Housing Strategy
2008 - 2018

SHERWOOD FOREST AREA
THE PLACE OF CHOICE
Incorporating the districts of
Ashfield, Mansfield and Newark & Sherwood
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The Sherwood Forest Area Housing Strategy covers Ashfield, Mansfield and Newark & Sherwood District Councils (formerly referred to as the Nottingham Outer Housing Market Area).

We recognise that we have much in common and share many of the same housing issues and challenges. This prompted us, along with our partners, to explore how we could work together to deliver improvements in housing and housing services for the benefit of residents and local communities. This has seen the development of the Sherwood Forest Area Housing Strategy to deliver our shared vision:

By 2018 we want the Sherwood Forest Area to be the place of choice in the East Midlands to live, learn and work. Our residents will have a good quality of life and live in decent affordable homes in thriving communities.

Sharing our knowledge, skills and experience we will be able to:

- Increase opportunity and choice for local communities
- Provide more efficient and cost effective services
- Provide a stronger ‘voice’ to attract investment and lobby for change
- Respond better to challenges that do not respect council boundaries

Working together does not mean that we don’t understand that there are challenges unique to each area. That’s why we will also develop our local housing action plans that aim to tackle these issues as well as contributing to our shared vision.

The process of developing this strategy has involved many people, communities and organisations – our partners. It has also been steered by Councillors from each District Council. We are confident that this approach gives us the best possible start to deliver our vision, and we will work hard to develop the relationships and partnerships we need to do this.

We look forward to working with you.

Councillor David Payne - Portfolio Holder for Health and Homes, Newark & Sherwood District Council
Councillor Margaret Thorpe - Portfolio Holder for Housing and the Environment, Ashfield District Council
Councillor Heather Henshaw - Portfolio Holder for Housing, Mansfield District Council
Introduction
The historic Sherwood Forest in Nottinghamshire crosses the boundaries of Ashfield, Mansfield and Newark & Sherwood District Councils. In recognition of this connection the three Councils are linked by the Sherwood Way (the Mansfield and Ashfield Regeneration Route). This has seen the Councils work in partnership to progress the Sherwood Growth Zone which will bring forward employment and housing opportunities for the benefit of all of our residents. The East Midlands Regional Plan (March 2009) also encourages local authorities and other agencies to work together to promote the creation of the Sherwood Forest Regional Park, which covers all three local authority areas.

This housing strategy covers the Sherwood Forest Housing Market Area which was formerly known as the Nottingham Outer Housing Market Area and is highlighted alongside.

The process of developing this strategy began with a joint assessment of the housing market (a strategic housing market assessment) in 2007. This identified that the majority of people living in the area also work there. Therefore action responding to housing needs and aspirations will have a positive impact on the economy.

The assessment was followed by a review of other issues, including those that fall outside the direct control of the three Councils. Examples of these include government and regional plans and consultation with stakeholders and the community, including parish councils and tenants’ and residents’ organisations, about the challenges that face the three Councils. This work informed our vision for the Sherwood Forest area, and what this will look like by 2018. The outcomes we will achieve are detailed in Section 6 along with our priorities and targets.

Having agreed the main challenges and a shared vision, we invited suggestions for what could be done to respond to these. Options were presented to stakeholders and used as the basis for the development of the first three year action plan accompanying this strategy to commence delivery of the 10 year strategy.

We have received much valued active encouragement and funding from East Midlands Regional Assembly to develop our approach.

The whole process has been overseen by a Joint Scrutiny Committee and an Executive Sounding Board made up of Councillors from the three districts. Each authority’s Local Strategic Partnership has also been involved.

We are developing these arrangements, with the inclusion of partner organisations through a Housing Partnership Group, to be responsible for managing and monitoring delivery of the strategy. More details about these arrangements are provided in Section 7 of this document.

This strategy and action plan covers our shared issues and challenges. Those that are unique to each district will be addressed through the local housing action plans forming part of each Council’s Sustainable Community Strategies.
Our vision

By 2018 we want the Sherwood Forest area to be the place of choice in the East Midlands to live, learn and work. Our residents will have a good quality of life and live in decent affordable homes in thriving communities.

To achieve our vision we will carry out work to achieve the following three outcomes:

**Outcome 1**
People can live in homes that meet their needs and are affordable, whatever their circumstances.

**Outcome 2**
People are able to fulfil their potential and aspirations.

**Outcome 3**
Homes and neighbourhoods provide a healthy, safe and sustainable environment.

Our action plan describes how we will achieve these outcomes.

We also want to ensure that our work helps to make communities strong and inclusive. We have agreed a set of underlying principles against which all work will be assessed:

- Customers and communities are involved and able to influence the shape of plans and services.
- Diversity is taken into account in all areas.
- All households can access the services they need.
- The needs of rural communities are met.
Our priorities

For each outcome we have agreed a series of priorities in response to the main challenges facing the Sherwood Forest area.

**Outcome 1 – People can live in homes that meet their needs and are affordable, whatever their circumstances**

**Priorities:**
- Undertake research and analysis to ensure that we have the right intelligence to inform our plans
- Increase accommodation supply through new provision
- Increase accommodation supply through existing provision
- Adapt existing housing to meet changing needs

**Outcome 2 – People are able to fulfil their potential and aspirations**

**Priorities:**
- Provide housing related support to enable independence and maximise economic well being
- Maximise opportunities for education, training and employment
- Provide accessible and timely advice and information to inform choice
- Increase access to a choice of accommodation and services

**Outcome 3 – Homes and neighbourhoods provide a healthy, safe and sustainable environment**

**Priorities:**
- Provide well designed housing in a well designed environment
- Make energy affordable in existing housing
- Minimise the carbon impact of housing and households
- Improve living conditions in existing homes and neighbourhoods
5.1 Responding to the wider context

5.1.1 Our joint response to national and regional priorities

Each Council has a responsibility to understand what matters most to local communities and to respond to this through planning and service delivery. We also have a role to meet national and regional targets; we have to balance our local priorities with these if we want to attract money to respond to our local challenges. This is not always easy but working together will help.

Our joint plans have therefore been designed to contribute to national and regional targets. In particular, our strategy and plans contribute to the delivery of the eight objectives of Managing Growth, Managing Change - the East Midlands Regional Housing Strategy 2008 – 2016.

