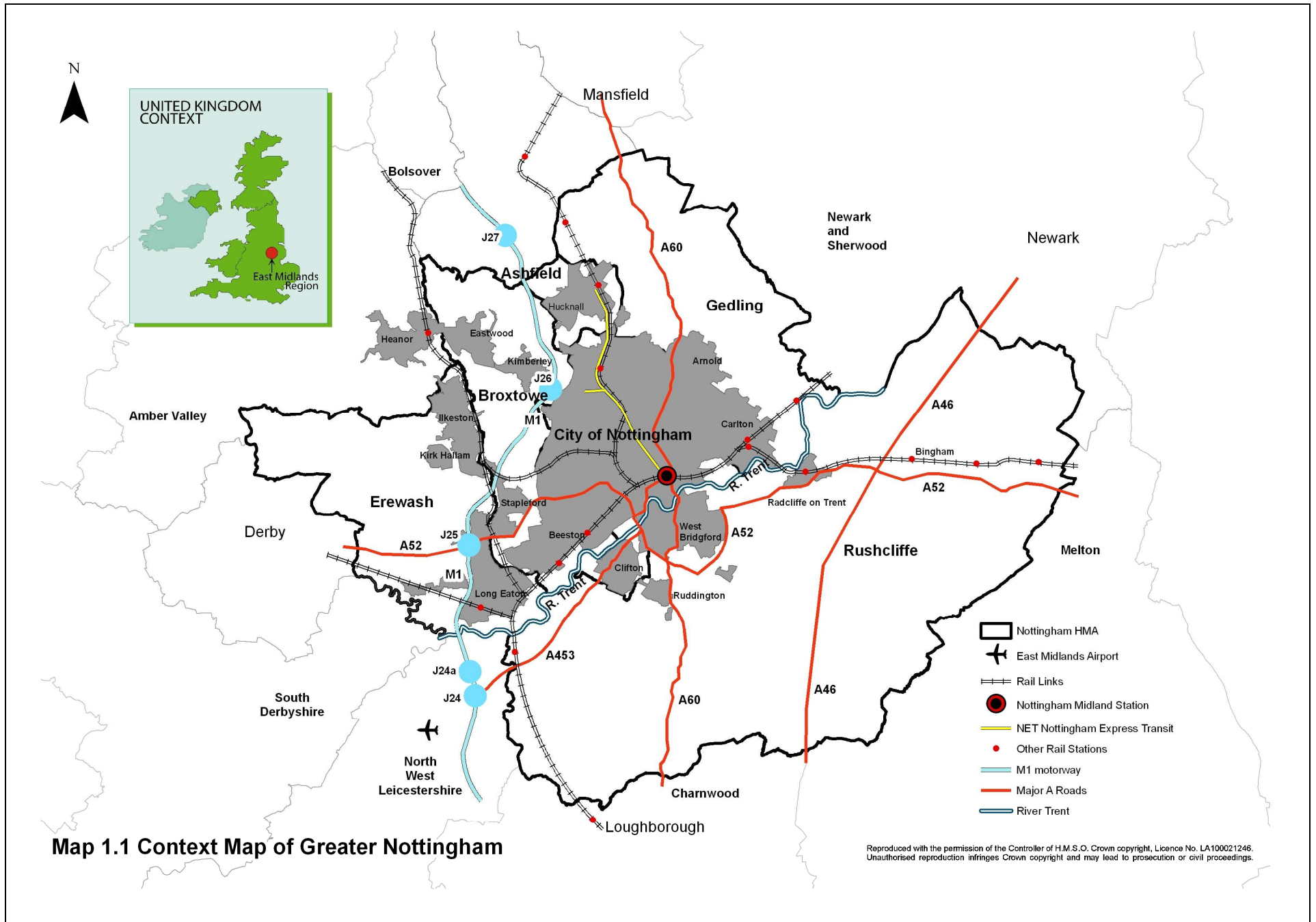
Why the councils are working together










The councils have already been working together on a range of issues, including as part of the New Growth Point programme, to ensure that there is adequate infrastructure to support new housing growth. More recently, they have developed an aligned Core Strategies: Option for Consultation (February 2010) as part of the Planning process, which sets out the overarching spatial vision for development of each District/Borough to 2026. This is now being reviewed in the light of the abolition of Regional Spatial Strategies and the Government's localism agenda.

The councils believe that improving existing and delivering new housing to meet the future needs of the whole area requires co-operation to ensure that administrative boundaries do not get in the way of providing real housing choice for all residents. By continuing to work together at the HMA level in the production of this Local Investment Plan, planning for housing and regeneration will be more consistent across administrative boundaries. The councils will be able to promote best practice and share joint working, and in particular take a more effective approach to allocating resources to meet housing needs.

The partnership has a strong track record of successful joint working on a range of issues, including preparing Economic Assessments for the area and as part of the Government's New Growth Point programme, to ensure that there is adequate infrastructure to support new housing growth. Most notably, we have prepared draft Greater Nottingham Aligned Core Strategies covering the Housing Market Area. There is a strong relationship between the themes and projects proposed through the LIP and the policies and proposals emerging through the Greater Nottingham Aligned Core Strategies, especially with regard to housing mix and affordability, transport and other infrastructure provision, tackling climate change and the economy and employment land.

¹ Identifying the Sub-Regional Housing Markets of the East Midlands, DTZ Piedad Consulting, April 2005



-  Nottingham HMA
-  East Midlands Airport
-  Rail Links
-  Nottingham Midland Station
-  NET Nottingham Express Transit
-  Other Rail Stations
-  M1 motorway
-  Major A Roads
-  River Trent

Map 1.1 Context Map of Greater Nottingham

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Section 2: Our Vision and Priority Themes

Vision

The vision for Greater Nottingham's Local Investment Plan is drawn from our Sustainable Community Strategies and the Aligned Core Strategies, but reflects the changing policy landscape introduced by the coalition government. It is set out in the bullet points below.

By 2026:

- Greater Nottingham has an exceptional quality of life, it is a successful Core City, which has a strong focus on science, technology, innovation and creativity at the heart of its economy. It has experienced stable and sustainable growth of housing and economy in line with its needs, providing affordable accommodation both within new developments and existing communities.
- An expanded City Centre has attracted new and high profile inward investment, as well as accommodating expanding local companies. It provides an enhanced retail offer, with a remodelled Broadmarsh centre balanced with an enhanced and expanded Victoria Centre, and an upgraded retail environment elsewhere.
- The town centres of Arnold, Beeston, Hucknall, Ilkeston and Long Eaton have improved their vitality, and Bulwell has experienced significant development and enhancement. Other District Centres, such as West Bridgford, continue to provide for more localised needs.
- Hucknall and Ilkeston continue to be important towns, with a vibrant local economic and retail role. These towns have been expanded, creating successful new neighbourhoods and bringing new employment opportunities to the towns.
- New communities have been created in areas in need of regeneration, reutilising brownfield land in areas such as along the River Trent, and at Stanton and Cotgrave, and in other new developments in and around Nottingham. These are proving to be successful neighbourhoods, well integrated into their localities, and with excellent access to job opportunities. They have been built to the highest design and environmental standards, being resilient to climate change, with low water usage, high levels of energy efficiency.
- Some established residential areas such as the Meadows and parts of St Anns have been remodelled, with a new housing and population mix, and are now popular neighbourhoods with both old and new residents.
- Towns and villages in the more rural parts of the Nottingham HMA have experienced smaller levels of development in line with meeting local needs (especially affordable housing), supporting their communities, and maintaining their vitality, viability, and local distinctiveness. The rural economy has developed to be diverse and vibrant, although agriculture and food production remain important.
- Transport connections to London and other regional Cities, especially Derby and Leicester, are much improved and the public transport network continues to be world class.
- New cycling and walking links mean that neighbourhoods have much better sustainable networks, which link through to major employment areas and the city and town centres.
- The unique built and natural environment of Greater Nottingham has been improved through the sensitive and high quality design of new development, whilst the historic environment, both urban and rural is valued and protected.
- Major new Green Infrastructure has been provided, for instance through the development of the Trent River Park. This has helped to address the impacts of new housing.
- The area supports young people through excellent school facilities, giving them a better start in life, and the ability to access further education, training and high quality jobs.

Priority Themes

Our Local Investment Plan is organised around 4 main priority themes drawn from an analysis of the 6 local authorities' Housing Strategies and brings together common issues.

These are:

- to improve the **Supply** of housing in the HMA
- ensure a high **Quality** of housing provision both in existing and new stock
- to promote **Inclusion** by ensuring that the housing needs of our most vulnerable communities are met
- to create attractive and thriving **Neighbourhoods** that offer choice and a good quality of life for all our residents.

Key Issues

Each of the key issues identified below affects the partners differently and will therefore assume a different level of priority in each area, which will be addressed through individual partners' Local Investment Agreements. The Nottingham Core HMA partners are committed to bring together the best combination of available resources to address these efficiently and effectively:

Supply	<ul style="list-style-type: none"> • Deliver an increase in the supply of new good quality, well designed housing to ensure local housing needs are met, maximising the use of brownfield land and helping to deliver regeneration ambitions • Ensure that the supporting infrastructure is in place for sustainable growth • Ensure that an appropriate proportion of affordable housing is provided across the HMA • Bring empty homes of all tenures back into use
Quality	<ul style="list-style-type: none"> • Ensure that existing housing in the public and private sectors meets the Decent Homes Standard • Ensure that existing and new housing across all tenures is energy efficient and adaptable to the challenges of climate change
Inclusion	<ul style="list-style-type: none"> • Ensure that the housing needs of older people and vulnerable groups are met across the HMA • Tackling and preventing homelessness
Neighbourhoods	<ul style="list-style-type: none"> • Transforming and regenerating neighbourhoods to provide communities that are mixed and balanced, safe and appealing places to live • Ensuring that town and district centres provide the appropriate infrastructure to support our communities, including provision of appropriate schools, health facilities, community, employment and retail facilities and excellent access to public transport, including walking and cycling

Section 3: Thematic Priorities over the next 15-20 years

This section sets out the general strategic direction for the Nottingham HMA area over a 15-20 year period, split into four broad thematic housing policy areas:

- Housing supply
- Housing quality
- Inclusion
- Neighbourhoods

These themes are drawn from commonalities in the partners' Housing Strategies and have a direct housing focus. However they also draw in the wider elements from complementary strategies and programmes that will be required to support the delivery of housing policy in order to ensure that communities are developed sustainably, with provision made for appropriate employment, transport, retail, community, health and education facilities. Those elements that we believe have the closest relationship to our housing aspirations are included in the main body of the LIP, and particularly in section 1.2 on supporting infrastructure and under theme 4 on neighbourhoods. Appendix 4 sets out the wider aspirations of these complementary strategies and programmes. Should the scope of the HCA's requirements or the purpose of the LIP change, we would wish to revisit this as necessary to bring additional elements into the LIP itself.

Theme 1: Housing supply

1.1 Delivering new homes, including affordable homes

The Nottingham Core HMA will need to build more homes to meet the needs of the existing population, predicted population growth, changes in the demographic structure (particularly an aging population) and people moving into the area.

At the same time, the Nottingham Core HMA will also need to address problems of affordability in the area. Despite the recent downturn in the housing market, in many areas house prices remain well above long term incomes multipliers, and access to mortgages and the tendency for higher deposits to be required means that housing purchase remains out of reach for many in the HMA.

1.1.1 Opportunities to deliver new housing

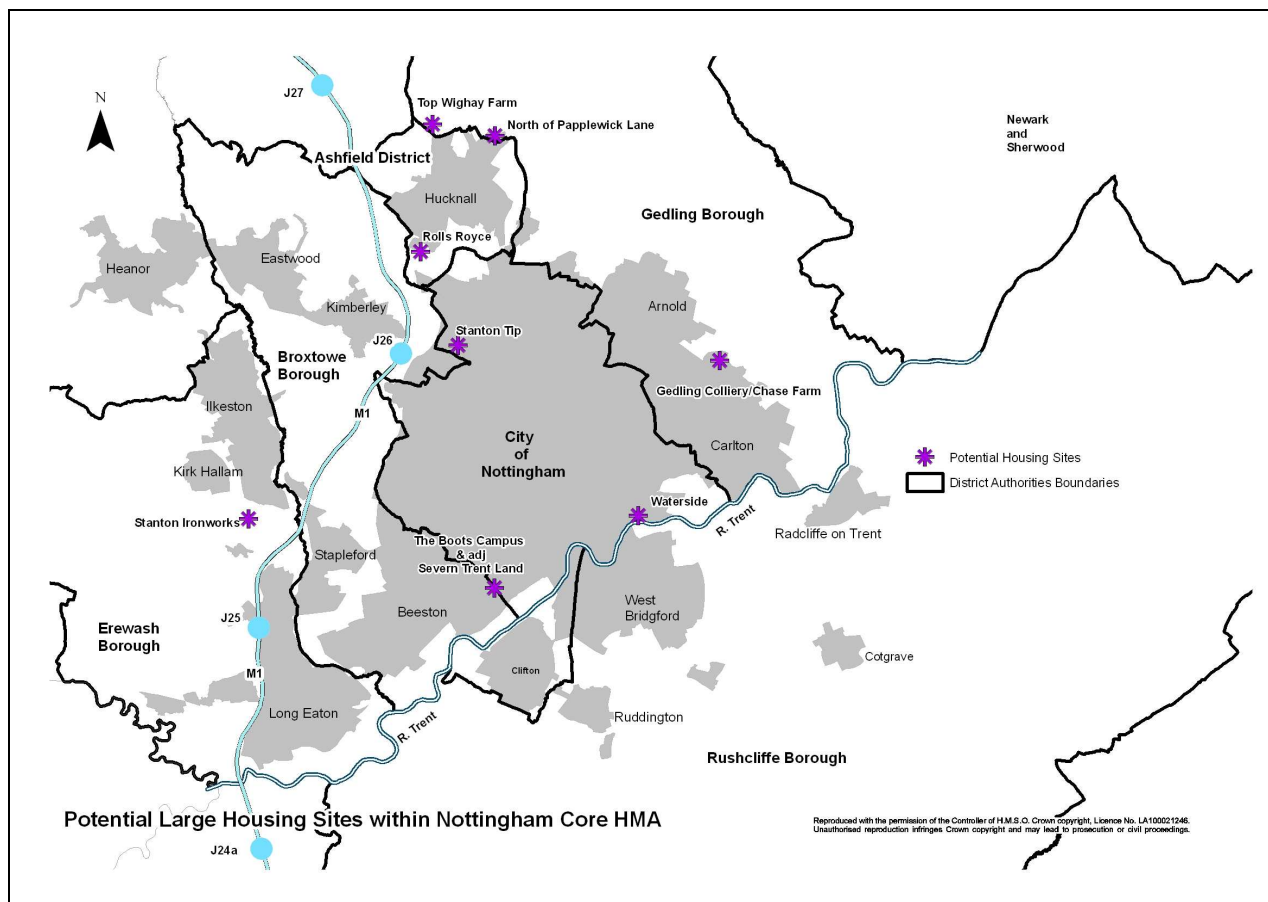
Most new housing will be built within or adjacent to the existing built up area of Greater Nottingham, existing larger towns such as Hucknall and Ilkeston, or in other settlements to meet local needs.

The appropriate mix of house size, type, tenure and density within individual new housing developments will be informed by evidence and local context. However Nottingham City wishes to see an increase in the provision of family housing, including larger family housing². The Council will seek to secure a portion of larger family housing units on appropriate development sites. Within the City Centre the Council is seeking flats of two or more bedrooms to diversify the existing mix, together with innovative family housing on the City Centre fringes.

There are several sites in the built up area of Nottingham, and in Hucknall and Ilkeston, that are large enough to support at least 500 homes, as follows:

² Policy 8: Housing size, mix and choice, Aligned Core Strategies Option for Consultation, February 2010

- Waterside Regeneration Zone, in Nottingham City
- Stanton Tip, Hempshill Vale, in Nottingham City
- Remainder of Boots Site, in Nottingham City
- Severn Trent and Boots site, in Broxtowe
- Gedling Colliery/Chase Farm, in Gedling
- North of Papplewick Lane, in Gedling
- Top Wighay Farm, in Gedling
- Rolls Royce, in Ashfield
- Stanton Iron Works, in Erewash



Many of these sites are brownfield, may be difficult to progress in the immediate term and are likely to require preparatory work to help overcome issues such as land ownership, the need for demolition and/or site remediation and access improvements. Where there is a particular need for HCA intervention in these early years, this has been set out in our initial delivery plan in the next section, but we anticipate that further support will be needed from the HCA over the medium to long term to deliver these sites in full.

The principle area of the Waterside Regeneration Zone proposed for residential development is Trent Basin. It will require acquisition, remediation and demolition of four industrial premises to create a mixed use / mixed tenure residential development including family housing. It is envisaged that HCA support will be required in the medium term.

Stanton Tip, adjacent to the Babbington Colliery site is a large spoil heap in mixed local authority and private sector ownership, which is capable of being remediated and redeveloped for housing and ancillary uses. It is envisaged that HCA support will be required in the medium term.

The Boots site, split across the Nottingham City and Broxtowe boundary, was the subject of a masterplan carried out in 2006. As the needs of Alliance Boots have changed over the years, there is an opportunity to remodel the site to provide new mixed uses, including a residential component taking advantage of the canalside location. Issues will include transport access, site contamination and the presence of Grade 1 listed buildings.

The Gedling Colliery is a site in the HCA's National Coalfields Programme portfolio. It is reliant on the development of an access road, although plans for this are fully developed and would be able to proceed relatively quickly if funds were available. The Gedling Access Road project is included in our 3 year delivery plan.

There is surplus land at Rolls Royce in Hucknall that could provide up to 800 homes as well as new employment units. The development of the site will rely on providing improvements to the road network and transport system, including access to the A611. A proposal to address this is included in our 3 year delivery plan.

To the south of Ilkeston, the former Stanton Ironworks could provide significant new housing as well as new employment. However, it is a particularly large and challenging site and would be a medium to long term development requiring considerable preparation. Transport access is a particular issue. It is envisaged that HCA support will be required in the medium term.

We have a number of sites that are capable of being delivered in the first 3 years and those that are most developed are set out in our initial delivery plan in the next section, including Cotgrave Colliery, a major scheme to create up to 470 homes on the old colliery site, 30% of which are affordable, split between social rented and intermediate homes. The provision of additional private sector homes will help to redress the present housing imbalance in the town and its scale will allow the development of new employment space supporting around 250 jobs, a combined heat and power generating plant, a primary school, improved open space, landscaping and associated works including roads, cycle ways, footpaths and car parking. Jobs will also be created locally through the construction phase. The development is closely linked to the proposed redevelopment of Cotgrave Town Centre.

Others sites, drawn from the portfolio of sites identified in the Strategic Housing Land Availability Assessment (2008/09, presently being updated), will be developed in the context of the proposed Affordable Housing block programme, which is discussed later in the LIP. Such sites include Kingsthorpe Close, Highbury Vale, Highcross Court, Denewood and Chingford playing fields, Windmill Lane, Gainsford Close, Haywood School main site, Lortus Road, Melbury School playing field, Henry Mellish main site, Duffield Court, 387/389 Woodborough Road and Rosecroft Drive.

In the medium term there are smaller sites in Nottingham such as Chalfont Drive, and others such as Oakwell Brickworks in Ilkeston, land on the Ashfield side of Papplewick Lane in Hucknall, Kimberley Depot, the Hassocks (Beeston) and the Beeston Station Site that could be developed in the medium term.

In addition to the named housing sites, there are other towns and villages where new housing may be permitted either within or adjoining them, to meet locally identified needs:

- Awsworth, Brinsley, Eastwood, Kimberley and Watnall, in Broxtowe;
- Breaston, Borrowash, Draycott and West Hallam, in Erewash;
- Bestwood Village, Calverton and Ravenshead, in Gedling;
- Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington, in Rushcliffe;

1.1.2 Approach to affordable housing

“Affordable” for the purposes of this Local Investment Plan means homes which can be accessed by households whose needs are not met by the market, so therefore comprises social housing and ‘intermediate’ ownership models such as shared ownership and discounted for sale homes.

All the evidence indicates that the need for affordable housing has not disappeared and imbalances continue to be evident across housing markets. Recent observations include continued growth in the number of repossessions; an increase in competition across the private rental sector; owner occupiers unable to sell turning increasingly to renting their homes (and moving into the sector themselves) to cover costs; and a slowdown in the rate of new developments.

The Nottingham Core HMA Strategic Housing Market Assessment 2006/07, updated 2009 (SHMA) estimated that the overall need for affordable housing varies considerably across the HMA and recommended that affordable housing policy targets should be developed by each local authority. These have been set as follows³:

Ashfield	25% on all sites of 15 or more homes
Broxtowe	25% on all sites with a capacity of 25 homes, or 1 hectare
Erewash	30% on all eligible sites
Gedling	10% affordable housing in the Newstead and Colwick/ Netherfield sub-markets; 20% affordable housing in the Arnold/Bestwood, Calverton and Carlton sub-markets; 30% affordable housing in the Arnold/Mapperley, Bestwood St Albans, Gedling rural north and Gedling rural south sub- markets. These targets apply to all sites with a capacity of 15 homes or more.
Nottingham City	20% - delivered in the context of a commitment to no net additional social housing set out in the Sustainable Community Strategy ⁴
Rushcliffe	Up to 30% on all sites with a capacity of 15 homes, or 0.5 hectares

For most areas, the proportion, mix and threshold for affordable housing will be determined by evidence of housing need, including tenure, property type and size; existing housing mix in the local area; the viability of the site to deliver affordable housing and the availability of subsidy where required.

In Nottingham City, the approach to affordable housing will be closely aligned to their neighbourhood transformation agenda. The City has a number of mono-tenure social housing estates and it will not achieve the lasting changes it seeks in its neighbourhoods by creating more social housing in these areas. Therefore the City will set out to deliver affordable homes within new private developments seeking a target of at least 20% affordable housing on new sites. In areas where there are high existing concentrations of social housing there will be a focus on developing intermediate housing products in order to achieve more balanced communities. Shared ownership stood at 0.6% in Nottingham at the

³ But may be reviewed in light of the abolition of the RSS and the review of the Housing Market Assessment.

⁴ *Family, Neighbourhood, City: the Nottingham Plan to 2020*, Page 46

2001 census but it has been estimated that between 10% and 30% of working households in the city could benefit from intermediate products⁵.

The need for and approach to Intermediate Housing products varies across the HMA, for example in areas such as Broxtowe, Gedling and Rushcliffe it can be the case that new build, low cost, home ownership products are often as expensive to buy as the cheaper properties on the open market. This can serve to make shared ownership a less attractive option in comparison but there is still an interest in promoting these options if they can be shown to be affordable. The emerging Intermediate Tenure market is not, solely, a home ownership initiative. The current and foreseeable trend appears to be a move away from home ownership due to mortgage scarcity and a tenure product of sub-market or even market rent could be achievable for those people on middle range incomes who will neither be eligible for social housing nor able to compete in the ownership market. A sub or market rent tenure option would also assist in creating a balance within a community not solely based upon tenure but upon income. New delivery models may be required which look differently at housing for rent compared with housing for sale, including the consideration of longer investment return periods.

Some parts of the HMA, particularly in Rushcliffe and Erewash, exhibit significant issues of rural housing need, particularly around affordability, and the inability of local families to access housing in their own communities. This is particularly severe in rural villages, where house prices are very high, there is little property to rent, and younger people and those on lower incomes find it very difficult to afford to live in rural areas. Lack of employment opportunities, school closures and poor access to local services are contributing to this problem. Being surrounded by Green Belt land means that opportunities for new housing development to meet local needs are extremely restricted. To meet local need and in the context of local consultation, Rural Exception Sites or sites allocated purely for affordable housing could be developed within or adjacent to rural settlements. Such provision should remain affordable in perpetuity and priority access will be given to people that have a connection to that settlement who are unable to afford market housing.

1.1.3 Tackling empty homes

Apart from newbuild, the other major source of additional homes is bringing back into use empty homes across all tenures, but particularly in the private sector, where the highest vacancy levels often exist. Empty homes are a wasted resource, which blight neighbourhoods, affect affordability by restricting supply, and increase the need for new housebuilding. An empty property can impact on the quality of the local environment, creating a poor image of an area and discouraging investment. It may lead to increased fear of crime, attract anti-social behaviour and make a place less attractive for local people to live in.

Empty properties are usually residential properties. However, they can also be disused commercial properties such as shops, offices or the space above shops. It is accepted that turnover in the housing market will lead to some properties remaining vacant for a period of time, however it is those properties which remain vacant for a longer term, for example six months or more, that give rise to concern.

The proportion of homes that have been empty for more than 6 months varies substantially across the HMA, and is generally lower than the regional average. However it is a particularly significant problem in Nottingham City, where the City's Housing Strategy notes that there

⁵ Steve Wilcox, *Affordability and the intermediate housing market*, Joseph Rowntree Foundation, 2005.

are currently more than 4,500 empty privately owned homes, of which over half have been empty for more than six months. The City is particularly keen to bring back into use larger homes suitable for families.

Figures for empty properties are also slightly above the HMA average in Rushcliffe, where there is also a problem of under-occupation, with a quarter of all homes underoccupied by more than one habitable room. This is connected to the age profile of residents and the nature of property in Rushcliffe, where parents remain in a large family home even after their children have left. At a time of considerable housing demand in the Borough, Rushcliffe would like to see the existing housing stock employed as effectively as possible.

Local authorities try to address the issue of empty homes through negotiation with owners, offering renovation grants or loans or advice on selling, leasing and tax issues. They also have the power to take enforcement action, including statutory last resort powers to require the sale or renovation of empty properties, whether via compulsory purchase or enforced sale. In 2006, an additional last resort power was introduced, the Empty Dwelling Management Order, which is a discretionary power to take over the management of long-term privately owned empty homes. We consider that this is an area where there may be opportunities for cost rationalisation if we work together and pool resources and we will explore this during the first year of the LIP's delivery.

Bringing empty homes back into use can bring wider benefits such as creating additional affordable housing, improving the local housing mix, attracting further investment or achieving a significant reduction in crime or anti-social behaviour.

1.2 Supporting infrastructure

Wherever new housing is developed we will need to consider the impact on existing communities and the ability of existing services to meet demand. Where necessary we will make improvements including additional employment sites, retail, social, leisure and cultural development and supporting transport infrastructure. In this section we have selected potential investments that have the clearest supporting role in terms of the delivery of new housing. However in Appendix 4 we refer to a range of complementary programmes and strategies from which these are drawn. Should the priorities of the HCA or the purpose of the Local Investment Plan process change significantly we would need to review the LIP to ensure that its content was still the best fit to the HCA's and our own requirements.

1.2.1 Employment sites

New employment is needed not only to complement population growth, but also to provide a range of employment opportunities to existing residents, as unemployment remains a significant issue in some parts of Greater Nottingham. The LIP should help us address this in two ways. Firstly, we aim to ensure that the construction programme arising from the delivery of the LIP secures employment and training opportunities for our residents (see section 8). Secondly, our proposals include the provision of additional employment sites, outlined below. We will work with our inward investment service using our 'Making the Connection' model to ensure that wherever possible we work with new employers on these sites to understand their workforce needs and provide them with an appropriately trained pool of labour.

Increasing the proportion of high skilled, knowledge based jobs will be particularly important in recognising Nottingham's Core City and Science City status and in responding to the need to restructure the economy away from a dependence on public sector employment. Our strategy will assist in tackling these issues which are set out in more detail within emerging Economic Assessments.

Locating significant new employment sites close to residential developments can help to meet sustainability objectives in reducing the need to travel. Many of the larger scale housing developments proposed will be mixed use to include employment units: the Eastcroft area of the Waterside Regeneration Zone, the Boots site and adjacent Severn Trent land, Rolls Royce, Stanton Ironworks, Gedling Colliery, Top Wighay Farm and Cotgrave Colliery sites.

The City Centre, along with the Eastside and Southside Regeneration Zones will continue to be the focus of office development but Eastside and Southside will include some housing and complementary facilities. Both these Zones need improvements to link them better to the city centre and to adjacent residential neighbourhoods, particularly the Meadows in the case of Southside. In addition, there are medium-term proposals for a number of other employment developments, such as MediPark adjacent to the Queens Medical Centre, the expansion of Southglade Food Park in Bestwood, and an energy park in north west Nottingham, which will seek to combine an Energy from Waste (EFW) facility with high quality employment and business space, potentially targeted at 'green tech' sectors.

There are other smaller sites capable of providing employment opportunities to support new residential developments, such as Bobbersmill in Nottingham (mixed use) that are proposed for inclusion in our initial delivery plan in the next section. Proposals for business incubation space in Broxtowe are being developed for delivery in the medium term.

1.2.2 Retail, social, leisure and cultural development

Greater Nottingham is served by a diverse range of distinctive town, district and local centres, all of which serve important roles in meeting the various needs of its many neighbourhoods. Such needs typically include good accessibility to shops, and the presence of key services and employment opportunities, with all being influential factors in ensuring the continued viability and vitality of a centre.

It is important that all centres continue to act as a focus for community life and that we preserve, and where needed, add to the diverse range of facilities already present within them. This is essential in ensuring the continued vibrancy and prosperity of centres, particularly in challenging and ever-changing economic circumstances.

It has been identified⁶ that certain of the centres are underperforming and in need of enhancement, particularly Bulwell, Hucknall, Cotgrave, Strelley Road, Robin Hood Chase, Clifton, Netherfield and the Bridgeway Centre in the Meadows. Other centres highlighted as performing generally less well include Hyson Green, Sherwood, and Stapleford.

Retail, social, leisure and cultural development will be required in the City Centre and the Town Centres of Arnold, Beeston, Hucknall, Ilkeston and Long Eaton.

Section 4.2 under the Neighbourhoods theme addresses our proposals in more detail.

1.2.3 Transport

High quality transport networks are essential to support sustainable development. A lack of transport capacity can be a significant barrier to the delivery of major employment and housing developments. Poor levels of public transport accessibility increases car dependency potentially increasing congestion and limiting opportunities for people without access to a car.

From 2011 the Nottingham HMA will be covered by three Local Transport Plans, one each for Nottinghamshire, Nottingham City and Derbyshire. The three local transport authorities

⁶ Greater Nottingham Retail Study 2007; Erewash Retail Needs Study 2007

have signed a memorandum of understanding to align strategies, some targets and infrastructure proposals in a consistent manner.

Recognising current financial constraints, all three highways authorities are focusing on getting the best out of existing assets, demand management measures, encouraging the use of alternatives to the car and efficiency improvements to the network, with capacity improvements to the highway network as a last resort.

Demand management policies will form a key component of each of the emerging new Local Transport Plans which will include encouraging workplace travel plans and parking management policies. Nottingham City Council, for example, is to implement a Workplace Parking Levy scheme as part of its demand management strategy which will support further investment in public transport improvements.

Local Transport Plans will also be the primary mechanism for identifying and delivering small scale local transport improvement that will support development within the HMA. An emphasis on further improving public transport and encouraging more cycling and walking are vital to limiting carbon emissions and addressing existing transport problems. These programmes will be supported through working in partnership with transport operators and others and bidding for further Government grants, growth funds, developer contributions and other funding sources.

Although highway capacity improvements to support future growth are to be considered as a last resort, it is important that we secure investment for our existing strategic infrastructure needs and priorities. Schemes including Nottingham Station Hub and construction of the A46 (Newark to Widmerpool dualling) are continuing but other vital projects such as Nottingham Express Transit Phase 2 extensions and A453 (M1 to Nottingham widening) are on hold awaiting the outcome of the Government's National Infrastructure Review.

Currently programmed major transport schemes include:

- A46 dualling (Newark to Widmerpool) - (under construction)
- Nottingham Station Hub
- Nottingham Express Transit Phase 2 (extensions to Clifton and Chilwell)
- A453 Widening (M1 to Nottingham)
- Hucknall Town Centre improvements
- Nottingham Ring Road improvement scheme
- Midland Mainline linespeed upgrades
- Trent area railway resignalling including Nottingham Station area enhancements
- Nottingham to Lincoln rail improvements

Other major schemes identified but not currently programmed include:

- Specific highway access improvements and local highway improvements to support regeneration, such as Gedling access road and access improvements to Stanton regeneration site in Erewash
- Package of conurbation bus priority measures including potential cross-city bus transit corridors
- Further tram extensions/potential tram-train routes
- Local rail network station reopenings, such as at Ilkeston, capacity and linespeed upgrades
- Midland Mainline electrification, rail journey time reductions to London and other major cities and potentially High Speed Rail
- Strategic highway improvements eg A52 corridor

1.2.4 Green infrastructure

Any significant new residential developments will bring extra users placing extra demand on open space and other types of green infrastructure (GI). Green space and opportunities for outdoor leisure will need to be provided or enhanced in conjunction with new housing provision. Policies within complementary strategies (such as Local Development Frameworks) set out our approach to maximising opportunities for new and enhanced green infrastructure and biodiversity improvements.

As part of the Growth Point programme, the 6Cs partnership commissioned a Green Infrastructure Strategy, published in 2010. This identifies that the strategic river corridors of the Trent, Erewash, Soar and Leen, the canal corridors and the Greenwood Community Forest, which form the backbone of the sub-regional strategic GI network and connect us to the neighbouring areas of Derby, Leicester and north Nottinghamshire, together with areas at the edges of Nottingham, Hucknall and Ilkeston and 'city-scale' GI corridors, can be enhanced to benefit all our residents. Early proposals for the River Leen corridor are included in the 3 year delivery plan.

Theme 2: Quality

2.1 Improving our homes – decent homes in the public sector

Households living in social housing are more likely to be vulnerable, on low incomes and suffer worse health outcomes than the general population⁷. It is vital that their homes are safe, warm and offer reasonable facilities to address these inequalities, which is the accepted definition of a 'Decent Home'. Good quality, affordable housing in places people want to live facilitates stable and secure family lives and improves social, environmental, health and economic well-being.

The previous government set a target for all social housing to be made decent by 2013, and made capital borrowing available to local authorities rated as at least two star landlords by the Audit Commission. The social housing stock in Ashfield, Broxtowe, Erewash and Rushcliffe has either already met this target, or will meet it by the end of 2010-11. Nottingham and Gedling are still progressing towards the target.

Nottingham City Homes (NCH) has accessed £165 million in borrowing for decent homes work. The council will be contributing £78 million from its Capital Programme over the life of the Decent Homes Programme, making the overall investment £243 million. The "warm, secure, modern" programme is being carried out as part of NCH's Asset Management Strategy on a ward by ward basis with the different elements (windows/doors, roofing, bathrooms and kitchens, heating) being carried out in different phases over the next four years. Nottingham has adopted the decent homes plus standard, which includes work such as environmental improvements to estates, security improvements and consideration of lifetime homes criteria where possible.

Homes managed by Registered Providers of Social Housing (RPs) in Nottingham comprise approximately 7.5% of the housing stock⁸. In 2008 the decency level for RPs in Nottingham was 95% compared to 67% Local Authority and 68% private sector. As part of Nottingham's partnership arrangements they are seeking to achieve the standard across the social sector, and are working with RPs on matters of procurement and sharing good practice through the RP-NCC Forum.

In Gedling 11% of households live in social housing, making it an important component of overall housing provision. At 1 April 2009, 1210 social homes in the Borough (24% of the total) did not meet the Decent Homes Standard, of which the vast majority (1173) were former council properties transferred to Gedling Homes. Gedling is working to the Gedling Tenants' Standard, which includes improvements to doors and windows, security lighting and walk-in showers for all warden-aided accommodation. This programme is planned to be completed in 2012/13.

The transfer to Gedling Homes unlocked £41.9 million of investment over five years. At October 2009, Gedling Homes was ahead of schedule in its Decent Homes investment programme. There are a small number of properties owned by other RPs that do not meet the Decent Homes standard. This will be monitored through the RP's Regulatory Statistical Returns and Gedling will work to influence and support RP partners to ensure this standard is met in all social homes in the Borough. The small number of properties retained for use as temporary accommodation must also meet the Standard.

Whilst we would expect these agreements to be honoured in full outside of the LIP process, we have deemed it prudent to include these figures in our LIP in case the current examination of government spend should lead to any change in this position.

⁷ Strategic Review of Health Inequalities in England post-2010, Task Group 4: The Built Environment and Health Inequalities

⁸ NCC HIP return 2009

In the future, all authorities and social housing landlords will face a challenge to maintain the stock to the Decent Homes standard and this may be something that authorities will wish to return to in future revisions to the LIP. Similarly, we have aspirations to achieve Decent Homes Plus standards. Locally set, in consultation with residents, these typically include a much more ambitious thermal comfort criterion; lifetime homes provision for elderly and disabled people; internal noise insulation within and between dwellings and standards for the external environment that integrate Decent Homes Plus with Sustainable Communities policy.

2.2 Improving our homes – decent homes in the private sector

The results of the English House Condition Survey and numerous local house condition surveys over the years all agree that the worst housing conditions are to be found in pre-1919 terraced houses and in the private rented sector. The condition of privately owned and rented properties is of particular concern to local authorities due to the volume of vulnerable occupiers who live in non-decent homes in the private sector. There is a clear link between non-decent dwellings and low household income. The previous government set a target of 70% of dwellings occupied by vulnerable people being decent by 2010-11. Only Rushcliffe meets that target.

Dealing with non-decent housing in the private sector requires detailed targeting of resources as properties can move in and out of decency and vulnerable occupants can move around the rental market. Also, many owner occupiers who are vulnerable and living in a non-decent dwelling are asset rich but cash poor.

Local authorities have various statutory responsibilities to inspect, monitor and enforce standards in private sector housing, and to assist householders to make sure their homes are safe, in decent repair, energy efficient, affordable to heat and have adequate facilities. Some of the tools available to local authorities include licensing, planning controls and direct intervention through the provision of purpose-built accommodation.

Some of the local authorities in the area are already working together to support landlords and tenants in the private rental sector. First Lets is a partnership scheme between Broxtowe, Gedling and Rushcliffe Borough Councils, which is working to create stronger links with landlords and letting agents, and to assist more people to enter into private rented accommodation as an alternative to the social rented sector. To help achieve this, the three councils have created a website which offers help and advice to landlords and potential tenants, as well as providing a 'property shop' service where landlords can advertise their properties free of charge, and tenants can search for a new home. It also contains information about other support services set up to help landlords within the three boroughs.

In Nottingham significant proportion (ca 25%) of private sector homes are former council properties bought under the right to buy. This means that there are a lot of private sector properties on the council estates where the public sector decent homes programme is being delivered. Nottingham will explore the possibility of offering homeowners decent homes work via the programme and offer advice on possible funding options such as equity loans.

All the local authorities offer a mixture of grants and loans to vulnerable owner-occupiers in order to deliver decent homes, support independent living and create safe and secure homes. They work to encourage private landlords to make improvements to their stock, whether this is for single occupiers or homes in multiple occupation, or indeed for empty homes, again through financial assistance in the form of grants or loans. They offer various types of accreditation or approved property schemes, which enables properties that meet a set standard to be effectively promoted. Other forms of assistance include 'handyperson'

services, deposit guarantees and advice services. Local authorities also take enforcement action as needed.

In previous years partners sourced funding from CLG via the Regional Housing Group⁹. It is not clear how this will be taken forward and so provision has been made within this LIP.

2.3 Improving energy efficiency and tackling fuel poverty

An important component of decent homes for private sector residents is to improve the energy efficiency of the stock and tackle fuel poverty. The Government considers a SAP rating of 65 to be the level above which a household is very unlikely to fall into fuel poverty. According to the BRE Stock Model, more than 35,000 homes in the HMA have a SAP rating of below 35, which is to say that they are very energy inefficient. Given the challenges we will face in the future, including an unpredictable climate, extreme weather and the potential for rising energy prices, anything that can be achieved above this will return financial and quality of life benefits for residents.

All the local authorities offer a mix of advice, grants or discounts for insulation and heating measures, and partnership initiatives with energy companies and others to assist their residents, whether in the private rented or owner occupied sector. Landlords can also be supported in some areas, where they accept Council nominated tenants.

Gedling is the trial location for a county-wide project between the public and private sectors to prioritise action on the worst properties. 250 properties are being surveyed, and those with a SAP rating of less than 35 are being prioritised for assistance through renovation grants and helping them obtain discounts on materials.

Working with Nottingham Energy Partnership (NEP), Nottingham has a Warm Zone initiative that offers private sector residents the chance to access grants and discounts for insulation and heating to make their homes affordably warm. Warm Zones are an intensive area based model, delivered ward by ward, door to door, and make use of the Carbon Emission Reduction Target (CERT) obligation on utilities for part of their funding. The target date for completing cavity and loft insulation measures in all tenures is January 2012. Broxtowe has also recently secured further CERT funding and introduced a Warm Zone. More than 16,000 homes are to be inspected between now and December 2011 to identify ways to make them more energy-efficient. The scheme will initially focus on providing people living in deprived parts of the borough with new heating systems and better insulation and will run for a period of 18 months. Gedling is keen to bring a Warm Zone in for their area but would require additional public funding to deliver this. Overall, partners feel there may be an opportunity to work more closely together on these issues and will spend the first year of the LIP investigating the options.

Several local authorities have identified particular problems with pre-1919 stock and with houses with solid walls, which are especially difficult to insulate and require the use of cladding systems. A pilot scheme is being developed in Aspley in partnership with Scottish & Southern through the CESP (Community Energy Saving Programme) initiative to tie in with Decent Homes delivery, offering a 'whole house' approach whereby internal dry lining insulation is undertaken at the same time as kitchens and bathrooms are removed and replaced, offering a considerable cost and time saving. Aspley CESP is targeted at 800 Nottingham City Homes properties and a further 400 private sector homes in 3 low income Super Output Areas of Aspley. The experience of Aspley CESP will be a learning opportunity, providing a platform for future 'hard to heat' programmes and preparing for

⁹ RHG private sector renewal recommendations for 2010-11, at meeting of 10.2.2010, by LA were as follows: Ashfield £866k; Broxtowe £548k; Erewash £566k; Gedling £506k; Nottingham £1.569m; Rushcliffe £192k, Total HMA £4.247m.

Green Deal¹⁰ initiatives that will develop over time. It will help to form the supply chains and skills required to make solid wall insulation a mainstream energy measure by 2015. NEP has secured £2.8m funding from the utility but additional funding is required for both the social housing and private sector properties in order to maximise the uptake of available funds

During the early phase of the LIP we will also examine how to best utilise other developments, both locally and nationally. Locally, Nottingham is investigating the potential for a large biomass CHP plant, an anaerobic digester plant, as well as expanding and updating CHP capability at London Road Heat Station to use additional steam from a 3rd line at Eastcroft incinerator and expand the district heating network, and develop the capacity of Enviroenergy for local electricity sales via private wire. We will consider how to make best use of the national proposals for Green Deal starting in December 2012. For homeowners 'Pay as You Save' mechanisms will be developed and packaged through partnerships between national and local agencies with utilities and the National Grid.

¹⁰ There are national proposals for 'Green Deal' to start in December 2012. For homeowners 'Pay as You Save' mechanisms will be developed and packaged through partnerships between national and local agencies with utilities and the National Grid.

Theme 3: Inclusion

3.1 Improving the housing provision for older people and vulnerable groups

The success of our communities is dependent on the ability of all residents, no matter how vulnerable and high their support needs, to maintain an independent lifestyle and to make a positive contribution. The stability and suitability of a person's home is crucial to this, so it is a priority for partners to ensure that we meet the housing and support needs of older people and vulnerable groups such as people with learning disabilities, mental health problems, physical disabilities, those facing domestic violence, young people, ex offenders and those exhibiting challenging behaviour because of drug/alcohol problems. However, we cannot separate the accommodation needs of vulnerable groups from their care and support needs, and with the increasing importance of "personalisation" and choice in care and support, there will be a greater emphasis on providing care and support packages to people in mainstream accommodation rather than them living in an institutionalised setting. In essence, we want to promote independence through housing options which maximise choice.

3.1.1 Older people

The housing and support needs of older people have risen higher up the agenda as the proportion of older people in the population has grown and people are living longer. The majority of older people want to live independent lives and we are working with our partners to support as many people as possible to realise this. Nottingham Core HMA partners have identified a range of actions to support older people's housing needs. These split broadly into two types of action: supporting people to stay in their own homes and providing improved and flexible models of specialist accommodation.

Actions to support people to stay in their own homes include:

- Ensuring that new housing takes account of Lifetime Homes Standards
- Expanding home improvement agency services for older people
- Promoting financial solutions to enable older people to improve their homes, eg equity release
- Maximising resources for adaptations and making the most of existing adapted properties
- Providing handyperson services
- Providing floating support and commissioning care and support services
- Improving energy efficiency and affordable warmth
- Providing older people with information and advice about accommodation options
- Developing incentives to encourage older people to downsize and release family type accommodation

In terms of the provision of specialist accommodation, partners are looking to re-provide or re-model existing sheltered accommodation and implement flexible models of support in existing and future sheltered schemes, for example by working in partnership with a variety of developers and service providers to develop extra care housing. Such schemes have a range of services and facilities that are available not only to the people that live there but are also available to people in the wider community. There will also be care staff on site twenty four hours a day that can respond to individual's needs. This addresses the twin issues of an ageing but frail population and the increasing desire to maintain independence.

Nottinghamshire County Council has two purpose built extra care schemes across the county, currently one in Southwell and one in Edwalton. In line with its Extra Care Strategy a procurement process is about to start which will deliver several new build extra care schemes across the County. They also have a number of schemes that have been developed with partners in existing sheltered housing accommodation. Ashfield District

Council is considering the potential to redevelop their Darlison Court sheltered housing complex into an extra care scheme.

Derbyshire County Council has an extra care housing strategy and wishes to provide extra care facilities across the county. Erewash currently has no specific extra care provision and the development of a suitable model of extra care provision is seen as a priority during the lifetime of the LIP.

Nottingham City is providing a new 100-unit extra care facility as part of the transformation of the Meadows being funded via PFI. It will replace much of the sheltered accommodation in the area, for which there is currently an overprovision. Our 3 year delivery plan contains a proposal to redevelop the Hazel Hill disused care home site in Bestwood into an extra care facility. In the medium term it is hoped to redevelop the Woodthorpe and Winchester sheltered housing schemes into extra care facilities.

Further facilities will be considered for the HMA where there is clear evidence of need following discussion with providers.

3.1.2 Aids and Adaptations

Local Authorities run a number of schemes and grants for their council tenants, private rental tenants and people who own their homes to have them adapted or improved so that they are able to live independently in their own homes. There is also the Preventative Adaptation Scheme and the Handyperson Scheme.

Previously grants for aids and adaptations have been provided through Disabled Facilities Grant (DFG), part-funded by CLG and supplemented by funding from the RHG and local authorities own money. We are unsure as to the future of these funding streams and have therefore included provision in the LIP.

3.1.3 Vulnerable groups

Supporting People is a central government programme to fund, monitor and review and improve housing-related support services. This is done in partnership with local housing authorities, social care services, health, probation, registered social landlords users and their carers and the voluntary and private sectors. There are three Supporting People partnerships in the HMA, for Nottingham City, Nottinghamshire and Derbyshire. Supporting People funding is no longer ring-fenced within local authority budgets and is subject to the same budgetary pressures being addressed by the public sector as a whole.

Current plans for additional capital build to meet the housing needs of groups such as victims of domestic violence, vulnerable disabled people, mental health service users and supported accommodation for 16-25 year olds, and ex offenders are being reviewed in the context of increasing pressures on the Supporting People partnerships' ability to provide appropriate service support and proposals for new facilities are more likely in the medium term.

3.2 Black and minority ethnic communities

Mid 2007 population estimates indicate that 11.4% of the population are from ethnic minority backgrounds; a slightly higher proportion than the East Midlands. Of the estimated 83,600 people of ethnic minority background a large majority – 54,900 – live in Nottingham¹¹, whereas other areas such as Erewash have particularly small BME populations. The issues which seem to affect BME groups most strongly include¹²:

¹¹ Hi4em Nottingham Core HMA Evidence Base 2010, from an experimental dataset published by ONS giving mid 2007 population estimates that are consistent with the mid year population estimates

¹² *Ask What's Possible ... Not What's Wrong*, Final Report of the BME Inquiry: What Really Matters, Nottingham Housing Strategic Partnership, June 2009

- Welcoming new people to the community
- Improving the quality of privately rented accommodation
- Addressing the specific needs of young people and elders
- Improving access to housing (specifically the ability to use the choice based letting system effectively)
- Creating sustainable homes
- Creating more green spaces

These actions are now being taken up in specific housing plans and HMA partners will work together to make sure these good practice issues are widely adopted.

3.3 Tackling and preventing homelessness

It is a statutory requirement for local authorities to produce a homelessness strategy in partnership with relevant agencies in the local area. Partners seek above all to prevent homelessness by early intervention, reduce homelessness by crisis intervention and preventing recurring homelessness.

Homelessness can be prevented through a range of early intervention measures, including providing a comprehensive advice service to cover housing, financial and welfare benefits, increasing the number of home visits carried out by officers, and accessing mediation, either directly from a mediation service provider or by training our staff to mediate cases, mostly between family members.

Other measures to be developed include incentives for parents to allow adult children to stay at home for longer, and employing Government funding to prevent evictions, by making repayable grants to reduce mortgage or rent arrears.

Theme 4: Neighbourhoods

4.1 Transforming and regenerating neighbourhoods

Neighbourhood transformation is a major strategic priority within the Nottingham City Council area.

The city's housing infrastructure presents a series of large scale challenges. Many of the estates require refurbishment, remodelling and improvement. They need a wider mix of housing types and tenures and good connections to jobs, services and leisure opportunities.

Improving the city's housing offer would help meet present needs but also support the future economic development of the city, helping to attract and retain wealth in Nottingham, to the benefit of the HMA as a whole. The city's offer, in terms of economic, educational, social and cultural opportunities is generally good, but is let down by the quality of its housing provision. Better quality housing would help the city attract new workers and retain more of its graduates. There is a particular lack of quality family housing to encourage aspiring families to stay in the city. Successful neighbourhoods are those which achieve a balance in the type and tenure of housing including, for example, avoiding over-concentrations of HMOs and student housing. This can be achieved using tools such as licensing, planning control, discrete provision of purpose-built accommodation and encouraging family housing. There is also a need to raise design standards, not least to lower the carbon footprint and to increase the generation of renewable energy locally.

Examples of the type and scale of approach required can be found in proposals for the Meadows and Stonebridge Park.

The Meadows Neighbourhood Plan was developed by Nottingham City Council and Taylor Young consultancy, in collaboration with the Meadows community and stakeholders and approved in October 2009. It provides a plan for transforming the Meadows, an area which faces multiple problems and deprivation despite it being in a location with huge potential, into an area of quality and choice. The ambition is to build sustainable communities with good quality homes in a pleasant environment, public services that meet local needs and with good facilities close to hand where local residents are engaged in decisions that affect their quality of life. Nottingham has been awarded £200m of PFI credit from Round 6 Housing PFI, subject to the outline business case to be submitted in 2010. This credit will be used to help tackle a number of issues such as crime, anti-social behaviour and accessibility through large scale housing redevelopment and remodelling. This will take away the 'Radburn' layout, with an improved housing type, size and tenure mix and roads opened up to improve accessibility and transport links. A new 100-unit extra care facility will be built to replace much of the sheltered accommodation in the area, for which there is currently an overprovision. Other "non-PFI" improvements will take place to complement the housing works, which will see a new district centre close to Nottingham's City centre. It is planned that this centre will contain a medium sized supermarket and around 10 smaller retail units, potential office space and a new community centre.

The City has also secured Kickstart funding from the HCA for the redevelopment of the Stonebridge Park area of St Anns. The proposed funding of £5.6 million will help to unlock Phase One (1a, 1b and 2a) of the Stonebridge Park Scheme, which will mean the construction of 95 new homes, including 48 new apartments and 47 family homes with 2, 3 and 4 bedroom options. Of these, 71 new homes will be supported through the NAHP and will offer low cost home ownership options for people wanting to live in high quality accommodation at Stonebridge. The remaining 24 homes will be for outright sale on the open market.

Within the older inner-city neighbourhoods, there are a number of large and problematic sites, many of which have former or limited current industrial usage, where there are ambitions to redevelop the sites principally for housing, including family housing. These include Radford Mill, Forest Mill and Bobbersmill sites, where the cost of site preparation is a significant barrier to development.

In future years, Nottingham expects to bring forward proposals for improvements to other outer estates to the north of the city, such as Crabtree, Snapewood, Highbury Vale, Top Valley and Bestwood, and to revitalise Neighbourhood Centres such as Strelley, Bridgeway, Chase, Carlton Road and Beckhampton Road.

Across the HMA we will keep the evolving needs of our neighbourhoods and communities under review and work with our residents to respond to change. In future years there may be a role for HCA support in enabling and facilitating this process.

4.2 Town and City Centre regeneration

Greater Nottingham is served by a diverse range of distinctive town centres, of all which serve important roles in meeting the various needs of residents, including good access to shops, key services and employment opportunities.

We want to ensure the continued viability and vitality of these centres, as well as Nottingham City Centre itself, so that they continue to act as a focus for community life. Many of the centres have been the subject of recent masterplans to identify the key interventions and developments required to ensure that these centres can meet the needs of their communities and attract new investment. Although the HCA's role in such schemes has historically been limited, depending on the development of other funding streams, future LIPs may wish to review the opportunity to secure a greater contribution from the Agency as a part of the place-making agenda.

Nottingham City Centre is the most accessible and sustainable location for main town centre uses and performs a central role in the conurbation's economy and wider regeneration objectives. Consolidation and improvement of the City Centre is critical to the future success of the conurbation.

Nottingham's recent drop in the Experian national retail rankings, from 5th in 2007 to 6th in 2008 and 2009, suggests work will be needed to enhance and improve the shopping experience, particularly at the Broadmarsh and Victoria Shopping centres. Protecting and enhancing the City Centre's retail and leisure functions is the best defence against the threat of out-of-town shopping or leisure developments; with their attendant threats to the City Centre's vitality and viability.

In addition to improving the retail offer, a focus on transport accessibility, connectivity within and to the centre, the creation of a high quality environment, improvements to safety and improvements to the employment and leisure offer will also be essential.

Nottingham's historic, cultural and high quality built environment is a unique asset for the conurbation which could make more significant contributions to the economic well being of the conurbation.

In Ashfield, Hucknall is home to 30,000 people, a number that has fallen in the last decade. However, as discussed under the 'Supply' theme, there are proposals to build a large number of new homes in the town, which will place additional pressure on the facilities and services of the town centre but is also a great opportunity for local businesses if they can attract the spend of the new residents. The Aligned Core Strategies has identified Hucknall as a Town Centre that is underperforming and in need of enhancement.

Ashfield District Council has prepared a [Masterplan](#) for the redevelopment of the Town Centre (2009), which identified three main opportunity sites, within which there are a number of individual projects, all of which are progressed in some way in our 3 year delivery plan:

Piggins Croft: This scheme involves the potential redevelopment of the retail units and car park in the area to create a £30m regeneration opportunity. This includes a new in town supermarket of 4,000m², a series of modern large retail units, housing on the upper floors and potentially a new health centre. The scheme is based on two new streets with a landmark clocktower at their intersection. Parking levels are maintained by providing a decked car park.

Hucknall Town Centre Improvement Scheme: The scheme will involve the construction of a new road bypassing the High Street, allowing the High Street to be pedestrianised. The Masterplan proposes to build on this work to incorporate the new road into the town centre, by linking it to the High Street and developing sites opened up by the road for housing and office space. The aim is that it operates as a street in the town, rather than a motorway.

Hucknall Station Approach: The aim of the scheme is to link Hucknall town centre much more clearly to the station with a new pedestrian route and visual connection. This uses the miners statue and the proposed refurbished Byron Cinema as landmarks to pull people into town. The yards next to the station are proposed for residential development while a deck is proposed for the NET car park to increase its capacity.

The redevelopment of Beeston Square is proposed in Broxtowe Borough. [The Beeston Town Centre Plan](#) (supplementary Planning Document) was adopted in June 2008. To implement an objective to improve and update the retail offer in Beeston, the document proposed the redevelopment of the 1960's Beeston Square bounded by the Square, Station Road, Middle Street and Styring Street. The Council is the freehold owner of the majority of the site, with the exception of two retail units fronting Middle Street, but the retail units in The Square are leased to a third party. The Nottingham Express Transit line 2 affects part of the existing multi storey car park on Styring Street and will affect the retail units on Middle Street and require the demolition all the retail units on the eastern side of the mall with the exception of Wilko's.

The Council is in negotiation with the lease holder to explore a partnership redevelopment of the whole site to incorporate new retail floorspace and other mixed uses together with replacement parking for the multi-storey. The bus station will be replaced within the Tram stop area on Styring Street proposed by NET. Progress to date has been slow due to the third party interests, but any confirmation of the NET project will place significant pressures on this project to deliver replacement floorspace and parking lost to the tram.

Ilkeston and Long Eaton are the principal locations in Erewash for access to employment, shopping and other important facilities and services such as health care, social care and education. Both towns offer a diverse range of attractions which help to ensure their vitality. However, the Town Centre Masterplans highlight weaknesses to be addressed.

The [masterplan](#) for the redevelopment of Long Eaton Town Centre (2006) highlighted some priority interventions – catalytic projects that are essential for the successful long term regeneration of the town. These projects are:

- The redevelopment of Beaconsfield Street car park to add to the town's contemporary retail offer and old market
- Relocation of a diversified market to Market Place / High Street as part of comprehensive street improvements

- The reuse and redevelopment of the Long Eaton School site as a transformational mixed use waterside development at a prominent town gateway
- High quality public realm links between the supermarkets and the town core as part of shopping circuit, focusing on the Church link and New Street
- Development of a comprehensive town centre management initiative fully engaging local businesses in promotional and management activities.

The [masterplan](#) for Ilkeston Town Centre (2007) highlighted 4 main demonstrator projects:

- Bath Street / Northern Gateway: The evolution of the role of this part of town – specialist shopping and town centre living – needs to be supported, and this important northern ‘gateway’ transformed.
- Albion Centre: The redevelopment and remodelling of the Albion Centre and its immediate surroundings is the key to the successful regeneration of the town. Done well it will re-anchor the shopping offer of Ilkeston and spread benefits to adjacent areas through greatly improved connections.
- Market Place: Ilkeston market is already a significant part of the town centre offer but there is an opportunity to rethink how the market place is used and for remodelling the area to complement the more mainstream commercial attraction of the ‘New Albion Centre’.
- South Street: South Street is the independent retail quarter and presently doing well. However, access and the public realm needs to be greatly improved if this area of town is not to be left behind, as improvements elsewhere progress.

Town centre regeneration and sustainable housing growth for Ilkeston is also dependent upon the reinstatement of the railway station.

In 2007 the Council, working jointly with Cotmanhay Residents management group and the British Urban Regeneration Association prepared a re-visioning plan for Cotmanhay. Cotmanhay has very poor Neighbourhood Renewal indicators with the super output area Erewash 001C ranking in the worst 2% of all areas in the country.

In the heart of Cotmanhay are two areas for potential economic regeneration. The Beauvale Drive land and associated buildings consisting of a semi-derelict community centre, disused recreational facilities and informal disused land, and the Donner Crescent site at the heart of the Cotmanhay. Donner Crescent was previously the hub of shopping and cultural activity in the area prior to its degeneration in the early 90s until only one shop was trading and the area became a focus of severely anti-social behaviour. The site was demolished in 2006 and has remained vacant since.

Through the loss of facilities at Donner Crescent, Cotmanhay suffers from a severe lack of youth facilities, retail provision, and employment opportunities, suffers from poor quality open space and has negative perceptions both locally and by investors.

The potential regeneration and redevelopment of both Beauvale Drive and Donner Crescent can work to transform the image of the area through new buildings and facilities, green spaces and trees, signage, paving and street furniture, play spaces and other place-shaping features.

The derelict and vacant sites have the potential to be replaced with a substantial development of commercial, community and residential uses and provide active recreation spaces with a focus on community sports, community gardens and work to increase the accessibility of the Erewash canal and neighbouring countryside, woodland, and recreation space.

Re-development of Arnold Town Centre is a top priority for Gedling Borough Council. In 2006, a masterplan was developed that proposed a range of measures to address the decline in the town's performance and appearance, through enhancing the retail offer, broadening the mix of uses and modernising public sector facilities. Scheme details have evolved over time but the original objective, to implement a phased programme of re-development beginning at the northern end of the town, still applies. A recent decision to progress a GP-led development of a new Arnold health centre will complement plans to enhance the town's retail and leisure offer and help to bring to a conclusion long-standing discussions with a major food retailer about the provision of a new store. A number of key sites within the town centre are outside of the Council's ownership and it has not been possible to acquire these through negotiation to date. Gedling's proposals therefore include CPO costs associated with assembling a development site.

In Rushcliffe, there is a major proposal for the redevelopment of the Cotgrave colliery site to create up to 470 homes, 30% of which are affordable, split between social rented and intermediate homes, discussed under the 'Supply' theme.

The local facilities in Cotgrave Town Centre are inadequate to serve this substantial housing growth, which would represent a 15% increase in the town's population. Cotgrave has already been identified in the Aligned Core Strategies as a local centre that is underperforming and in need of enhancement. The redevelopment of the colliery could support regeneration initiatives in the town and the increase in household income from residents at the colliery site will provide an additional incentive for existing and new retailers to serve this new market. A masterplan was developed by Rushcliffe Borough Council in 2010 to guide the redevelopment of the Town Centre and surrounding area. It proposes that the existing Candleby Shopping Centre be replaced by new development comprising modern retail units and a new foodstore, potential new workspace and local services, a new multi-service centre at Colston Gate gateway and the creation of a High Street and bus route between the colliery site and Candleby Lane. The Cotgrave proposals are included in our 3 year delivery plan.

Section 4: Initial delivery plan 2011-2014

We are proposing a mixture of geographically specific projects that are deliverable in the first 3 years and a range of themed 'block fund' programmes to address the issues identified in our LIP.

Potential projects for delivery 2011-2014

Under each of the four housing Priority Themes local authorities brought forward a range of schemes that would directly deliver or were essential to support these priorities. We held a workshop to examine these proposals and sift them into a programme of delivery covering the first 3, 5 and 10 years of the plan. The outcome of this exercise is at Appendix 2.

We then further refined the schemes in the early years by reference to their potential for early delivery, the outputs they offered, the degree of risk they presented and financial considerations relating to the scale and complexity of the funding package that would be required. The aim was to group projects into one of 4 categories of 'delivery readiness' as follows:

Delivery readiness	
A	Ready to go, multiple outputs, clear delivery routes, low risk
B	Advanced stage of development, good outputs, delivery routes considered, medium risk
C	Further development work needed, delivery routes need further consideration, medium to high risk
D	Further pre-development work/support required and the project and its delivery required. More detailed outputs, finance estimated to be determined. Risks not yet clear.

The purpose of this exercise was not to exclude projects, but to indicate to partners and the HCA which of the potential projects to be delivered in years 1-3 are presently considered to be at the most advanced stage of development and deliver relevant outputs, compared with those which would probably benefit from further work during 2010-11. When there is more clarity as to the level of HCA funds that may be available, this exercise could be revisited in more depth if necessary.

The results of the exercise are as follows:

LA	Project	Cost £'000	HCA years 1-3	HCA years 4-5	HCA years 6-10	Band
Rushcliffe	Cotgrave Colliery	80.080	2.950		1.780	A
Total Band A		80.080	2.950	0.000	1.780	

Ashfield	Rolls Royce Access improvements (enabling)	2.800	0.300			B
Ashfield	River Leen Corridor (N) GI	3.234	1.570			B
Ashfield	Hucknall TC Pedestrian Links Ph1	0.100	0.100			B
Erewash	Petersham Hotel site	0.536	0.500			B
Erewash	Long Eaton & Ilkeston affordable housing	0.524	0.500			B
Gedling	Arnold Town Centre Regeneration Ph1	14.642	5.540			B
Gedling	Gedling Access Road	33.893	3.434	28.038	2.079	B
Nottingham	Brook St/Bath St Link Road	0.322	0.322			B
Nottingham	Albany Works & Carlton Rd Co-Op	5.245	0.300			B

Nottingham	Meadows enabling works	9.550	2.750			B
Rushcliffe	Cotgrave Town Centre	11.110	0		0.411	B
Total Band B		81.956	15.316	28.038	2.490	

Ashfield	Hucknall TC shop front improvements	0.200	0.050			C
Ashfield	Piggins Croft/High St Hucknall	30.000	2.000			C
Ashfield	Hucknall TC Pedestrian Links Ph2	0.700	0.700			C
Broxtowe	Redevelopment of sheltered scheme	3.000	1.500			C
Nottingham	Radford Mill redevelopment	0.500	0.400	0.800		C
Nottingham	Hazel Hill redevelopment	10.000	7.000			C
Nottingham	Stonebridge Park Regeneration	22.200	15.000			C
Nottingham	Bobbersmill	2.750	0.250			C
Nottingham	Forest Mill Redevelopment	10.000	1.600	0.750		C
Nottingham	Highcross Court	5.720	2.860			C
Nottingham	Nottingham MediPark	6.774	5.000			C
Nottingham	Code level 4 support package	1.200	0.600			C
Total Band C		93.044	36.960	1.550		

Ashfield	Women's refuge Mansfield/Ashfield	1.835				D
Broxtowe	Stapleford / Eastwood service hub	0.166	0.166			D
Broxtowe	Purpose built disabled accommodation	0.700	0.500			D
Nottingham	Conversion of HMOs into family housing	1.300	1.300			D
Nottingham	Broadmarsh East	3.000	1.000			D
Nottingham	Eastside Residential Phase 1					D
Rushcliffe	Wilford Lane, West Bridgford	37.200	0.886	1.059	1.059	D
Rushcliffe	RAF Newton	83.600	2.700	2.160	0.540	D
Rushcliffe	Land North of Bingham	84.400	3.752	3.212	3.752	D
Total Band D		212.201	10.304	6.431	5.351	

Total of Bands A-D		467.281	65.530	36.019	9.621	
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Proposed block programmes

We also developed a series of block funding programmes that will offer us the ability to have a thematic as well as geographically specific approach to enable us to respond flexibly to development opportunities as they arise and deliver appropriate programmes of improvements to various kinds of existing stock on a rolling basis.

Treatment of Ashfield block programmes

In discussing the block programme approach with Ashfield and the HCA, it has been agreed that any block funding sought by Ashfield for these themes will be brought forward under the Sherwood Forest HMA LIP rather than the Nottingham Core HMA LIP. This is because it is difficult for Ashfield to disaggregate a sum from each block fund for Hucknall and counterproductive in that doing so would reduce the flexibility for them that this approach was designed to ensure. The Nottingham Core LIP will therefore only include Ashfield's individual deliverable projects for Hucknall within it, as named above and in Appendix 2 on longer-term projects.

Affordable housing block

All partners have sites, in some cases many sites, that could be brought forward for developments including affordable housing. Some of these are ready for development early in the plan and are set out elsewhere in this section.

Other sites are likely to come forward in the first 3 years but delivery details are still being finalised. In order to cater for this and provide the flexibility to address windfall sites, it is proposed to adopt a block fund approach to Affordable Housing to allow for developments to come forward across the HMA on a phased basis and be assessed for viability on a case by case basis according to the housing sub-market they are seeking to serve.

The block also allows for the treatment of empty housing to be brought back into use.

The block has been constructed on the basis of typical average subsidies in each district for the provision of affordable homes over the past 3 years. Clearly actual applications will be considered on a case-by-case basis, having regard to local viability considerations including the volume and mix of housing proposed, and any significant site constraints.

The block is made up as follows:

Authority	Total cost 2011-14	HCA contribution	Outputs	Unit cost to HCA
Broxtowe	15,150,000	9,150,000	150 new affordable units and 50 empty homes reoccupied	45,750
Erewash	12,500,000	12,200,000	200 new affordable units and 100 empty homes reoccupied	40,667
Gedling	15,900,000	7,950,000	195 new affordable units and 30 empty homes reoccupied	35,333
Nottingham	86,040,000	35,196,000	652 new affordable units and 1,200 empty homes reoccupied	19,004
Rushcliffe	6,288,000	3,114,000	90 new affordable units	34,600
Total	135,878,000	67,610,000	1,287 new affordable units and 1,380 empty homes reoccupied	25,351

Decent Homes (public sector) block

In preparing this Local Investment Plan it has been assumed that the agreed and programmed large scale investment in Nottingham and Gedling will continue. Should this prove not to be the case we have taken the precaution of including it within our LIP as a block fund proposal since achieving Decent Homes standard will undoubtedly remain a priority for these two authorities. The figures included are what we believe to be agreed sums.

Broxtowe have included a budget for the delivery of their Decent Homes Plus standard but partners agree that in the first instance it will be a priority for the stock across the HMA to achieve the original Decent Homes Standard.

The block is made up as follows:

Authority	Total cost 2011-14	HCA contribution	Outputs	Unit cost to HCA
Broxtowe	9,469,300	8,671,200	2,742 units improved	3,162
Erewash				
Gedling	28,380,148	8,764,781	1,608 units improved	5,451
Nottingham	159,000,000	91,000,000	24,000 units improved	3,792
Rushcliffe				
Total	196,849,448	108,435,981	28,350 units improved	3,825

Decent Homes (private sector) block

Assisting the private sector to achieve the Decent Homes standard has been identified as a priority by HMA partners owing to the close relationship between vulnerable people and poor quality private rented accommodation. In previous years most Local Authorities sourced

money from the Regional Housing Group's CLG funding pot¹³ for this activity, alongside their own funds, and provided a mix of grants and loans to homeowners. It is not clear at present whether this money will be available in the future or how it will be administered and as such we are taking the precaution of including it in the LIP.

The block is made up as follows:

Authority	Total cost 2011-14	HCA contribution	Outputs	Unit cost to HCA
Broxtowe	800,000	400,000	120 units improved	3,333
Erewash	1,700,000	1,400,000	240 units improved	5,833
Gedling	2,896,175	2,896,175	505 units improved	5,735
Nottingham	12,810,000	3,600,000	300 units improved	12,000
Rushcliffe	1,850,000	1,100,000	350 units improved	3,143
Total	20,056,175	9,396,175	1,515 units improved	6,202

Energy Efficiency block

Three partners wish to participate in this block. Gedling are looking for the public sector contribution required to match those from a utility company and from home owners in order to run a Warm Zone project in the borough. Nottingham City is seeking a public sector contribution to their Warm Zone and Warm Front top-up programmes to replace money that might previously have been expected from the RHG, figures for Nottingham City are currently under review. The variance between the two unit costs arises from the different mix of funding between the home owner, the utility and the public sector negotiated in each area.

The block is made up as follows:

Authority	Total cost 2011-14	HCA contribution	Outputs	Unit cost to HCA
Broxtowe				
Erewash				
Gedling	3,659,000	1,100,000	11,000 units improved	100
Nottingham	3,865,000	805,000	3,180 units improved	253
Rushcliffe				
Total	7,524,000	1,905,000	14,180 units improved	134

Aids and Adaptations block

Previously grants for aids and adaptations have been provided through Disabled Facilities Grant (DFG)¹⁴, part-funded by CLG, and supplemented by funding from the RHG for Decent Homes (private), as well as Local Authorities' own money. DFG is a mandatory entitlement administered by local housing authorities to help fund the provision of adaptations to enable disabled people to live as comfortably and independently as possible in their homes, irrespective of tenure. It provides up to £30k through a means tested grant. It is not clear at present whether this money will be available in the future or how it will be administered and as such we are taking the precaution of including it in the LIP.

The block is made up as follows:

¹³ The East Midlands allocation as a whole was set at £72m from 2008-2011 (Dec 07). The total recommended for the HMA for 2010-11 was £2.247m.

¹⁴ DFG allocations to Nottingham HMA partners in 2010-11 total £2.241m.

Authority	Total cost 2011-14	HCA contribution	Outputs	Unit cost to HCA
Broxtowe	1,650,000	990,000	239 homes adapted	4,142
Erewash	2,700,000	960,000	388 homes adapted	2,474
Gedling	2,446,931	1,726,931	530 homes adapted	3,258
Nottingham	14,297,270	6,000,000	1,715 homes adapted	3,499
Rushcliffe	1,650,000	660,000	300 homes adapted	2,200
Total	22,744,201	10,336,931	3,172 homes adapted	3,259

A summary of the resourcing required and outputs to be delivered under the plan as it stands is attached at Appendix 5.

This LIP has been prepared at a time of considerable financial uncertainty. The potential scope of future HCA investment for our LIP is unclear. In addition, the introduction of new policies and funding streams, as well as the impending Comprehensive Spending Review, will undoubtedly affect the mix and balance of funds that can be brought to bear in delivering the LIP, including our own.

In particular, we await further information on:

- the operation of new funding streams (eg Regional Growth Funding, New Homes Bonus etc),
- the level of future investment which might be available via existing programmes such as the Local Transport Plan
- any asset transfer arrangements of outgoing organisations such as emda

In further developing the resourcing to deliver this plan, we will need to look innovatively at blending these external funding streams that may be available to us with our own resources, including our capital programmes and the use of our own land and assets. We would expect to provide funding for our LIP programme from our Local Transport Plans, the Growth Point programme, relevant capital receipts, S106 contributions, European Regional Development Fund, the private sector, obligations on utilities companies, Registered Providers and other new sources as they arise and those plans that are relevant to the delivery of the LIP are being developed with this in mind.

Through discussions with our partners in the proposed Local Enterprise Partnership for Nottinghamshire and Derbyshire we are already exploring alternative financing mechanisms which can be used to enable future regeneration and infrastructure projects to proceed.

As part of a review into innovative finance, Nottingham City Council are currently working with partners in order to identify ways in which existing and future regeneration schemes could be financed through leveraged private sector investment. These include hypothecated taxation, asset backed vehicles, Business Improvement Districts (BIDs) and accelerated development zones. Derby have also recently established a development fund which is designed to be self-sustaining. This review will help to inform delivery of the LIP.

Section 5: Delivery mechanisms and supporting policies

The HMA has a strong track record of drawing on the willing expertise of advocates from the private, public and voluntary sector to deliver its vision and experience of working through direct Local Authority intervention, ALMOs, public private sector partnerships, RPs and the private sector.

It is recognised that future resources will be limited and councils and their partners will need to maximise efficiency. Robust commissioning and implementation practices will be needed to secure the right outputs and outcomes at the best possible value. There will be a need to prioritise the activities proposed in this LIP in order to respond to the level of funding available and to select those projects which deliver the widest benefits. An outline set of criteria for this can be found at Appendix 3.

Enabling and Facilitation

Many of our projects are at an early stage and we may need support including investment and/or skills to advance feasibility studies, options testing, appraisals and business planning to ensure our plans are sound and viable. In-house skills will of course be important but we may need support to look outwards, drawing on the expertise of the HCA and the private sector. Our LIP sets out specific projects where further development work in close consultation with the HCA is welcomed.

Estimating the investment requirements for enabling and facilitation across the whole 15 year programme is difficult but our Growth Point programme may provide a useful benchmark with just over £1m supporting early development work for £10m of capital projects (i.e. early feasibility work, viability studies in advance of the capital project taking shape). The scope and scale of development work will of course vary from project to project but we would welcome a flexible approach to investment in project development in close consultation with HCA.

Several of our projects seek HCA investment to acquire, prepare and remediate sites for future development. Outputs from these types of schemes are often long term and difficult to measure. We will need to ensure that in return for HCA investment we can demonstrate that our future plans for these sites have been properly considered and that safeguards are in place to ensure development comes forward at a suitable pace and quality and that initial HCA pump priming can be recaptured for future investment where appropriate.

We understand that the HCA may be able to assist the development of these schemes particularly by facilitating contact with their Developer Panel. This is a 'one stop shop', to enable the procurement and development of a range of initiatives and is open to Local Authorities and RPs. It is aimed at enabling public sector agencies to procure development works more quickly and efficiently by providing access to a pre-qualified list of organisations that can assist with all stages of the development process from finance and funding of development, through design and construction of residential and other buildings, to sales and marketing. By accessing this support we would hope to be able to progress sites from acquisition and remediation through to development in a more assured fashion.

Delivery Options and Partners

It is clear that the new government agenda is moving towards a model of commissioning for Local Authorities rather than direct provision and other public, private and voluntary sector partners may play an increasing role in delivery. We will need to ensure our initiatives are delivered by the most appropriate agency with the most suitable procurement route to deliver best value, in consultation with the HCA and our partners. A number of options are available:

Local Authority Direct Procurement/Tendering

Some schemes may deliver best value in areas where the LA has real expertise and track record in procurement and where for example framework agreements may provide tried and tested implementation routes

Arms Length Management Companies

Our ALMOs play a crucial role in maintaining and improving local authority housing stock and in spearheading many of our councils Decent Homes programmes.

Registered Providers (RPs)

RPs already play a vital role in delivering a range of housing types and tenures across the HMA and it is clear that this will continue. RPs have an excellent track record of quick turn around to deliver projects taking advantage of short-term funding opportunities. They also have assets of their own which will add value to the programme. We will explore the opportunity to encourage RPs to collaborate in order to maximise outputs and efficiencies. The LIP provides a platform for close engagement between Local Authorities and RPs to target activity on priority areas and develop new approaches. New delivery models may be required which look differently at housing for rent compared with housing for sale including the consideration of longer investment return periods.

Public Private Partnerships

Partnerships such as the City's Local Education Partnership, Nottingham Regeneration Ltd and Blueprint, have been established to deliver on very specific agendas. Resources for additional delivery vehicles may be limited and we need to consider how the expertise of existing partnerships can be captured and employed. Local Asset Backed Vehicles may be one route for securing town centre regeneration for those partners with an appropriate portfolio of land assets.

Private Sector

Most housing in the HMA is provided by the private sector. The LIP and our complementary policy documents provide the foundations for working with the private sector, whether in a formal partnership or as part of preparation of planning applications, to secure safe, strong and sustainable communities.

Community Land Trusts / Local Housing Trusts

The Coalition government has proposed that local communities should be able to take steps to deliver new housing developments themselves. Local Housing Trusts have been proposed, building on the model of Community Land Trusts, which will allow for community-led small scale development in towns and villages. More detail on this proposal is expected in the forthcoming Decentralisation and Localism Bill, at which point we will review whether and how the policy could form part of the delivery options for this LIP.

Opportunities for smarter use and disposal of public assets

Many local authorities and public sector agencies are reviewing their approach to the use and ownership of land and buildings. Collaborative working on the future use and disposal of public sector assets should deliver positive outcomes for the partners and the LIP in areas such as:

- Strategic use of assets to release and support HMA regeneration opportunities
- Co-location of services where appropriate to better serve new and existing communities
- Cross boundary services and efficiencies
- Rational timing/phasing of disposals to optimise opportunities for reinvesting in public services

- Intelligent site disposal which avoids the creation of problem derelict/vacant sites which may have an adverse impact within a neighbourhood

The HCA currently has in place a protocol with various public sector agencies regarding disposal of assets. Advance notification of disposal to HCA provides a window for strategic opportunities to be identified in advance of the release of assets. We plan to work closely together as local authorities and with the HCA to ensure that we optimise the use of our resources and the outcomes generated from LIP activity.

Opportunities for joint commissioning

There may be opportunities and cost and quality advantages in examining new approaches to joint commissioning, both between the councils and with other partners. The councils will be reviewing this in the early stages of the LIP.

Capturing employment and training opportunities for the local community

Real progress is being made in the use of Social Clauses within contracts to secure local employment and training. For example, Nottingham City Council's procurement strategy explicitly includes a requirement to secure local training and employment when procuring capital works:

All procurement processes and sub-contracting arrangements will refer to local training and employment needs and contain a contractual requirement for the supplier/provider of the service to sign up to and deliver:

- *the skills pledge – a commitment to workforce development and apprenticeship training*
- *the jobs pledge via a local employment partnership (LEP)*
- *a commitment to utilising an agreed % of apprenticeships for the duration of the contract*

This is an area where further review and sharing of best practice will be beneficial and will provide a means of addressing social inclusion and community cohesion by providing jobs and training for local people. We will work closely with bodies such as our Employment and Skills Boards and economic development teams to ensure that activities are well co-ordinated and maximise the opportunities to support our communities. Projects which can demonstrate a wider range of benefits and outcomes that include employment and training opportunities should be favoured in our prioritisation process (see Appendix 3).

Design and sustainability

There has been criticism in the past of design standards in the East Midlands area¹⁵ and this has led us to adopt more rigorous standards in our Aligned Core Strategies. All new developments should aspire to the highest standards of design and construction and good design and landscaping should be integrated into the development process at an early stage. Planning guidance in the form of Area Action Plans, Supplementary Planning Documents, Masterplans or informal planning guidance may be produced to provide more detailed guidance, especially for large or sensitive sites, or to address particular design issues. In particular, we will expect new developments to take on board the recommendations of the Manual for Streets, accord with the Code for Sustainable Homes standards and take into account 'Building for Life' criteria and the importance of developing places of distinctive

¹⁵ Audit of Housing Design Quality in the East Midlands, West Midlands and the South East – Commission for Architecture and the Built Environment (CABE) 2006, see www.cabe.org.uk/publications/housing-audit-2006

character and legibility. As a minimum, we expect developments of 10 or more homes to achieve a 'gold' standard, as defined by Buildings for Life.

The councils have signed the Nottingham Declaration on Climate Change, which is a public statement of intent to work with the local community and businesses to respond to the challenges of climate change. In order to achieve more sustainable forms of development and deliver a high level of sustainable, low carbon buildings, we have set challenging targets in our Aligned Core Strategies in terms of the percentage of energy to be used in new developments to come from decentralised and renewable or low carbon energy sources.

Section 6: Engagement of Partners and Consultation

The production of this Local Investment Plan has been overseen by a Steering Group with representatives from each of the local authorities in the partnership, the Nottingham Core HMA Growth Point team, Government Office for the East Midlands and the Homes and Communities Agency.

The LIP is based on plans, programmes and strategies that have already been extensively consulted upon with residents, the private sector, community and voluntary groups and other organisations, agencies and government departments in the public sector. These documents are referenced appropriately in the document and are in the public domain.

There will be further opportunities to consult on the issues raised in this LIP, in particular as we review and further consult on the Aligned Core Strategies for the Local Development Framework in the light of the abolition of the Regional Spatial Strategy and the new government's localism agenda. This may lead to the LIP itself being refined and revised.

Regular updates have been provided by Steering Group members to their Local Authority Members, their Local Strategic Partnerships and existing governance structures including the Joint Planning Advisory Board, which principally oversees the production of the Aligned Core Strategies for the Local Development Frameworks, and the recently formed Joint Leadership Board and Core City Board.

Consultation events have been held with the Registered Providers as key delivery partners, giving them the opportunity to share their concerns and issues and comment on the draft LIP. We have also consulted with our LSPs.

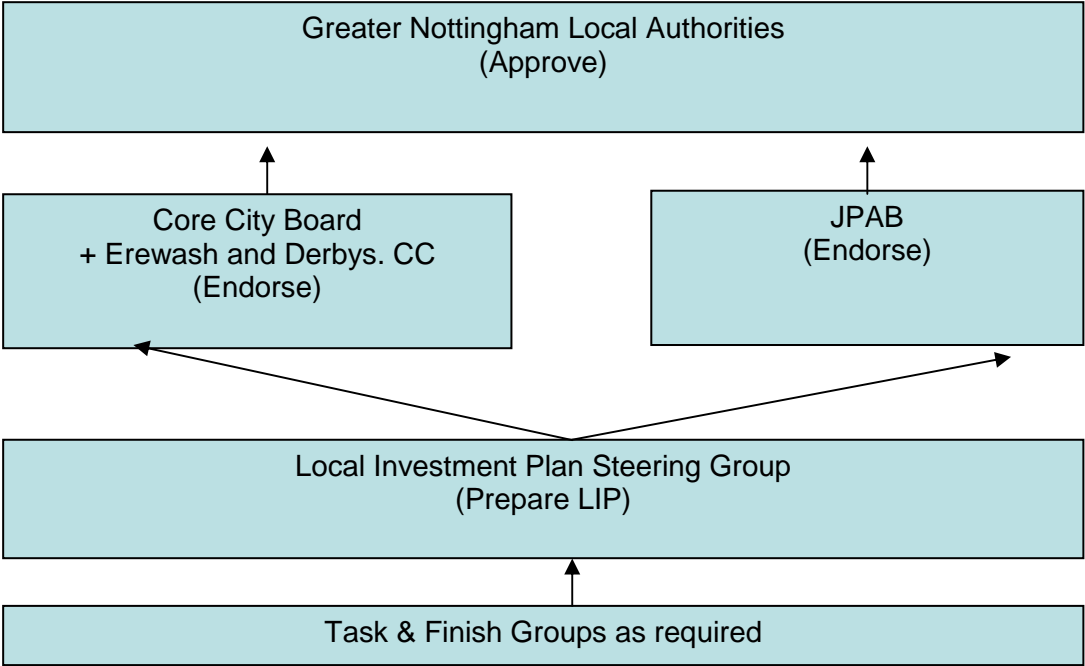
In the light of the new government, changing policies and reduced funding, local authorities will undoubtedly be reviewing their priorities at this time. For example, Nottingham City Council are presently undertaking a prioritisation exercise of all their regeneration activity which will inform future iterations of the LIP and will be subject to appropriate consultation.

Any individual projects that flow from the LIP will of course be the subject of further specific consultation according to the requirements of the planning process.

Section 7: Governance, monitoring and review

The following diagram captures the preparation and sign-off structures for the LIP.

It has been endorsed by both the Core City Board and the Joint Planning and Advisory Board. Each individual Local Authority has given its final sign off to the document.



It is intended that the Steering Group will continue to meet periodically to develop and agree any new delivery mechanisms required for the LIP (discussed in section 6), review overall progress and update the LIP as necessary, and at least annually, to take account of changing local or national circumstances, policies and programmes. It will be particularly important to review the LIP in the period after the Comprehensive Spending Review announcements and in the light of any further information from the HCA as to the likely availability of funds. At this time, the Steering Group will have to review and prioritise our initial 3 year delivery plan and seek appropriate endorsement through our evolving partnership arrangements including JPAB and the Core City Board.

Final approval of this plan, subsequent Local Investment Agreements (LIAs) and individual projects will continue to be the responsibility of individual local authorities.

This Local Investment Plan will deliver on a range of economic and business priorities which may be included under the emerging Local Enterprise Partnership for Derbyshire and Nottinghamshire, for which a business plan will be submitted to government by 6 September 2010. Whilst the exact scope and remit of LEPs is not yet confirmed, it is proposed that our LEP will have a role in ensuring that the various Local Investment Plans in its area, and other supporting strategies and programmes such as the Local Transport Plans, are well co-ordinated, but it is not anticipated that they will have a formal approval role. The LEP will also help by providing appropriate private sector input as required. We will review the governance structures once we know the outcome of the submission, and as the LEP evolves.

Appendix 1: Summary Evidence Base

The policy backdrop for this Local Investment Plan is provided by a range of partners' existing documents, including Housing Strategies, Homelessness Strategies, Sustainable Communities Strategies, Supporting People Strategies, Local Area Agreements and Local Transport Plans. It also draws on the Aligned Core Strategies Option for Consultation and housing market evidence contained in the Strategic Housing Market Assessment 2007 and the update on Housing Market Needs 2009.

The character of the Nottingham Core HMA

The Nottingham Core HMA has a population of 778,000¹⁶, and takes in the conurbation of Nottingham, the City Centre and the surrounding rural and urban area.

Being close to Derby and Leicester, there are important and complementary economic linkages between the cities. The area as a whole is also a New Growth Point, which brings extra resources to help provide the infrastructure necessary to support new housing growth.

Nottingham is influenced to the south by the town of Loughborough, to the east by Newark, which is also a designated Growth Point, and to the North by Mansfield and Sutton in Ashfield. The influence of Derby on the western parts of Erewash are especially strong, particularly on the towns and villages on the A52 west of the M1 motorway, and north of Derby along the A38.

The built up area of Nottingham has a population of about 545,000. The two Sub Regional Centres of Hucknall (population 30,400) and Ilkeston (population 38,100) are important towns with their own identity and economic roles. The suburban centres of Arnold, Beeston, Bulwell, Carlton, Clifton, Long Eaton and West Bridgford all have an important role as more local centres providing a range of services. The conurbation is surrounded by designated Green Belt which is drawn very tightly to the urban area, offering limited opportunities for development. Settlements within the Green Belt such as Cotgrave, Calverton and Kimberley are similarly constrained.

In Rushcliffe there are relatively extensive areas of countryside beyond the Green Belt. The settlements here, such as East Leake, exhibit a much more rural character.

Economy and Employment

Nottingham is a designated Core City, recognised as a city of national importance, and an important driver of the economy. Its influence is reflected in it being 7th in Experian's 2009 national retail ranking. It is also a designated Science City, in recognition of the vital importance of the two hospital campuses and two universities (with campus locations throughout Greater Nottingham) to its economy, particularly in terms of offering knowledge intensive jobs and spin out opportunities. There is a strong service sector presence including education, health, public administration and business services. However, the manufacturing industry remains a significant part of the economy, which is especially important to areas such as Hucknall and Ilkeston. It is too soon to quantify whether the recession has significantly altered the structure of the economy because the required data is not yet available but it can be expected that there will be an impact on public sector employment in the HMA, given the cutbacks to be achieved over the next few years.

¹⁶ ONS 2009 mid year estimates

Area	Working Age Employment rate	Working Age Economic Activity rate	Claimant Count rate	Annual change in claimant count (%)	IB/ESA rate	Income Support rate*
Nottingham	58.5	67.1	5.8	-0.5	8.6	4.8
Broxtowe	74.9	82.8	3.0	-6.5	5.7	2.4
Gedling	78.4	83.9	3.3	-6.5	6.2	2.9
Rushcliffe	79.1	85.7	2.0	-6.9	3.7	1.6
Hucknall	n/a	n/a	4.7	-4.1	7.8	3.8
Erewash	77.1	86.9	4.7	-4.5	6.4	3.3
Nottingham Core HMA including Hucknall	69.4	77.3	4.5	-2.9	6.8	3.5
East Midlands	74.3	80.3	3.8	-8.2	6.6	3.3
England	73.0	79.0	3.9	-5.5	6.7	3.5

* Income Support claimants do not include those also claiming IB/ESA.

Economic activity and employment rates are relatively low – 77% of people of working-age are economically active and 69% in employment, compared with 79% and 73% nationally¹⁷. This is partly due to the large number of students. There are also challenges in terms of skills and qualifications, which need to be addressed if the economy is to become more service based and knowledge orientated.

Population Trends

The population of the area rose by 34,200 (4.7%) between 2001 and 2008¹⁸, mainly due to international migration, particularly latterly from Eastern Europe, and the growth in student numbers. The population is forecast to grow. Because of the two universities, the area has a high proportion of its population aged 18 to 29 compared with England as a whole, and lower proportions in other age-groups. Children and people aged 45 to 69 are particularly “under-represented”. Overall, an ageing population is projected, but not to the same extent as nationally. The percentage of the population who are aged 65 and over is projected to rise from 15% in 2006 to about 18% in 2026.

Mid 2007 population estimates indicate that 11.4% of the population are from ethnic minority backgrounds; a slightly higher proportion than for the region as a whole. Of the estimated 83,600 people of ethnic minority background a large majority – 54,900 live in Nottingham.

In terms of migration to other parts of the UK, the area experiences net out-migration of all age groups except those aged 16 to 24¹⁹. Much out-migration is short distance, leading to in-commuting from neighbouring areas. In particular, significant parts of Amber Valley and Newark & Sherwood are in the Nottingham Travel-to-Work Area (TTWA)²⁰. At the same time, the western part of Erewash is in the Derby TTWA and Ravenshead and Newstead are in the Mansfield TTWA. The in-migration of 16 to 24 year olds is largely due to students attending the two Universities.

Social Need

This is an area of contrasts, with the wealth of City Centre and some suburbs set alongside areas of significant deprivation. It includes some areas of the highest multiple deprivation in

¹⁷ Annual Population Survey October 2008 - September 2009; ONS Claimant Count May 2010 and May 2009; DWP benefits data, November 2009, from NOMIS.

¹⁸ ONS Mid-Year Estimates.

¹⁹ ONS Internal Migration Estimates, mid-2007 to mid-2008. These data are only available at District level, but the situation is unlikely to be affected by the exclusion of Hucknall.

²⁰ As defined by the Office for National Statistics following the 2001 Census.

England, including parts of the inner city and outer estates. 57 of the 487 super output areas (SOAs) in the area were in the 10% most deprived nationally in the 2007 Index of Multiple Deprivation²¹. All except one of these are in Nottingham City; the other one being at Cotmanhay (Ilkeston). Other areas with SOAs in the worst 20% nationally are Eastwood, Killisick (Arnold), Hucknall, Long Eaton and other parts of Ilkeston. Social need also exists in more rural areas, but tends to be in smaller pockets that are not fully reflected in statistics, and this is often exacerbated by poor access to services, including public transport.

Housing Issues

The Nottingham Core Strategic Housing Market Assessment (SHMA) undertaken in 2007 covers the whole of the HMA. The report outlines current conditions, identifies and defines distinct sub-market areas, and highlights key housing issues. The study notes that East Midlands housing markets do not exhibit the extremes of London and the South in terms of being overheated and in high demand, nor do they experience the scale of low prices, low demand and market failures that can be seen in some parts of the North and West Midlands. However, some instances of these more extreme characteristics of the market can be identified within the core HMA on a smaller scale. For this reason, maintaining and improving the 'balance' within housing markets, avoiding mistakes and adverse unintended consequences, enabling more affordable housing and providing for need are key objectives of local and regional government.

Overall, the main issues identified for the HMA are:

- The increasing impact of affluence and choice – but not for all – on the housing market
- Problems of affordability in the suburbs and some parts of the City
- The household and tenure projections, and the implication that more private and social renting will be required in some areas
- Issues of under occupation and utilisation of stock
- The need for stock renewal in the City, and improving neighbourhoods and environments
- Prevention and reversal of polarisation in the housing market

Housing stock and mix

There are approximately 377,000 dwellings in the HMA²². The housing stock rose by about 21,000 (6.7%) between April 2001 and March 2009²³. Reflecting the increase in smaller households and building at higher densities, a large proportion of new dwellings are smaller properties. For instance, 52% of dwellings completed in 2007/08 were flats and 56% had 1 or 2 bedrooms²⁴.

The housing mix reflects the national picture, with 68% of properties being owner-occupied in 2001 and 17% with 7 or more rooms²⁵, but there are areas where the market is dominated by a limited choice of house type, size and tenure. In particular, Nottingham City has a large proportion of smaller homes (36.6% having 4 rooms or less compared with 28.7% for Greater Nottingham and 22.5% for Rushcliffe), and more social rented accommodation (33.4% compared to 20.1% for Greater Nottingham, much of it estate based).

²¹ CLG 2007 Indices of Deprivation. Super output areas are areas with similar populations devised for comparisons across the country. On average, they have a population of about 1,500.

²² Hi4em evidence drawn from HSSA 2008-09 & RSR. Figure includes all of Ashfield.

²³ Council housing monitoring data. Now includes purpose built student dwellings.

²⁴ EMRA RSS Annual Monitoring Report 2007/08, Supplementary Data Chapters. Erewash and Hucknall excluded.

²⁵ 2001 Census. The comparable figures for England were 69% and 20%. Rooms includes kitchens but excludes bathrooms.

In parts of Nottingham City and a few smaller areas of the district authorities, the demographic picture of the current housing market shows significantly large concentrations of lower socio-economic classifications, residents on lower incomes, younger households, households in rented accommodation and ethnic minority communities.

The evidence suggests an inner market area within the City's boundary where the proportion of younger singles, students, lower incomes and some ethnic minorities is substantially higher than in the rest of the HMA. Conversely, the proportion of families with children is noticeably lower in the inner market area and higher in outer City and suburban areas.

The inner market area exhibits more private renting, higher proportions of young singles, and greater numbers of flats and terraced houses. Some suburban centres and satellite towns also show some similar patterns on a smaller scale in their centres.

Higher proportions of couples with children are noticeable in the outer areas of all settlements or satellite centres of any size, not just the city, but in the main urban area these also tend to fall mainly within the suburban local authorities. Also noticeable are pensioner households in the outer areas of the city and suburbs.

Despite these general patterns, most areas are still very mixed. Those areas which are dominated by a single type of house type, size or tenure would benefit from a rebalancing of their housing mix. Examples of such areas include neighbourhoods dominated by student housing, HMOs and some of the former council owned outer estates.

Recent Sales Volumes

Since 2004 sales volumes²⁶ have followed regional trends although turnover of stock over the same period has continually been higher in Nottingham than the HMA, its counterpart areas, and the region whereas in the other areas it has typified regional trends and those observed in the HMA. Overall annual volumes have frequently been 13,000 – 16,000 until 2008 when they plummeted to around 8,000. 2009 figures seem to correlate with the previous year, however, unlike the previous year; monthly sales have been on an upward trend rather than a steady downturn. Sales volumes in the 4 Hucknall wards have followed similar patterns to that of the HMA, in that there has been a dramatic decline from 2007 onwards in the number of sales. In addition, similar to the other authorities in the HMA, 2009 sale figures seem to draw a parallel with 2008 sale figures, but rather than a steady decline, monthly sales have been on an upward trend since early 2009.

Current Average Prices

Average prices²⁷ have followed regional trends however when looking at the HMA in more detail it becomes apparent that Erewash, Gedling and Nottingham have had consistently lower average prices than the region, whereas Broxtowe is closely matched and Rushcliffe is somewhat higher. Average prices for the 4 wards of Hucknall from 2004 – 2008 again show a similar pattern in that after 2007, prices in these areas begin to decline. A similar trend can be seen in the HMA, however it should be noted that average prices in Hucknall have consistently been below the HMA and regional average. Annual average prices for the HMA increased slightly in 2009 from 2008 to £149,877. Current 2009 average prices are £149,877 in the HMA, £150,844 in Broxtowe, £133,576 in Erewash, £148,230 in Gedling, £122,644 in Nottingham, £212,476 in Rushcliffe, £115,211 in Hucknall Central, £130,376 in Hucknall East, £104,630 in Hucknall North and £122,374 in Hucknall West. All, bar Hucknall West have shown a continuing decline in average house price from previous years. The East Midlands average is £157,361. Lower quartile prices range from £75k in Ashfield, £86k in

²⁶ Hi4em data derived from raw Land Registry data, June 2010.

²⁷ Hi4em data derived from raw Land Registry data, June 2010.

Nottingham, £95k in Erewash, £110k in Gedling, £112.5k in Broxtowe and £143k in Rushcliffe. In the HMA it stands at £105k.

Households on the housing waiting list

The HSSA records the following data as at 1st April:

District	2006	2007	2008	2009
Ashfield*	4,364	4,602	4,462	5,835
Broxtowe	2,508	2,293	2,448	2,759
Erewash	1,633	2,482	2,386	1,112 ²⁸
Gedling	5,218	3,251	4,074	1,800
Nottingham	13,201	14,159	15,668	9,398
Rushcliffe	1,442	1,535	1,451	1,231
Total	30,372	30,329	32,497	24,144

*entire district

Net dwelling change 2001-2009

There has been an average increase of 2,646 dwellings per annum in the HMA over the period 2001-2009.²⁹

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	01/09 total	Ave p/a
Broxtowe	119	145	206	315	381	367	376	294	2,203	275
Erewash	159	156	170	251	705	362	492	414	2,709	339
Gedling	133	202	355	236	244	296	447	204	2,117	265
Nottingham	1,124	1,065	1,332	1,184	2,037	1,518	1,316	716	10,292	1,287
Rushcliffe	156	338	273	475	261	456	489	191	2,639	330
Hucknall	75	182	70	118	150	270	202	139	1,206	151
Total HMA	1,766	2,088	2,406	2,579	3,778	3,269	3,322	1,958	21,166	2,646

Planned housing supply

In the light of the abolition of Regional Strategies, all Councils within the HMA have signalled their intention to revisit the housing provision set out in the Regional Strategy and included in the Option for Consultation Aligned Core Strategies. This will allow a reconsideration of the appropriate level of growth and its locations in the light of both the responses to consultation and the deliverability of schemes which are linked to major new infrastructure, where this is now less certain to be provided due to the financial environment we now face. It should also ensure the Aligned Core Strategies have a much wider ownership by the local community, in line with the Government's localism agenda. As a result, it is no longer possible to publish a revised version of the Aligned Core Strategies in the autumn 2010, as originally intended, and a revised timetable will be drawn up in due course.

Affordable housing need

A Strategic Housing Market Assessment was undertaken for the HMA in 2006/07³⁰, followed by a Housing Market Needs Assessment in 2009³¹.

²⁸ Fall from 2008-09 followed implementation of Choice Based Lettings. 2010 figure 2,103.

²⁹ Source: Local Authorities' Housing Flows Reconciliation returns and other monitoring data. Student dwellings included throughout in Nottingham City, in line with CLG's 2009 Housing Flows Reconciliation return definitions.

³⁰ Nottingham Core Strategic Market Assessment, 2006/07, see www.nottinghamcity.gov.uk/index.aspx?articleid=3059.

³¹ Nottingham Core HMA: Housing Market Needs Assessment Update 2009, see www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=16083&p=0

However, with the abolition of the RSS and recent changes in house prices, the partners have agreed that this work needs to be re-examined and updated in the light of new circumstances and as a result the figures contained within these documents in respect of affordable housing need will also be reviewed.

Decent Homes – public sector

The previous government set a target for all social housing to be made decent by 2013, and made capital borrowing available to local authorities rated as at least two star landlords by the Audit Commission. The social housing stock in Ashfield, Broxtowe, Erewash and Rushcliffe has either already met this target, or will meet it by the end of 2010-11. Nottingham and Gedling are still progressing towards the target.

Decent Homes – private sector

The previous government set a target of 70% of private sector homes occupied by vulnerable people being decent by 2010-11. According to the BRE Stock Model, only Rushcliffe housing has met this target:

LA	No of private sector dwellings	No of non-decent homes	% of non-decent homes	No of vulnerable households	No of vulnerable households in decent homes	% of vulnerable households in decent homes
Ashfield	39111	11666	29.8%	10232	6937	67.8%
Broxtowe	40854	12126	29.7%	7433	4967	66.8%
Erewash	40904	13369	32.7%	8291	5264	63.5%
Gedling	43138	12170	28.2%	7643	5268	68.9%
Nottingham	79971	27580	34.5%	25680	16298	63.5%
Rushcliffe	40521	10742	26.5%	5115	3627	70.9%

Improving Energy Efficiency

The energy efficiency of a house can be measured using the Standard Assessment Procedure (SAP). The procedure calculates a number between 1 and 100, low numbers generally indicate a house that has low levels of insulation and an inefficient heating system whereas numbers closer to 100 indicate a very energy efficient house. SAP is the Government's recommended system for energy rating of dwellings.

SAP is being used as a proxy for fuel poverty in households of people claiming income based benefits, given the link between income poverty and fuel poverty. Low energy efficiency is defined as a SAP rating of less than 35. High energy efficiency is defined as a SAP rating of 65 or more. Fuel poverty is the requirement to spend more than 10% of household income to maintain an adequate level of warmth and includes non-heating fuel use.

The BRE Stock Model provides the following figures for the HMA:

LA	No of dwellings with a SAP rating of 35 or less	No of households in fuel poverty
Ashfield	5606	3815
Broxtowe	4815	3260
Erewash	6935	3958
Gedling	5114	3297
Nottingham	11099	9706
Rushcliffe	4356	3412
Total	37925	27448

Appendix 2: outline 15 year delivery plan developed at Issues & Options Workshop

	Supply	Quality	Inclusion	Neighbourhoods
3 yrs	<p>Affordable housing block <u>Nottingham City:</u> Bobbers Mill decontamination, remediation, feasibility Greater Island affordable housing MediPark Ph1, including acquisition <u>Ashfield:</u> Viability assessments of conurbation strategic sites Redevelopment of Darlison Court Tackling empty properties Hucknall Creative Industries Centre Hucknall Inner Relief Road <u>Gedling:</u> Gedling Access Road <u>Broxtowe:</u> Sheltered scheme redevelopment <u>Rushcliffe:</u> Cotgrave colliery <u>Erewash:</u> Petersham hotel site Long Eaton and Ilkeston affordable housing</p>	<p>Decent homes – public sector block Decent homes – private sector block Energy efficiency block <u>Nottingham City:</u> Development support packages to raise Code level standards Highcross Court decommission & redevelop HMO acquisition & rehab</p>	<p>Aids and adaptations block <u>Nottingham City:</u> New provision for elderly Hazel Hill, Woodthorpe & Winchester <u>Ashfield:</u> Tackling homelessness & improving provision within private rented sector Improving access to housing <u>Erewash:</u> ExtraCare Housing <u>Broxtowe:</u> Housing for vulnerable disabled people</p>	<p><u>Rushcliffe:</u> Cotgrave Town Centre <u>Nottingham City:</u> Meadows PFI Albany Works/Co-op Carlton Road redevelopment Radford Mill conversion & partial demolition Stonebridge Park regeneration Forest Mill & adjacent site demolition Broadmarsh Plan B (Cliff Road) Employment site development <u>Ashfield:</u> River Leen Corridor GI Hucknall Town Centre pedestrian links phase 1 (car park) Hucknall Town Centre pedestrian links phase 2 (NET bridge) Hucknall Town Centre shop front improvements <u>Erewash:</u> Long Eaton Town Centre regen <u>Broxtowe:</u> Stapleford Hub Business innovation centre <u>Gedling:</u> Arnold Town Centre Regeneration</p>
5 yrs	<p>Affordable housing block <u>Nottingham City:</u> Greater Island Site Waterside – Trent Basin Stanton Tip Chalfont Drive MediPark Ph2</p>	<p>Decent homes – public sector block Decent homes – private sector block Energy efficiency block</p>	<p>Aids and adaptations block <u>Nottingham City:</u> New provision for elderly <u>Gedling:</u> Supported accommodation for ex offenders Mental health core & cluster*</p>	<p><u>Rushcliffe:</u> Cotgrave Town Centre <u>Nottingham City:</u> Meadows PFI Forest Mill & adjacent site redevelopment Radford high rise decommission &</p>

	<u>Erewash:</u> Oakwell Brickworks Ilkeston Train Station <u>Broxtowe:</u> Kimberley Depot Site The Hassocks, Beeston Beeston Station Site <u>Ashfield:</u> Papplewick Lane development Hucknall employment/office space <u>Erewash:</u> Stanton Regeneration		Domestic violence refuge* Supported accommodation 16-25 year olds	redevelopment Estate based regeneration – Crabtree Estate based regeneration – Snapewood <u>Ashfield:</u> Rolls Royce Watnall Road redevt Piggins Croft & High St mixed use redevt Health & Schools facilities in Hucknall West arising from Rolls Royce GI links to city & wider district Improve links between NET/Rail and employment sites Hucknall West transport improvements <u>Erewash:</u> Cotmanhay Regeneration BLAP sites – Nottingham Rd & Meadow Lane Ilkeston Town Centre Regeneration <u>Gedling:</u> Newstead Regeneration Arnold Town Centre Regeneration <u>Broxtowe:</u> Beeston Square
10 yrs	Affordable housing block <u>Erewash:</u> Stanton Regeneration	Decent homes – public sector Decent homes – private sector Energy efficiency	Housing for vulnerable people Adaptations & modernisation programme for elderly <u>Nottingham City:</u> New provision for elderly	<u>Nottingham City:</u> Neighbourhood & district centre improvements Estate based regeneration – Highbury Vale Estate based regeneration – Top Valley Estate based regeneration – Bestwood <u>Gedling:</u> Netherfield regeneration Honeywood Gardens regeneration

Projects marked * identified by Gedling but could be in any Brushling district

Appendix 3: Headline criteria for project prioritisation

The range of projects and initiatives set out in this Local Investment Plan are important to secure the delivery of the partners vision for the Nottingham HMA. However, it is recognised that future resources and investment will be limited. The partners have set out below the 4 key criteria which will be used to prioritise projects against available investment. Projects and initiatives will be considered against the extent to which they address the following (commensurate to the scale of funding sought):

1. Impact, Outputs and Outcomes

- Degree to which multiple benefits across the LIP themes are delivered (supply, quality, inclusion, neighbourhoods) and other benefits are delivered (eg sustainability, training and employment opportunities, housing units, open space, other funding released/secured etc)
- Degree to which outputs are proportionate to the investment requested
- Level of commitment shown (funding/resources) from other public/private sector partners
- Appropriate use/contribution of public assets
- Level to which project secures the release of funding from other sources
- Are costings estimated appropriately/comparable with usual rates
- Extent to which the project unlocks the delivery of other dependent projects with strategic impact/multiple benefits

2. Deliverability

- Robustness of the delivery programme
- Existence of appropriate project plans, procurement routes are in place commensurate with the scale/complexity of the project
- Level of senior officer/political commitment
- The capacity of the organisation to deliver the project
- Whether other funding required has been secured
- Whether critical dependencies been addressed/resolved

3. Risks

- Physical/Abnormals issues flooding, contamination
- Approvals required
- Acquisition/CPO timescales, costs and uncertainties
- Reliability of cost estimates
- Viability
- Dependencies – physical and financial
- Political Support (inc cross boundary)
- Public Stakeholder Support
- Availability of other funding

4. Spatial and Thematic Fit to the LIP

- Degree to which the totality of prioritised projects reflect the spatial and thematic challenges set out in the LIP.

Appendix 4: Complementary Strategies and Programmes

This section outlines some of the main strategies and programmes that are complementary to the delivery of the LIP. Some of the proposals featured in the LIP are drawn from these documents and have been selected as being most relevant to the requirements of the LIP as currently set out by the HCA. Should the purpose of the LIP or the HCA change over time to encompass wider issues and requirements, we would expect to review these documents and revise the content of the LIP accordingly.

Sustainable Communities Strategies

The Nottingham HMA is covered by 8 Sustainable Communities Strategies, prepared by the respective Local Strategic Partnerships for each of the local authorities in the area. These documents are the umbrella strategies for each area, providing a 10 year vision for their development, and the LIP should be viewed in the context of these. The LIP as it stands tries to draw out the common ground between the Sustainable Communities Strategies and the objectives of the HCA. Partners will review this on a continuous basis to ensure that the LIP continues to articulate to the HCA the areas in which their investment can best help to deliver the objectives of these strategies.

Aligned Core Strategies

The Greater Nottingham councils have been working together to develop Aligned Core Strategies setting out the long-term spatial vision for the whole of the Nottingham HMA, with the aim of tackling joint and cross boundary issues.

In Spring 2010 they produced the Option for Consultation, which included policies for delivering the strategy and a key diagram; as well as 17 general criteria-based policies for assessing all planning applications, grouped under 3 main themes of Sustainable Growth, Places for People and The Environment.

The councils intended to publish a final document in September 2010, which would have coincided with the production of the LIP. However, on 22nd June 2010, due to uncertainty over the future of strategic planning, the Greater Nottingham Joint Planning Advisory Board, which oversees the process, resolved to:

- agree that work continue on collating the evidence base and supporting information for the Aligned Core Strategies, where this remains relevant in the light of the uncertain future planning arrangements; and
- agree to delay the publication of the next version of the Greater Nottingham Aligned Core Strategy, pending further guidance on strategic planning.

This decision is subject to each Council's formal approval processes.

Much of the strategy of the LIP is derived from proposals in the Aligned Core Strategies and therefore any substantive change to the latter will necessitate a review of the LIP. Similarly, should the scope of HCA objectives be significantly altered, the LIP may need to be reviewed to incorporate further measures from the ACS.

Growth Point

The LIP has strong synergies with the objectives of the HMA's Growth Point Partnership (which is part of a wider 6C's Growth Point). The aims of the partnership are set out within a Programme of Development (POD) of which the key objective is to support, progress, and deliver the Councils' Aligned Core Strategies (see above) which takes an holistic approach to spatial development.

The POD sets out the priorities for revenue and capital investment as securing the delivery of projects which support and enhance communities and deliver sustainable new housing opportunities. The final year programme is set out below and includes housing, city and town centre regeneration, transport and green infrastructure projects. The HMA has also worked with Leicester and Derby HMAs to produce an integrated Green Infrastructure Strategy and Delivery Plan – elements of which are/will be included within the Core Strategies and will be brought forward via the LIP, LTP, and the Growth Point programme.

Project Name	Lead Partner/s	GP Sought	Cumulative Total
Real Time Information	Nottinghamshire County Council (in partnership with Nottm City Council)	£600,000	£600,000
Redevelopment of Arnold Town Centre	Gedling Borough Council	£950,000	£1,550,000
Kingsthorpe Close and Stonebridge Park	Nottingham City	£810,000	£2,360,000
Rolls Royce Redevelopment and Regeneration – Access Improvements	Ashfield DC	£500,000	£2,860,000
Erewash PUA Sustainable Infrastructure Project	Erewash BC (in partnership with Derbyshire County Council)	£300,000	£3,160,000
River Leen Access and Sustainable Transport Corridor	Nottingham City Council	£190,000	£3,350,000
B6009 Watnall Road Cycle Route	Nottinghamshire County Council	£200,000	£3,550,000
Cotgrave Town Centre	Rushcliffe Borough Council (in partnership with Nottinghamshire County Council)	£700,000	£4,250,000
Brook Street/Bath Street Link Road	Nottingham City Council	£342,000	£4,592,000
B600 Main Road/B6009 Narrow Lane Junction Improvement Watnall	Nottinghamshire County Council	£150,000	£4,742,000
A60 Forest Lane Junction Improvement Reduced Scheme	Nottinghamshire County Council	£320,000	£5,062,000
Trent River Park Access Improvements	British Waterways	£213,000	£5,275,000
Albany Road & Carlton Road Site	Nottingham City (supported by Blueprint LTD)	£200,000	£5,475,000
Nuthall Road/Aspley Lane Ped Improvements	Nottingham City Council	£250,000	£5,725,000
Cotgrave Country Park Development	Nottinghamshire County Council	£294,376	£6,019,376
Hucknall Town Centre Pedestrian Links Project	Ashfield DC	£100,000	£6,119,376
Reserve Projects			
Trowell Junction Railway Line speed Enhancement	Nottinghamshire County Council	£350,000	£6,469,376
Forest Mill Site Assembly	Nottingham City Council	£1,619,000	£8,088,376
Broxtowe Country Park Access and Strategic Route	Nottingham City Council	£170,000	£8,258,376
Big Track/Trent Valley Way	Nottingham City Council	£126,220	£8,384,596
Attenborough to Beeston Marina River Path	Nottinghamshire County Council	£278,000	£8,662,596
Wildlife on Your Doorstep	Notts Wildlife Trust	£206,358	£8,868,954
London Road Cattle Market Road ped/cycle accessibility	Nottingham City Council	£450,000	£9,318,954
A60 Forest Lane Junction Improvement	Nottinghamshire County Council	£880,000	£10,198,954
Total		£10,198,954	

National Coalfields Programme

The National Coalfields Programme (NCP) provides investment in former colliery sites, for the regeneration of coalfield communities across England, through physical redevelopment and social initiatives.

The NCP encompasses 107 sites throughout England and was originally a 10 year programme that was extended for a further 5 years from 2007 to 2012. It has a ring-fenced net allocation of £386.5m with total public sector investment over the lifetime of the Programme forecast at in excess of £800m.

Delivery is achieved through partnership working with Regional Development Agencies, Local Authorities, the Coalfields Regeneration Trust, the Alliance (formerly the Coalfields Communities Campaign) and the private sector.

The original objectives of the NCP were to:

- create high standards in sustainability
- act as a catalyst for land acquisition, site assembly, remediation and master planning
- devise and encourage innovation in remediation
- actively involve local communities
- contribute to the growth of employment opportunities

Initially managed at a national level, future HCA investment into coalfield sites is considered in the context of the priorities and shared available resources that emerge from Local Investment Planning process.

Gedling & Cotgrave Colliery sites were identified in the programme in 1997 but have suffered delays. The current position for these sites is:

Gedling

HCA has agreed a commitment to the scheme and has allocated investment of a further £7m for enabling works (including land acquisition) to identify a viable delivery strategy relating to provision of a new access road.

Cotgrave

HCA has approved the regeneration strategy for the colliery site and Cotgrave town centre as a placed based approach. 300k of investment has been allocated to progress the scheme for a viable delivery strategy.

Funding is allocated by HCA for the above two schemes subject to a business case, budget availability and a viable strategy to deliver the projects.

Local Transport Plans

Preparations are currently underway to develop the third Local Transport Plans (LTP3) for the HMA, one each for Nottinghamshire, Nottingham City and Derbyshire. The LTP is a statutory document which aims to address transport challenges facing the local transport authorities now and in the future. The new strategies will replace LTP2 strategies which expire on 31 March 2011.

Each LTP3 will be developed in 2 parts:

- **LTP Strategy:** 2011 – 2026 (a 15 year plan setting out each authority's vision and objectives for improving transport in their area)
- **LTP Implementation Plan:** 2011 – 2014 (rolling 3-5 year delivery plan indicating prioritised schemes and initiatives)

The Plans will be shaped to take into account the strategic priorities in the local Sustainable Community Strategies and will deliver the 5 national transport goals which are to:

- **Support economic growth** – for example by managing congestion and the lost time this causes or by providing relevant transport facilities for growth areas
- **Tackle climate change** – for example by reducing transport’s harmful emissions
- **Contribute to better safety security and health** – for example by reducing road accidents and promoting healthy travel such as cycling and walking
- **Promote greater equality of opportunity** – for example by helping people to get to work, training or local services
- **Improve quality of life** – for example by minimising noise from transport and improving the experience of public transport

Timescales will be consistent with the Aligned Core Strategies to integrate housing and transport needs up to 2026. It is expected that draft strategies will be available for consultation in the autumn and the plans will be in place from 1 April 2011.

Economic Assessments

Economic assessments are presently being prepared for both Derbyshire and Nottinghamshire. These will cover topics such as economic geography and linkages, sector development, enterprise and business start-ups, innovation, transport, infrastructure, housing, demography, skills, economic activity and inactivity, employment and unemployment, and prospects for the low carbon economy. Any key messages not currently covered in our evidence base will be drawn out in the next iteration of the LIP.

Emda Regional Economic Strategy / GNP Sub-Regional Investment Plan

‘A Flourishing Region’ is the third Regional Economic Strategy for the East Midlands. It follows the publication of ‘Prosperity through People’ in 1999 and ‘Destination 2010’ in 2003 and covers the period 2006-2020.

It sets out the aspirations and long term vision for the region and is informed by a comprehensive evidence base for the East Midlands, its economy and its strengths and challenges.

The RES is structured around 3 main themes of Raising Productivity, Ensuring Sustainability and Achieving Equality, underpinned by 10 priorities and a series of priority actions.

As part of their delivery mechanism, emda worked through a series of sub-regional partnerships, who were each required to produce Sub-Regional Investment Plans. The Greater Nottingham Partnership and Derbyshire Economic Partnership covered the Nottingham HMA.

Following the Emergency Budget of June 2010, it was confirmed that emda’s uncommitted budget for 2010-11 onwards would be cut, and the agency itself wound down by March 2012. There were a number of projects in the pipeline for funding, either directly from emda or via the sub-regional partnerships, which were therefore unable to secure this funding and are presently looking to secure alternatives:

Project	Lead organisation	Grant sought	Cumulative total
Nottingham Hub – railway station development	Nottingham CC	7,500,000	7,500,000
Arnold Town Centre redevelopment	Gedling BC	850,000	8,350,000
Sneinton Market buildings feasibility	NRL	70,000	8,420,000

Nottingham Creative Village design & planning	Dance4	65,000	8,485,000
Land at Broadmarsh East temporary uses	Nottingham City Council	50,000	8,535,000
The Stables, Long Eaton, business incubation centre	Erewash BC	250,000	8,785,000

There are also schemes that are contractually committed and on site, where we believe funding will remain secure but whose position will need to be kept under review. These include:

Project	Lead organisation	Grant committed 2010-2012	Cumulative total
Sneinton Gateway people and places	Nottingham CC	2,334,559	2,334,559
Promoting cycling at Nottm Unis & NUHT	Nottingham CC	150,000	2,484,559
Long Eaton Townscape Heritage Initiative	Erewash BC	600,000	3,084,559

Employment and skills

The Nottinghamshire City & County Employment and Skills Board was formed in 2009 and brings together key local businesses such as Experian, Capital One, Laing O'Rourke and Alliance Boots, the small business sector, public sector funders and employers including the City and County Councils, the NHS, JobCentre Plus and the Skills Funding Agency and key local providers of further and higher education and employment support. Their Strategic Plan for 2010-2015, *Nottinghamshire – Working and Skilled*³², sets out local efforts not only to promote a competitive local economy but to combat poverty and deprivation in a significant number of local communities. It has 4 strategic priorities: Employer Leadership, to ensure that the employment and training offer meets the needs of business; Economic Recovery and Growth, focusing on supporting skills needs in the key local sectors of business services and finance, advanced manufacturing, science and technology, green technology, creative and digital industries, retail and distribution, health and construction; Higher Skills for Nottinghamshire, focusing on attracting and retaining highly skilled workers and increasing the skills base of local workers; and Employment for All, paying particular attention to supporting the needs of disadvantaged groups such as people with health problems, young adults and black and minority ethnic groups.

Design & sustainability policies

Climate change is one of the biggest challenges facing Greater Nottingham. It is a global problem requiring local action. Major changes in attitude and practices are required if we are to make changes to the earth's climate and reverse the effects of global warming. National and regional objectives to address climate change will not be achieved without substantial efforts to reduce energy consumption and increase energy produced from naturally occurring, renewable sources.

The UK Government is actively seeking to reduce greenhouse gas emissions and has set targets in the Climate Change Act 2008 to reduce carbon dioxide (CO₂) emissions by 80% below current levels by 2050. More recent publications, including the supplement to PPS1 on Climate Change and Building a Greener Future: Towards Zero Carbon Development pave the way for the delivery of more resource-efficient buildings in general and carbon zero homes by 2016.

The councils have signed the Nottingham Declaration on climate change which is a public statement of intent to work with the local community and businesses to respond to the

³² See www.nccesb.org.uk/nottinghamshire-working-and-skilled

challenges of climate change. This includes cutting gas emissions such as CO₂ and preparing for the changes climate change will bring.

The ACS envisages the adoption of a Merton rule, in order to ensure the ongoing energy use in buildings is as sustainable as possible. The minimum target percentage(s) of the energy to be used in new developments to come from decentralised and renewable or low carbon energy sources are set out in the Aligned Core Strategies as follows:

Nottingham and Nottinghamshire Authorities:

	2010 – 2013	2013 – 2016	2016 onwards
RESIDENTIAL % Low/Zero carbon Contribution	23.5%	27%	100%
	2011 – 2015	2015 – 2019	2019 onwards
NON-RESIDENTIAL % Low/Zero carbon Contribution	10%	10%	100%

Erewash Borough Council:

	2010 – 2013	2013 – 2016	2016 – 2019	2019 onwards
RESIDENTIAL % Low/Zero carbon Contribution	25%	44%	100%	100%
NON-RESIDENTIAL % Low/Zero carbon Contribution	25%	44%	70%	100%

The percentages for Erewash and the rest of Greater Nottingham vary due to being based on different Sustainable Energy Studies covering the two Counties³³. The percentages for residential should be calculated from pre-set domestic benchmarks in line with the known future trajectory of Building regulations for emissions from housing as introduced for the Code for Sustainable Homes (2006). The non-residential percentages are based on a static 2005 benchmark. More information can be found in the relevant councils’ Sustainable Energy Studies. It is expected that this policy will be refined for inclusion in the next version of the ACS.

Good design is important to us. New developments must be accessible to all and provide opportunities to meet the needs of the population. We will apply the principles of the Manual for Streets to ensure that streets are places where people want to live and spend time in, rather than just transport corridors. New developments should also accord with the Code for Sustainable Homes standards and take into account “Building for Life” criteria and the importance of developing places of distinctive character and legibility. As a minimum, we expect a development of 10 or more homes to achieve a ‘gold’ standard, as defined by Building for Life.

Flood Risk Assessments

Flood risk is a significant issue in Nottingham, which is likely to be exacerbated by unpredictable weather associated with climate change. Strategic flood risk assessments have been carried out in partnership with the Environment Agency for the River Leen and

³³ *Towards a Sustainable Energy Policy for Nottinghamshire*, 2009, Nottinghamshire Sustainable Energy Planning Partnership, see www.nottinghamshire.gov.uk/sustainableenergynottsmain.pdf and *Derby, Amber Valley, Erewash and South Derbyshire Cleaner, Green Energy Study*, 2009, Camco, see www.derby.gov.uk/NR/rdonlyres/14B41450-009E-4715-9DEB-35B3F70F2F97/0/2010cleanergreenerenegy.pdf

Day Brook (2007), River Trent and its key tributaries (2008)³⁴, and the Ashfield District (2009)³⁵ and these are presently being updated. The results will be used to help plan for the regeneration of key sites along our rivers and will help to steer development away from areas of highest flood risk and investigate solutions to flooding through redevelopment. We recognise that flood risk mitigation is an essential component in the delivery of many of our key strategic sites, the costs of which can pose a barrier to development and for which HCA support may be required. Cost information is not usually known until a more detailed stage of project development is achieved. The Environment Agency are presently carrying out a programme of improvements to the River Trent flood defences and it is our aim to work closely with them to find creative solutions to flooding issues in the HMA.

Leisure, Tourism, Culture and Sport

We have a range of strategies covering these issues. Actions from them have typically been supported by a variety of funding streams, the future of which is uncertain. There may be scope for some HCA support in these areas in the future.

³⁴ www.nottinghamcity.gov.uk/index.aspx?articleid=3450

³⁵ <http://www.ashfield-dc.gov.uk/ccm/navigation/council--government-and-democracy/about-ashfield-district-council/strategies/flood-risk-assessment/?jsessionid=EE28D8B852D15258071D1581EC8B3691>

Appendix 5: Summary of cost and outputs of initial programme of delivery

Project	Cost '000	HCA yrs 1-3	HCA yrs 4-5	HCA yrs 6-10	Brown-field ha	Houses started	Houses completed	Refurbs	Empl floor-space m2	Gross FTE jobs	£ '000 private	£ '000 public	Public realm / open space ha	Training places	By 2021 or sooner
Rolls Royce Access improvements	2.800	0.300			38	800			?		1.500	1.000			total 800 units; 1900 jobs
River Leen Corridor (N) GI	3.234	1.570									0.750		235		
Hucknall TC Pedestrian Links Ph1	0.100	0.100											0.01		
Hucknall TC shop front improvements	0.200	0.050								122	0.100	0.050			
Piggins Croft/High St Hucknall	30.000	2.000			2.25	50	?		7800	125	20.000	8.000			
Hucknall TC Pedestrian Links Ph2	0.700	0.700													
Women's refuge Mansfield/Ashfield	1.835					30	30					1.200			
Redevelopment of sheltered scheme	3.000	1.500				20	20				1.300	0.200			
Stapleford / Eastwood service hub	0.166	0.166													
Purpose built disabled accommodation	0.700	0.500				5	5					0.200			
Petersham Hotel Site	0.536	0.500			0.18	12	12					0.036		2	
Long Eaton & Ilkeston affordable housing	0.524	0.500				12	12					0.240		2	
Arnold Town Centre regeneration Ph1	14.642	5.540			1.5							2.252			6,000m2 commercial space; up to 600 FTE jobs; 60 training places; private sector leverage
Gedling Access Road	33.893	3.434	28.038	2.079	22.3	450	330		10780	317	200.000		?		total 1120 units
Brook St/Bath St Link Road	0.322	0.322			0.31										total 60 units; must also be leverage, but not shown
Albany Works & Carlton Rd Co-Op	5.245	0.300			1.25						2.800		0.4		total 60 units; 25,000m2 employment; 10 jobs; further £2.145m private
Meadows enabling works	9.550	2.750			2.4						2.000	4.050			4,200m2 employment
Radford Mill redevelopment	0.500	0.400	0.800		0.76							0.500			total 32 units; unknown leverage
Hazel Hill redevelopment	10.000	7.000													total 60 units; £3m private leverage
Stonebridge Park Regeneration	22.200	15.000				83	83	242			1.000	4.000	0.636	12	total 163 units; further £1.6m public
Bobbersmill	2.750	0.250			2	100	50		2000	60	0.500		0.2		total 250 units; further 4,000m2 employment; further 120 jobs; further private leverage
Forest Mill Redevelopment	10.000	1.600	0.750		1.28						?	1.600		?	total 70 units; 1600m2 employment; jobs; private leverage; £750k public; 0.1ha public realm
Highcross Court	5.720	2.860			0.65	23	23					2.860			
Nottingham MediPark	6.774	5.000			1.35										further 2.35ha; 30,000m2 employment & 1500 jobs
Code level 4 support package	1.200	0.600			4.2	150	150				0.600				
Conversion of HMOs into family housing	1.300	1.300													56 refurbished units; 9 training places
Broadmarsh East	3.000	1.000			1.2								0.2		housing units, leverage etc tbc
Eastside Residential Phase 1	0.000	0.000			2	45	45						0.1		total 80 units, no costs given
Cotgrave Colliery	80.080	2.950		1.780		400	300				23.560	9.000			34ha brownfield; total 470 units; 18,400 m2 employment; 558 jobs; further £42.8m private
Cotgrave Town Centre	11.110			0.411								4.200			total 12 units; 1,100m2 empl; 50 jobs; 2 ha public realm; further £2m private & £4.5m public
Wilford Lane, West Bridgford	37.200	0.886	1.059	1.059		133	83				10.020				total 283 units; further £24.18m private. 9.53ha open space
RAF Newton	83.600	2.700	2.160	0.540		350	250				26.500				total 1000 units; further £54.48m private
Land North of Bingham	84.400	3.752	3.212	3.752		500	350				29.540				total 1000 units; further ££54.86m private
Total projects	467.281	65.530	36.019	9.621	81.63	3,163	1,743	242	20,580	624	320.170	39.388	236.546	16	
Blocks															
Affordable/empty housing block	135.878	67.610				1,287	1,287	1,380							
Decent Homes (public)	196.849	108.436						28,350							
Decent Homes (private)	20.056	9.396						1,515							
Energy efficiency	7.524	1.905						14,180							
Aids & adaptations	22.744	10.337						3,172							
Total blocks	383.052	197.684				1,287	1,287	48,597							
Total projects and blocks	850.333	263.214	36.019	9.621	81.63	4,450	3,030	48,839	20,580	624	320.170	39.388	236.546	16	

Sources of match funding are expected to include our Local Transport Plans, Growth Point, relevant capital receipts, S106 contributions, European Regional Development Fund, the private sector, obligations on utilities companies, Registered Providers and other new sources as they arise