

Report to Cabinet

Subject: Housing Strategy 2026-2030

Date: 16th July 2026

Author: Assistant Director of Housing and Resettlement

Wards Affected

Borough-wide

Purpose

To seek Cabinet approval to adopt the Housing Strategy 2026-2030

Key Decision

This is a key decision.

Recommendation(s)

That Cabinet:

- a) **Notes the representations and comments received during the public consultation, together with the officer responses set out in Appendix 4; and**
- b) **Approves the adoption and implementation of the Housing Strategy 2026–2030; and**
- c) **Delegates authority to the Director of Place, in consultation with the Portfolio Holder for Communities and Place, to make minor future amendments to the Housing Strategy 2026–2030, including typographical, formatting, imagery and other non-material changes required to keep the documents accurate and up to date.**

1 Background

- 1.1 Section 29 of the Deregulation Act 2015 removed the requirement of Housing Authorities to publish a Housing Strategy. The Council in response to the removal of this

requirement has not produced a Housing Strategy since 2014 (Housing Strategy 2009 – 14).

- 1.2 Although the Council is not required to produce and implement a Housing Strategy, it has discretion to do so. A Housing Strategy can provide a mechanism for the Housing Authority to articulate its vision, priorities, objectives, actions and performance targets for improving the quality, supply, and affordability of housing within its boundary and to address both local and national challenges and opportunities. It provides a framework within which statutory services can be delivered and is considered best practice.
- 1.3 The Council initiated a project to develop a Housing Strategy and a plan to deliver the key priorities identified. A Steering Group was established including internal Council Officers and external partners and stakeholders including Public Health representation. This Steering Group led by the Strategic Housing Manager agreed the framework for the development of the Gedling Housing strategy.
- 1.4 The proposed Housing Strategy 2026-2030 has been produced to align with existing Council policies and aims to provide an overarching framework to address the overall housing needs of the Borough.
- 1.5 The borough is home to a diverse range of people with varying and evolving needs associated with age, health, disability, and levels of vulnerability and this strategy sets out the Council future plans and objectives to address these needs over the next five years.
- 1.6 The key priorities which have been identified in the Strategy include:
 - Priority 1 – The Provision of new housing.**
 - Priority 2 - Helping those that need a home.**
 - Priority 3 - Improving the quality of existing housing within the borough.**
 - Priority 4 – Looking after our residents in their homes.**

For each key priority, the strategy sets out the current position, the progress made to date, and the actions planned to address these areas over the next five years.
- 1.7 The Housing Strategy is supported by a plan to deliver the key priorities identified. which is a live and working document that outlines how the Council will address and deliver the priorities contained in the strategy.
- 1.8 The plan has been developed giving full regard to the key priorities identified in paragraph 1.6 of this report and includes areas of work that are already in progress. It includes cross council departmental actions and responsibilities which will be delivered

mostly through our Housing, Welfare, Private Sector Housing and Planning Policy service areas.

- 1.9 A period of consultation was undertaken for an initial 6-week period. This commenced on the 16th of February and was due to end on the 29th of March, but it was agreed to extend for a further 2 weeks until the 12th of April. The consultation aimed to seek views on the draft Housing Strategy 2026-2030.
- 1.10 A copy of the Housing Strategy 2025-2030 is included in this report and can be found at Appendix 1.
- 1.11 A copy of the consultation questions can be found at Appendix 2
- 1.12 The Steering Group identified the key stakeholders needed to commence the consultation and a full list of these is attached in this report at Appendix 3.

2 Consultation

- 2.1 A total of 41 responses were received during the consultation period. These representations have been summarised in Appendix 4, together with the corresponding officer responses.
- 2.2 Of the 41 responses received, 39 were submitted by members of the public, one was received from a voluntary, community or social enterprise organisation, and one was submitted on behalf of a parish, town, district or county council.
- 2.3 92% of the responses were received from owner occupier residents, 5% from the rented sector and 3% from those living with relatives.
- 2.4 All comments received through the public consultation have been welcomed and considered in finalising the Strategy and key priorities. Following the comments received during the consultation process the following changes have been made to the original draft version: -
 - *A paragraph has been added to page 2 to address the priority to build new homes meeting energy efficiency standards and improving the energy efficiency of the existing housing stock in the borough.*
 - *The current housing issues faced on page 4 have been updated and reference to improving the energy efficiency of existing homes to EPC C or above.*
 - *The Carbon Management Strategy and Action Plan and the East Midlands Local Retrofit Strategy have been added to the Strategic Framework on page 6.*
 - *An additional action point has been added to Priority 1 on page 47 relating to delivering housing related actions for new build properties within the Council's Carbon Management Strategy and Action Plan.*
 - *An additional action point has been added to Priority 3 on page 49 relating to delivering housing related actions for existing properties within the Council's Carbon Management Strategy and Action Plan and the East Midlands Local Retrofit Strategy.*