The table on the facing page identifies how our priorities link to the objectives of the Regional Housing Strategy:
<table>
<thead>
<tr>
<th>Regional Housing Strategy objectives</th>
<th>Sherwood Forest Area priorities</th>
</tr>
</thead>
<tbody>
<tr>
<td>To ensure that regional housing and planning policy are informed by a robust understanding of need and housing market conditions in the region</td>
<td>• Undertake research and analysis to ensure we have the right intelligence to inform our plans</td>
</tr>
</tbody>
</table>
| To ensure that everyone in the region is able to both access and afford suitable housing to meet their needs | • Increase accommodation supply through new provision  
• Increase accommodation supply through existing provision |
| To improve the co-ordination of housing’s contribution to economic development within the region | • Provide housing related support to enable independence and maximise economic well-being  
• Maximise opportunities for education, training and employment |
| To contribute to raising the quality of design in housing and the creation of sustainable homes | • Provide well designed housing in a well designed environment  
• Improve living conditions in existing homes and neighbourhoods  
• Make energy affordable in existing housing  
• Minimise the carbon impact of housing and of households |
| To develop a framework within which regional and local partners can develop sustainable and cohesive communities | • Undertake research and analysis to ensure we have the right intelligence to inform our plans  
• Increase accommodation supply through new provision  
• Improve living conditions in existing homes and neighbourhoods |
| To ensure that rural affordable housing need is correctly addressed through the regional affordable housing programme | • Undertake research and analysis to ensure we have the right intelligence to inform our plans  
• Increase accommodation supply through new provision |
| To improve the co-ordination of provision which meets the housing needs of vulnerable people | • Adapt existing housing to meet changing needs  
• Provide accessible and timely advice and information to inform choice  
• Provide housing related support to enable independence and maximise economic well-being  
• Increase access to and choice of accommodation and services  
• Improve living conditions in existing homes and neighbourhoods |
| To ensure the region provides a robust response to the housing implications of our ageing population | • Undertake research and analysis to ensure we have the right intelligence to inform our plans  
• Provide accessible and timely advice and information to inform choice  
• Increase access to and choice of accommodation and services  
• Provide housing related support to enable independence and maximise economic well-being  
• Adapt existing housing to meet changing needs |
5.1.2 Economic growth and prosperity

Although our strategy has been developed during an economic downturn, our local aspiration for prosperous communities remains alongside the national and regional vision for economic growth. Working together we are in a better position to deliver these; we will have a stronger voice in the region to influence the new Regional Strategy1 and attract resources to deliver this for housing, planning and supporting infrastructure.

Our plan is to increase the choice of quality housing on offer for new and existing residents, providing them with a base to access employment and establish new businesses. We also plan, through our housing services, to support households to gain the skills they need for employment in jobs that provide a greater income. This will also reduce worklessness. Such an activity will be supported by integrated working with our partners in economic development, regeneration and education.

We will continue to develop our understanding of the relationship between housing and the economy. This will enable us to identify and respond to barriers to economic growth as part of the planned economic assessment duty for Nottinghamshire.

5.1.3 Sustainable communities and value for money outcomes

Sustainable communities are an aspiration that all Councils have in common with the national vision, but it means different things in different places. We have sought to identify and respond to the local issues we have in common in this strategy and our local housing action plans will respond to issues that are unique to each area.

In the process of developing this strategy we have worked with each Council’s Local Strategic Partnership and their representative fora to link our actions to their local visions, as described in each Sustainable Community Strategy and the Nottinghamshire Local Area Agreement. In support of stronger local leadership and improvements in accountability, this strategy was developed with input from an Executive Sounding Board and a Joint Scrutiny Committee. These will continue to develop and become responsible for ensuring this strategy is delivered and continues to contribute to local visions.

We have also invited participation from the community and a wide range of stakeholders to ensure that we identify the right challenges and priorities for action. This engagement will continue as we seek to deliver our vision, particularly to ensure that we reflect the needs and aspirations of diverse and changing communities.

Our joint approach also aims to deliver better value for money, attracting new resources, having a greater influence over resources that are not directly in our control and ensuring the best possible outcomes, not just outputs, for communities from investment in housing and housing services in our areas.

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1 All regions are required to have new regional governance in place by 2010 and to produce a single Regional Strategy thereafter. The existing Regional Plan and Regional Economic Strategy will become the Regional Strategy until a revision is prepared under the revised arrangements.
5.1.4 Increased supply of quality housing, affordable to a range of households

In support of economic growth and sustainable communities, our strategy contributes to the national target for an increase in housing supply and affordability. This is in the context of:

• The East Midlands Regional Plan (March 2009), which is being partially reviewed now with future revised policies (including affordable housing) to be adopted by 2011. The plan covers housing provision and affordable housing provision; the review will incorporate other matters such as the implications of any new growth point bids. The East Midlands Regional Assembly will develop revised affordable housing targets to inform an options consultation which is due to start in April 2009. The Secretary of State has proposed new targets for the region, including an indicative target of 9,200 affordable homes for the Sherwood Forest area in the plan period until 2026. Public subsidy, unless it is significantly increased, will only be able to deliver about half of that indicative target; contributions from developers will need to deliver the balance.

• The current economic climate presents us with a challenge to delivery, particularly as affordable homes delivered through the planning system will reduce. We will work together and with partners in the region, including the Homes and Communities Agency, to respond to these, including consideration for the opportunities that arise. We have also identified actions that seek to improve the contribution of existing housing towards meeting needs and aspirations.

• Newark & Sherwood has been designated a growth point area and Mansfield and Ashfield recognise the need for housing growth. At this stage action to deliver this will be included within local housing action plans, although the impact of growth on the Sherwood Forest area will be considered by our joint fora. At a local level we will also consider the role of our Arms Length Management Organisations and landlord function in contributing to increasing housing supply.

Our plans for the future seek to develop a robust understanding of housing markets and housing needs (including those of vulnerable and socially excluded households) and the external factors that influence these, e.g. the economy and the opportunities that exist to meet these.

Through our Executive Housing Board (Section 7) we will take action to improve the relationships we have with Nottinghamshire County Council and other strategic partners on such issues as social care, health and education. This will support plans for new housing supply and appraise in more detail our capacity to understand and assess the options and resources available to deliver housing activity.

Development of the role of Elected Members in supporting plans for new supply and regeneration forms part of this work. Where appropriate we will progress individual relationships with our neighbouring Councils, for example Newark & Sherwood will be working with Lincoln, Grantham and Gainsborough in relation to growth; while Mansfield and Ashfield already work closely with Bolsover in relation to Meden Valley Making Places.
5.1.5 Equality, opportunity, independence and choice

Although our strategy is based on the selection of a number of challenges where it makes sense to respond together, we have not forgotten that our individuals and communities are why we exist. They are at the heart of what we do and we share an ambition to support our communities to raise their aspirations for the future.

Whilst our local housing action plans will incorporate action to respond to unique issues in smaller geographical areas, e.g. to tackle neighbourhood deprivation and inequality, there are many things we can contribute to these agendas through joint working. These range from our plan to jointly develop a better understanding of the needs of our communities (for example minority ethnic communities or older people) to our plans to respond to identified challenges (for example, providing accommodation and services for our Gypsy and Traveller communities).

The process of developing this strategy has already seen closer working between our three Councils and joint partners to respond to the needs of households who are vulnerable to homelessness and other crisis. This work will develop to ensure a stronger relationship between the Sherwood Forest area and Nottinghamshire County Council and public health in relation to housing support and social care.

We are also already exploring the potential to increase ‘choice’ in housing terms, from making changes to supply and services, to the potential for development of a common system to access housing (Choice Based Lettings).

5.2 Local context

5.2.1 The area

The area (a mix of urban and rural communities) has had a somewhat difficult period of economic restructuring over the past twenty five years following industrial decline. The local economy was relatively reliant on traditional heavy industry, manufacturing and coal-mining and the move to a service based economy meant settlements were no longer underpinned by a local industry, creating significant challenges.

The process of industrial decline has left the area with a high level of poor quality traditional terraced housing which contributes to unattractive environments. It has also left a legacy of low household income and poor health.

The type, location and quality of housing are related to the old economy; we need to link it to plans to develop the new economy, which is not constrained to local authority boundaries. We also need to do what we can to support communities to access different forms of employment - a greater household income means people are able to access a wider choice of better quality housing.

Regional plans aspire to economic growth and opportunities for employment, training and skills and all three Councils are recognised as sub-regional economic centres.
5.2.2 Sustainable Community Strategy and Local Area Agreement

The local Sustainable Community Strategies, together with that of Nottinghamshire’s, provide the overarching direction for promoting and improving the well-being of the area.

This strategy has been developed in the context of the vision and priorities within these and the County’s Local Area Agreement. Our outcomes are aligned and it will be the responsibility of the Executive Housing Board to ensure that actions contribute to targets, and that our housing priorities are integrated with economic, social and environmental priorities.

5.3 Housing challenges

The main housing challenges that define the Sherwood Forest area have been identified from a combination of data analysis taken from a wide range of sources including the Strategic Housing Market Assessment (2007), a review of national, regional and local housing policies and considerable input from partners working in the area. The detail of this work is set out in two supporting documents which are available on the Councils’ web sites. In addition we will be reviewing and updating housing market data so that it is able to inform plans on a regular basis, as it is acknowledged at the time of publishing the strategy data will soon become out of date.

There are twelve challenges common to the area:

**Challenges in summary:**

1. Insufficient housing to meet needs
2. Insufficient housing choice
3. Inter-relationship of housing, economic growth and sustainability; low skills/low wage economy with pockets of deprivation
4. Negative environmental impact of housing
5. Meeting and maintaining all social housing to the ‘decent homes standard’
6. Poor quality and condition of private rented housing
7. Large numbers of empty homes
8. A greater proportion of older households in the population
9. High numbers of households which include someone with special needs
10. High levels of homelessness
11. Access to or making best use of services can be difficult
12. The population of ethnic and cultural minority groups is increasing and diverse – our services need to respond appropriately

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**Footnotes:**

1 Baseline report: housing market review and National, regional and local policy review
5.4 Key facts about the Sherwood Forest Area

It is useful to look at some of the key facts to understand why these specific challenges have been identified.

5.4.1 Challenge – there is insufficient housing to meet needs

- 18,569 households were applying for social rented housing across the three authorities in April 2007 - a much greater proportion of the population than the regional or national average.

- 492 households were accepted by the local authorities as homeless in 2006/07 with 781 households presenting as homeless overall.

- Household numbers are increasing. Forecast increases across the districts range from 16.3% to 27.7% between 2006 and 2026.

- Social housing stock has reduced through ‘right to buy’, particularly in rural areas.

- 1,409 additional affordable homes are needed each year\(^4\). However, between 2003 and 2007 only 142 affordable homes were built on average each year.

5.4.2 Challenge – there is insufficient choice of the right type and quality of housing to support a balanced housing market

- 83% of the housing stock is in the private sector and a disproportionate number of homes are in council tax band A (53%), compared to the national average (26%).

- Despite the low council tax ‘value’, there are higher proportions of semi-detached homes and detached homes in the area, but smaller proportions of terraced houses and flats – an overall imbalance with little supply for single person households.

- Demand for social rented housing far outstrips supply.

- Economic growth may increase demand for a wider range of homes to meet the aspirations of new and existing residents, for example to attract companies to the area and to encourage homeownership for existing residents.

- Public funding to improve the quality of homes in the private sector is reducing.

\(^4\) Strategic Housing Market Assessment 2007
5.4.3 Challenge – housing has significant relationships with economic growth and the sustainability of areas. The Sherwood Forest area has a low skills, low wage economy; household income is low and this limits accommodation options. There are pockets of deprivation across the area.

- Housing growth needs to be balanced with economic growth - a mismatch could cause instability in the housing market.
- It is highly likely that affordable housing completions will reduce, at least in the short-term, with the current economic downturn, as a large proportion of delivery is based on planning agreements.
- Only 17% (Ashfield) and 18.1% (Mansfield) of working residents are in managerial and professional occupations compared to around a quarter nationally (2005). Average income is also below the regional average.
- Population projections indicate a decrease in the economically active 30-44 age group.
- 11% of the 21-25 age group were unemployed\(^5\) and 59% lived with family or friends.
- Mansfield is within the top 10% of deprived local authorities and Ashfield within the top 25%\(^6\). There are also pockets of deprivation in Newark & Sherwood. Deprivation is strongly linked to poor health, poor housing conditions and poor local environments.

\(^5\) Strategic Housing Market Assessment 2007
\(^6\) Index of Multiple Deprivation 2004

5.4.4 Challenge – housing can have a negative impact on the environment

- New housing has to make minimum impact on the environment. As well as national targets for carbon-neutral development, regional plans and policies include more specific requirements for ensuring sustainability – all new homes must meet a minimum standard. The East Midlands Regional Plan includes targets on renewable/low carbon sources of energy on all new developments above a certain threshold and Nottinghamshire specific requirements are detailed in the Nottinghamshire Sustainable Development Policy framework.
- There is a Nottinghamshire Local Area Agreement target to reduce fuel poverty - an issue for all three areas.

5.4.5 Challenge – all social housing will meet the decent homes standard by 2010 but plans to maintain decency must be developed

- In total there are around 25,000 social rented homes in the area. All three Councils have retained their stock – Ashfield and Newark & Sherwood District Council homes are managed by Arms Length Management Organisations, Mansfield District Council manages its stock in-house and 23 Housing Associations manage 5,417 homes.
- Ashfield has already achieved the 2010 target. Mansfield and Newark & Sherwood are on target to achieve the standard by 2010. However, all three face a challenge to maintain the standard after this date.
5.4.6 Challenge – the quality and condition of private rented housing, particularly for vulnerable households, is poor

- There are 12,529 non-decent homes in the private sector occupied by vulnerable households (2006), just over 9% of all private sector housing.
- Some of the worst property conditions are found within the private rented sector and in particular houses in multiple occupation. Mansfield has the higher number of these properties at around 330.
- The sector is managed by a large number of different landlords, a number of which would benefit from support to help them provide quality homes and management services.
- Anecdotally, demand for private rented housing is strong from transitory and migrant workers but they are less likely to raise issues about home conditions.

5.4.7 Challenge – there are large numbers of empty homes across the area

- There were 3,706 empty homes at April 2007, of which 58% had been empty for six months or more.
- Sufficient investment is not being provided to bring empty homes back into use.

5.4.8 Challenge – there will be a greater proportion of older households in the population

- An ageing population will be the most significant demographic change in the area, with increases particularly in the older age groups (75 years+). Nearly 25% of households in the area are already older person households:
  - 35% of social housing is occupied by older people, and
  - nearly 50% of older person households live in three or four bedroom homes.
- The need to enable households to remain living in their own homes is recognised nationally. This is recognised by revisions made to the Disabled Facilities Grant regime and greater access to advice and signposting and to minor repairs and home improvements.
- Nottinghamshire’s Supporting People strategic review of sheltered and other supported housing options indicate levels of unsuitable rented sheltered housing and too few sustainable options for owner occupiers.
- Demand for alternative accommodation for older people outstrips supply, for example bungalows.
5.4.9 Challenge – there are higher than average levels of households which include someone with special needs, and there are significant health issues

- People with physical disabilities represent 64% of these households, followed by frail elderly (26%), mental health (20%), learning disabilities (11.8%) and sensory impairment (6.9%).

- The manufacturing and extractive industry has contributed to the poor health of the area’s communities. Only 64% of the population identifies that they are in good general health, compared with 68% regionally and 69% nationally (Census 2001).

- Households with special needs are more likely to live in unsuitable housing and have significantly lower incomes than those without. Benefit dependency has increased. There has been an increase in requests for adaptations to homes which Councils are unable to meet.

5.4.10 Challenge – high levels of homelessness

- In 2006/07 492 households were accepted by the local authorities as homeless, out of 781 households who made a homelessness application. This is a decrease from previous years but there are likely to be many more concealed households who are at risk of homelessness. Domestic violence is also a particular issue for the area.

- Reducing homelessness is a national priority, with specific targets for families, young people and rough sleepers. Action needs to include an increased supply of affordable housing, prevention and support services, and improved access to housing advice and options.

- Failure to understand and respond to the impact of the credit crunch for home owners and private sector tenants will increase homelessness.

5.4.11 Challenge – accessing or making best use of services can be difficult, especially in more rural areas

- 25% of households in the Sherwood Forest area live in rural locations however this masks considerable variations - in Newark & Sherwood nearly 60% of households are rural.

- Evidence emphasises the difficulty imposed on poorer rural households of extra distances to and costs of accessing services.

- There is a national target to introduce Choice Based Lettings into all local authority areas by 2010; this should enable better access to a range of housing options.

- It is difficult to improve affordable warmth in rural homes that are not connected to mains gas.
5.4.12 Challenge – the population of ethnic and cultural minority groups is increasing and diverse – our services need to respond appropriately

- The black and ethnic minority population in the area was, at the time of the 2001 census, only 1.8% compared to 6.5% regionally and 9.1% nationally. However anecdotal evidence suggests the number of migrant workers is increasing at a rate faster than in the region or nationally (372% between 2002 and 2006, compared to 112.7% and 89.7% respectively).

- A Gypsy and Travellers Accommodation Assessment has been completed, in accordance with Government guidance, for the county of Nottinghamshire (excluding Bassetlaw District Council). A monitoring group of Council officers with community representatives and other stakeholders are reviewing and updating it. The Assessment identified a requirement for 88 pitches in Newark & Sherwood.
The process of establishing outcomes and priorities has taken into consideration work that is already underway in the area and the delivery options available.

6.1 Measurable targets

The rolling three year action plan which accompanies this strategy identifies what actions we need to undertake to achieve the outcomes and explains how we are going to do this. We will set ourselves targets and measure progress against these. In the first year of the strategy we will also need to establish baselines against which we will agree targets.

We have proposed a mix of national and local measures to reflect the fact that the Sherwood Forest area wants to ensure real outcomes and values customer and community satisfaction.
Outcome 1: People can live in homes that meet their needs and are affordable, whatever their circumstances

<table>
<thead>
<tr>
<th>Priorities</th>
<th>Targets</th>
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<tbody>
<tr>
<td>Undertake research and analysis to ensure we have the right intelligence</td>
<td>% confidence in the use of intelligence to inform decision making, plan and policy making</td>
</tr>
<tr>
<td>to inform our plans</td>
<td></td>
</tr>
<tr>
<td>Increase accommodation supply through new provision</td>
<td>Net additional homes delivered (NI154)</td>
</tr>
<tr>
<td></td>
<td>Number of affordable homes delivered (gross) (NI155)</td>
</tr>
<tr>
<td></td>
<td>% satisfaction with homes (Place Survey)</td>
</tr>
<tr>
<td>Increase accommodation supply through existing provision</td>
<td>Number of empty homes brought back into use (local)</td>
</tr>
<tr>
<td>Adapt existing housing to meet changing needs</td>
<td>Number of homes adapted to meet needs (local)</td>
</tr>
<tr>
<td></td>
<td>Number of existing homes receiving work incorporating lifetime homes principles</td>
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</tbody>
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Outcome 2: People are able to fulfil their potential and aspirations

<table>
<thead>
<tr>
<th>Priorities</th>
<th>Targets</th>
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</thead>
<tbody>
<tr>
<td>Provide housing related support to enable independence and maximise</td>
<td>Health related measure and target to be agreed with health partners</td>
</tr>
<tr>
<td>economic wellbeing</td>
<td>% of vulnerable people supported to achieve independent living (NI 141)</td>
</tr>
<tr>
<td></td>
<td>Proportion of vulnerable households receiving support who are accessing training and employment opportunities (Supporting People outcome)</td>
</tr>
<tr>
<td>Maximise opportunities for education, training and employment</td>
<td>Measure and target to be agreed with education and economic development partners</td>
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<tr>
<td>Provide accessible and timely advice and information to inform choice</td>
<td>Number of households in temporary accommodation (NI 156)</td>
</tr>
<tr>
<td></td>
<td>Number of households prevented from homelessness (local - previously BVPI 213)</td>
</tr>
<tr>
<td></td>
<td>% satisfaction with quality of information provided to enable choice (local)</td>
</tr>
<tr>
<td>Increase access to and choice of accommodation and services</td>
<td>% satisfaction with services that enable access to a choice of accommodation and services (local)</td>
</tr>
<tr>
<td></td>
<td>% of older people satisfied with home and neighbourhood (NI138)</td>
</tr>
<tr>
<td></td>
<td>The extent to which older people receive the support they need to live independently at home (NI139)</td>
</tr>
<tr>
<td></td>
<td>% of vulnerable people who are supported to maintain independent living (NI142)</td>
</tr>
</tbody>
</table>
Outcome 3: Homes and neighbourhoods provide a healthy, safe and sustainable environment

<table>
<thead>
<tr>
<th>Priorities</th>
<th>Targets (to be developed on establishing baselines)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide well designed housing in a well designed environment</td>
<td>• Measure and target to be agreed with planning colleagues</td>
</tr>
<tr>
<td>Make energy affordable in existing housing</td>
<td>• All households in the area spend less than 10% of their disposable income on fuel supplies and are warm enough to maintain good health</td>
</tr>
<tr>
<td>Minimise the carbon impact of housing and households</td>
<td>• All new homes meet sustainable energy standards (local)</td>
</tr>
<tr>
<td></td>
<td>• % reduction of carbon impact of households reduced by 2020 and 2050 (local)</td>
</tr>
<tr>
<td>Improve living conditions in existing homes and neighbourhoods</td>
<td>• Neighbourhoods are safe and healthy – measures and targets to be agreed by partners</td>
</tr>
<tr>
<td></td>
<td>• % vulnerable people living in a decent home</td>
</tr>
<tr>
<td></td>
<td>• % private sector tenant satisfaction with quality of home and management service received from their landlord</td>
</tr>
</tbody>
</table>

6.2 What are we doing now to help achieve outcomes and deliver our priorities?

We are already working individually and together to address some of the challenges which face the area. This work will contribute directly to meeting agreed outcomes and priorities. Work includes:

Outcome 1  
People can live in homes that meet their needs and are affordable, whatever their circumstances

All the districts have affordable housing planning policies and targets in place. Mansfield requires 20% affordable homes (either provided on site or elsewhere through a planning contribution) on all sites of 15 or more dwellings. Newark & Sherwood currently seeks 30% affordable homes on sites of 10 dwellings or more in Newark and Balderton and 5 or more across the rest of the district. Ashfield currently requires 6% affordable homes on all sites (excluding Hucknall where there is a requirement of 18.5%) of 25 dwellings or more, but are proposing to change these on completion of the affordable housing viability study.

Newark & Sherwood are developing a number of their redundant garage sites in partnership with a Registered Social Landlord to deliver additional affordable housing to the Lifetime Homes Standard.
Ashfield has recently completed a housing needs assessment and analysis. Newark & Sherwood is planning to complete a district wide housing needs study and already undertakes a programme of parish housing needs surveys. These will inform and underpin our additional housing requirements overall and associated local development framework policies and particular needs, such as those of rural communities, black and ethnic minority groups, older people and people with special needs.

Regional policy and the districts’ Local Development Frameworks will ensure continuity in addressing population growth issues and will be linking residential development to economic growth, for example there is focus on maximising the contribution to economic regeneration of key strategic sites in Mansfield District.

Newark & Sherwood has been designated as a growth point. Newark’s growth point proposals include an additional 5,000 houses by 2016, a significant proportion of which would be ‘affordable housing’, 100ha of employment land, a 40ha Country Park, community facilities and a multi-sports hub. Specific proposals will be developed once the regional and local development framework policies are clear.

We will explore the extent to which affordable housing planning policies and approaches can be shared across the area. In the meantime all three Councils are undertaking an affordable housing viability assessment which will provide a common model. We are looking to agree a joint approach on how commuted sums should contribute to new affordable homes of different types, bringing empty homes back into use and remodelling less popular existing stock.

Existing local approaches to tackle empty properties include specific strategies to assist with the renovation and re-occupation of long term empty homes using a range of tools including advice, grants enforcement and demolition. In addition, using the Local Development Framework to address the regeneration of housing areas will be especially relevant within areas of high vacancy rates. Commuted sums could be used to fund activity.
Outcome 2
People are able to fulfil their potential and aspirations

Nottinghamshire Supporting People will be publishing an Older Persons’ Housing Strategy which will help direct housing and service development. Future housing studies will need to explore the needs and aspirations of older people and inform our approach to enabling independence, choice and opportunity. Following a recent review of sheltered housing, Ashfield is currently developing 34 lifetime homes for older people in Hucknall. Mansfield has re-configured its long term support service to provide a flexible service with a menu of options within sheltered housing, resulting in admissions to residential/nursing care in Mansfield being 35% below the county average.

The Supporting People team will also be undertaking a number of strategic reviews of service groups which include young people, mental health, home improvement agencies, physical disabilities and homelessness and from these the reconfiguration of services may help to better target those most in need.

All three Councils have developed their homelessness strategies and action plans to focus on preventative approaches. These are being reviewed to bring about more consistency and commonality. A joint inter-agency Homelessness Forum has recently been established and a number of joint actions have already been identified.

Newark & Sherwood’s ‘Economic Development Strategy – Partnership for Growth’, has made significant advances including reducing worklessness to below national averages. Ashfield’s regeneration team is improving employment opportunities for graduates by arranging placements with local employers. Mansfield’s Economic Strategy focuses on developing a more highly skilled workforce and a more diverse economy which includes a higher proportion of knowledge based jobs in line with regional policy. Mansfield intends to set up an enhanced housing options service to link housing services to education, employment and training.

Ashfield and Mansfield have made a successful joint funding bid to the Government to develop a shared Choice Based Lettings scheme.

Mansfield’s Local Strategic Partnership is mainstreaming neighbourhood focused service delivery and action to address deprivation through the development of a new area partnerships’ structure.
Outcome 3
Homes and neighbourhoods provide a healthy, safe and sustainable environment

Concerns arising from the negative impact that new housing has on the environment are contained within the regional plan and national guidance policies. Each district’s Local Development Framework will address the negative impact of housing on the environment.

As part of a Nottinghamshire-wide group, we are all working to produce a Sustainable Energy Policy Framework which will guide future policy. Mansfield is developing a Green Infrastructure Strategy and Ashfield’s new Sustainability Unit is compiling a Climate Change Strategy and Action Plan. Ashfield are also preparing a Green Infrastructure and Biodiversity Strategy.

Newark & Sherwood Homes have instigated Safer Neighbourhood Groups in partnership with the Police, other agencies and the community in order to ensure that the communities in which residents live are a safe place to live and work.

All three Councils have updated their private sector Housing Renewal Strategies recently. These strategies all focus on improving the homes of people who are vulnerable. Mansfield is considering implementation of a district wide regeneration strategy to address all sectors of housing. The delivery vehicle for this strategy could take the form of a local housing company or joint venture, supported by a 10 – 15 year strategy.

Mansfield and Ashfield already share a Home Improvement Agency and Nottinghamshire Supporting People team began a strategic review of agencies in the second half of 2008/09. They will be considering the current coverage and services in the county and will be looking at the options to improve these. Initial discussions between the two Councils and Newark & Sherwood and Bassetlaw have taken place to consider a North Nottinghamshire Home Improvement Agency.

Mansfield is a partner of Meden Valley Making Places Ltd, an award winning housing regeneration company established to work in settlements across Mansfield and Bolsover.

We all have, or are in the process of, signing up to the East Midlands Landlord Accreditation Scheme. This incorporates Registered Social Landlord and Arms Length Management Organisation peer group training for private landlords to encourage good practice, maintain properties to a decent standard and to understand their rights and responsibilities as a landlord.
How we will manage delivery

In the process of developing this strategy we have introduced new joint working arrangements, particularly an Executive Sounding Board and a Joint Scrutiny Committee. These groups will be developed further to take responsibility for directing the delivery of this strategy.

The Executive Sounding Board will become the Sherwood Forest Area Executive Housing Board and will provide vision, leadership and strategic decision making. Membership will include housing, development and regeneration portfolio holders from each district, lead representatives from other key agencies such as health and social care and the chair or nominated representative of each Local Strategic Partnership. The Board will sign up to a partnership agreement to ensure the effective delivery of this strategy and report progress periodically to each Council’s Cabinet.

The Sherwood Forest Area Housing Partnership Group will undertake the work to inform decisions by the Executive Housing Board and is responsible for enabling delivery of the strategy and managing performance. Its membership will include the three District Councils, Housing Associations, Arms Length Management Organisations, Mansfield’s Landlord Service, representatives from the private sector and the lead officers responsible for delivering specific aspects of the action plan.
The Joint Scrutiny and Overview Committee will continue and develop its role to scrutinise the effectiveness of the delivery of the strategy. The Committee will use its powers to invite external partners to discuss how they can contribute to the delivery of the outcomes of the strategy.

To support the delivery of the actions within the strategy, the three Councils have successfully bid for and received funding from the Regional Housing Group to appoint a Strategy Officer. This post will ensure our partners have a single point of contact and continue to deliver a consistent approach to achieving the outcomes.

Each Local Strategic Partnership will have overall responsibility for ensuring delivery of their district’s individual housing challenges and will be incorporated into the local Sustainable Community Strategies. These strategies can be found on each local authority website.

We want to ensure that Councillors, partners and local communities can keep in touch with what we are doing and have an ongoing opportunity to comment and highlight issues as they arise or change. To facilitate this we will be setting up a website with links from each Council and each Local Strategic Partnership website and we plan to produce a six monthly newsletter with contributions from each action plan lead officer and to use existing fora or partnerships to update local communities.

The joint working arrangements which will be developed over the forthcoming year are illustrated on the next page.
Joint Working Arrangements

**Joint Scrutiny and Overview Committee**

To scrutinise the effectiveness of the delivery of the strategy and to engage with external partners

**Sherwood Forest Executive Housing Board**

Provides vision, leadership, and strategic decision making

**Sherwood Forest Housing Partnership Group**

Informs the process of decision making and is responsible for enabling delivery of the strategy and managing performance

**Provider Forums**

May be more than one e.g., registered social landlords, private sector landlords

**Task & Finish Groups**

To be determined by the Housing Partnership Group

**Local Strategic Partnerships**

Take responsibility through the Sustainable Communities Strategy for delivery of each district’s individual housing challenges/actions

**Local Development Frameworks**

The Core Strategies will feed into and inform each Sustainable Community Strategy
The following explains some of the terms and abbreviations used in this document:

<table>
<thead>
<tr>
<th>Term</th>
<th>Meaning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable housing</td>
<td>Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.</td>
</tr>
<tr>
<td>Choice Based Lettings (CBL)</td>
<td>New approach to letting empty properties whereby applicants on the housing register can apply to be considered for advertised properties. Applicants having expressed an interest are then prioritised.</td>
</tr>
<tr>
<td>Commuted sum</td>
<td>Where a developer pays the council a sum of money instead of directly providing an amenity (e.g. affordable housing) as required by S106 agreement (see below).</td>
</tr>
<tr>
<td>Decent homes</td>
<td>A standard, which all social housing must meet by 2010. The standard requires all properties to have reasonably modern facilities, be in a reasonable state of repair and have effective heating and insulation.</td>
</tr>
<tr>
<td>Disabled Facilities Grant</td>
<td>A grant given to adapt the homes of disabled people to enable them to remain in their accommodation.</td>
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<tr>
<td>Term</td>
<td>Meaning</td>
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<tr>
<td>Economic assessment duty</td>
<td>A duty on upper tier Councils to carry out an assessment of the economic conditions of their local area; and use this to inform Sustainable Community Strategies, Local Development Frameworks, Local and Multi-Area Agreement targets and the integrated Regional Strategy. The duty was proposed by the Sub-National Review of Economic Development and Regeneration in July 2007.</td>
</tr>
<tr>
<td>Fuel poverty</td>
<td>People suffering fuel poverty spend 10% or more of their income on fuel bills.</td>
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<tr>
<td>Growth point area</td>
<td>A government initiative designed to provide support to local communities who wish to pursue large scale and sustainable growth, including new housing, through a partnership with government.</td>
</tr>
<tr>
<td>Home Improvement Agency (HIA)</td>
<td>The agency, which helps homeowners and private sector tenants who are older and disabled to remain in their own home, living independently. The HIA advises people on improvements and adaptations, helps them to apply for local authority grants or loans, identify reputable local contractors and they can oversee the work.</td>
</tr>
<tr>
<td>Housing in Multiple Occupation (HMOs)</td>
<td>Properties let to three or more tenants who form two or more households with shared facilities (e.g. kitchen). Legislation requires some of these to be licensed by the council.</td>
</tr>
<tr>
<td>Housing Market Area (HMA)</td>
<td>Geographical area which is relatively self contained in terms of people's housing and employment choices. Sherwood Forest area has been identified as an HMA.</td>
</tr>
<tr>
<td>Housing need</td>
<td>Households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market.</td>
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<tr>
<td>Intermediate market</td>
<td>Renting and ownership options for households who cannot afford open market ownership with housing costs less than private renting or full mortgage.</td>
</tr>
<tr>
<td>Lifetime homes standard</td>
<td>Houses/flats, which have 16 design features that ensure homes will meet the needs of most households. The accent is on accessibility and design features that make the home flexible to accommodate the changing needs of households over time.</td>
</tr>
<tr>
<td>Local Area Agreement (LAA)</td>
<td>The LAA is about the delivery of the local sustainable community strategy and national priorities and includes targets. It is a negotiated agreement between the Government and the local authority. In two tier authorities the LAA is at county level.</td>
</tr>
<tr>
<td>Local Development Framework (LDF)</td>
<td>A portfolio of documents which outline the spatial planning strategy for the local area helping shape the local community.</td>
</tr>
<tr>
<td>Local Strategic Partnership (LSP)</td>
<td>A non statutory multi-agency partnership which matches local authority boundaries. They are responsible for driving the development and implementation of sustainable community strategies and Local Area Agreements.</td>
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<tr>
<td>Term</td>
<td>Meaning</td>
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<tr>
<td><strong>Move-on</strong></td>
<td>Movements both within and out of supported housing into independent living. It includes people who are moving into lower level accommodation-based support and those moving into independent accommodation, with or without floating support. It may also include people who need to move back into more supported environments.</td>
</tr>
<tr>
<td><strong>Neighbourhood renewal fund</strong></td>
<td>The neighbourhood renewal fund is a special non-ring fenced grant which has been made available to the most deprived local authorities to enable them in collaboration with their Local Strategic Partnerships, to improve services, narrowing the gap between deprived areas and the rest of the country. This fund is no longer available for further applications.</td>
</tr>
<tr>
<td><strong>Regeneration</strong></td>
<td>Improving areas that are run down, neglected or deprived and addressing social, economic and environmental problems.</td>
</tr>
<tr>
<td><strong>Regional plan</strong></td>
<td>A statutory document which sets out how the region will be developed up to 2026 based on continued economic and population growth. It includes housing growth targets for the region, housing market area and districts.</td>
</tr>
<tr>
<td><strong>Registered Social Landlord (RSL)</strong></td>
<td>Independent housing organisations which are registered with the Tenants Services Authority. Also known as Housing Associations or Registered Providers.</td>
</tr>
<tr>
<td><strong>Section 106 (S106)</strong></td>
<td>An agreement made with a developer at the planning approval stage that they should fund additional amenities connected with the development of the site, e.g. a percentage of affordable housing to be built.</td>
</tr>
<tr>
<td><strong>Strategic Housing Market Assessment</strong></td>
<td>An approach to assessing housing need and demand to inform the development of local planning and housing policies.</td>
</tr>
<tr>
<td><strong>Supporting People (SP)</strong></td>
<td>A Government programme delivered by local Councils to commission support to help people stay in their own homes and to live independently.</td>
</tr>
<tr>
<td><strong>Sustainable Community Strategy (SCS)</strong></td>
<td>The overarching plan for promoting and improving the economic, environmental and social well-being of a local authority area.</td>
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</tbody>
</table>
We wish to thank the following agencies and organisations for contributing to the development of this housing strategy and associated action plan:

<table>
<thead>
<tr>
<th>Agency</th>
<th>Organisation</th>
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<tbody>
<tr>
<td>Accent Nene</td>
<td>Government Office for the East Midlands</td>
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<tr>
<td>Action Housing</td>
<td>Groundwork</td>
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<td>Advance Housing and Support</td>
<td>Guinness Trust Group</td>
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<tr>
<td>Age Concern</td>
<td>Halam Parish Council</td>
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<tr>
<td>Alliance SSP</td>
<td>Hodgson Elkington Chartered Surveyors</td>
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<tr>
<td>Anchor Trust</td>
<td>Home Group Ltd</td>
</tr>
<tr>
<td>Ashfield District Council Local Strategic Partnership</td>
<td>Homelessness Inter-Agency Forum (each district)</td>
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<tr>
<td>Ashfield Homes</td>
<td>Hostel Liaison Group</td>
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<tr>
<td>Bassetlaw District Council</td>
<td>Housing 21</td>
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<td>Bolsover District Council</td>
<td>Housing Corporation</td>
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<tr>
<td>Broxtowe Borough Council</td>
<td>Humberts Chartered Surveyors</td>
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<tr>
<td>Chesterfield Borough Council</td>
<td>Kirkby Trust</td>
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<tr>
<td>Citizens Advice Bureau</td>
<td>LHA / ASRA</td>
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<tr>
<td>Coalfields Regeneration</td>
<td>Longhurst Group</td>
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<td>Coddington Parish Council</td>
<td>Lovell</td>
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<td>Collingham Parish Council</td>
<td>Mansfield 2020</td>
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<td>Connexions</td>
<td>Mansfield Area Strategic Partnership</td>
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<tr>
<td>Council for the Protection of Rural England</td>
<td>Mansfield and Ashfield Women’s Aid</td>
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<tr>
<td>Derwent Living</td>
<td>Mansfield Tenants District Forum</td>
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<td>Dial Mansfield and Ashfield</td>
<td>Mansfield Tenants Housing Services Panel</td>
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<tr>
<td>District Councillors</td>
<td>Mansfield District Council Local Strategic Partnership</td>
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<tr>
<td>East Midlands Development Agency</td>
<td>Meden Valley Making Places</td>
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<tr>
<td>East Midlands Housing Association</td>
<td>Metropolitan Housing Trust</td>
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<td>East Midlands Regional Assembly</td>
<td>Midlands Rural Housing</td>
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<tr>
<td>East Notts Traveller Association</td>
<td>NACRO</td>
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<tr>
<td>Eastern Shires Housing Association</td>
<td>National Housing Federation</td>
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<td>English Churches Housing Group</td>
<td>NAVO</td>
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<tr>
<td>English Partnerships</td>
<td>Networking Action with Voluntary Organisations</td>
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<td>Erewash Borough Council</td>
<td>Newark Community Development Project</td>
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<td>Fernwood Parish Council</td>
<td>Newark CVS</td>
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<td>Framework</td>
<td>Newark Emmaus Trust</td>
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<tr>
<td>Gedling Borough Council</td>
<td>Newark &amp; Sherwood District Council Local Strategic Partnership</td>
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<tr>
<td>Newark &amp; Sherwood Homes</td>
<td>Raglan Housing Association</td>
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<tr>
<td>Newark &amp; Sherwood District Federation of Tenants and Residents Association</td>
<td>Representatives from Ashfield, Mansfield and Newark &amp; Sherwood District Councils</td>
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<tr>
<td>North East Derbyshire District Council</td>
<td>Rural Community Action Nottingahmshire</td>
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<td>Nottingham Association of Local Councils</td>
<td>Rushcliffe Borough Council</td>
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<tr>
<td>Nottingham City Council</td>
<td>Salvation Army Housing Association</td>
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<tr>
<td>Nottingham Community Housing Association</td>
<td>Sanctuary Housing Association</td>
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<tr>
<td>Nottinghamshire Commission for Racial Equality</td>
<td>Shelter</td>
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<tr>
<td>Nottinghamshire Supporting People Team</td>
<td>Spirita</td>
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<tr>
<td>Nottinghamshire County Council</td>
<td>South Yorkshire Housing Association</td>
</tr>
<tr>
<td>NHS Nottinghamshire County</td>
<td>Southwell Town Council</td>
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<tr>
<td>Nottinghamshire Probation</td>
<td>St Leonard’s Hospital Trust</td>
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<tr>
<td>North Muskham Parish Council</td>
<td>Town Councils</td>
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<tr>
<td>Parish Councils</td>
<td>William Davis Ltd</td>
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<tr>
<td>Places for People</td>
<td>Westleigh Developments Ltd</td>
</tr>
<tr>
<td>Probation Service (Nottinghamshire)</td>
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</tbody>
</table>
## Key District Council Contacts

### Strategic Housing
- **Ashfield District Council:** Housing Strategy and Development Manager, **(01623) 457351**
- **Mansfield District Council:** Strategic Housing Manager, **(01623) 463212**
- **Newark & Sherwood District Council:** Strategic Housing Manager, **(01636) 655546**

### Planning Policy
- **Ashfield District Council:** Planning Policy Manager, **(01623) 457385**
- **Mansfield District Council:** Planning Policy Manager, **(01623) 463195**
- **Newark & Sherwood District Council:** Planning Manager Policy and Implementation, **(01636) 655856**

### Economic Regeneration
- **Ashfield District Council:** Economic Regeneration Manager, **(01623) 457161**
- **Mansfield District Council:** Regeneration Manager, **(01623) 463078**
- **Newark & Sherwood District Council:** Economic Development Manager, **(01636) 655258**

### Sustainable Energy
- **Ashfield District Council:** Environment and Sustainability Manager, **(01623) 457370**
- **Mansfield District Council:** Strategic Housing Manager, **(01623) 463123**
- **Newark & Sherwood District Council:** Energy Agency Manager, **(01636) 655598**

### Private Sector Housing
- **Ashfield District Council:** Housing Strategy and Development Manager, **(01623) 457351**
- **Mansfield District Council:** Strategic Housing Manager, **(01623) 463212**
- **Newark & Sherwood District Council:** Environment Manager, **(01636) 655467**

### Scrutiny Officers
- **