3 Proposal

- 3.1 It is proposed that Cabinet approves the adoption and implementation of the Housing Strategy 2026-2030.
- 3.2 The Strategy will provide the Council with an overarching framework for addressing housing need across the Borough. This includes supporting the provision of new housing, helping those who need access to a home, improving the quality of existing housing, and enabling residents to live safely and independently in their homes.
- 3.3 The Delivery of key priorities plan will operate as a live working document, setting out the actions, responsibilities and timescales required to deliver the priorities identified within the Strategy. It will be reviewed and updated as necessary to reflect changes in local housing need, national policy, legislation, funding opportunities and service priorities.
- 3.4 It is proposed that authority is delegated to the Director of Place, in consultation with the Portfolio Holder for Communities and Place, to make minor future amendments to the Housing Strategy 2026–2030, including typographical, formatting, imagery and other non-material changes required to keep the documents accurate and up to date.
- 3.5 Cabinet is asked to note the representations received during the public consultation and the officer responses set out in Appendix 4. The consultation feedback has been considered and has informed the final version of the Strategy.

4 Alternative Options

4.1 Do Nothing

An alternative option would be for the Council not to produce a Housing Strategy. Although there is no statutory requirement to have a Housing Strategy, this option is not recommended. Without an adopted Strategy, the Council would not have a clear framework setting out its housing priorities, objectives and actions for improving the supply, quality and affordability of housing across the Borough. This would reduce the Council's ability to take a coordinated approach to key housing challenges affecting residents and communities, including homelessness, domestic abuse, housing quality and access to suitable accommodation.

4.2 Joint Housing Strategy

Alternatively, the Council could consider developing a joint Housing Strategy with other Nottinghamshire councils. However, this option is not recommended. A number of councils in Nottinghamshire have chosen not to produce a Housing Strategy, while others that retain their own housing stock already have strategies in place or are developing

their own. In these circumstances, producing a joint strategy is unlikely to be practical or proportionate and would not provide the locally focused framework required to address Gedling's specific housing needs and priorities.

5 Financial Implications

- 5.1 There are no specific financial implications identified other than the utilisation of existing funding streams.

6 Legal Implications

- 6.1 Section 87 of the Local Government Act 2003 required local housing authorities to develop and maintain a Housing Strategy. However, these powers and requirements were removed under Section 29 of the Deregulation Act 2015 meaning a Council can use its own discretion as to whether a strategy is required.

7 Local Government Reorganisation Implications

- 7.1 The Housing Strategy 2026–2030 has been prepared with regard to the Local Government Reorganisation process and will support the Council in preparing for transition by providing a clear, evidence-based statement of local housing need, priorities and planned delivery. The Strategy will help ensure continuity of focus on key housing issues during any period of organisational change, including the provision of new homes, homelessness prevention, housing quality, private sector housing, energy efficiency and support for residents to live safely and independently. It will also provide a robust local framework to inform future service design, partnership working, resource planning and the transfer or alignment of housing-related functions as LGR progresses.

8 Equalities Implications

- 8.1 An Equality Impact Assessment can be found at Appendix 5 of this report.

9 Carbon Reduction/Sustainability Implications

- 9.1 A Carbon Impact Assessment can be found at Appendix 6 of this report.

10 Appendices

- 10.1 Appendix 1: Housing Strategy 2026-2030
- 10.2 Appendix 2: Consultation response form
- 10.3 Appendix 3: Stakeholder analysis
- 10.4 Appendix 4: Public Consultation and Officer Responses

10.5 Appendix 5: Equality Impact Assessment.

10.6 Appendix 6: Carbon Impact Assessment

11 Background Papers

11.1 None

12 Reasons for Recommendations

12.1 The recommendations are made to enable the Council to adopt a clear strategic framework for meeting housing need across the Borough over the period 2026-2030. The Strategy will support a coordinated approach to increasing the supply of new homes, helping residents who need access to suitable housing, improving the quality and energy efficiency of existing homes, and supporting residents to live safely and independently in their homes.

Adoption of the Strategy is also recommended because the consultation responses have been considered and have informed amendments to the final Strategy, including additional emphasis on energy efficiency, carbon reduction and retrofit activity. This demonstrates that the Council has listened to representations received and has strengthened the final documents where appropriate.

Approval will allow the delivery of key priorities to be implemented as a live working document, with clear actions, responsibilities and timescales that can be monitored and updated in response to changing local housing need, national policy, legislation and funding opportunities. This will help ensure that the Council and its partners remain focused on practical delivery and measurable outcomes for residents and communities.

Delegating authority to the Director of Place in consultation with the Portfolio Holder for Communities and Place will enable any minor future editing changes to the strategy such as typographical, formatting or changes to imagery required to keep the strategy accurate and up to date.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer

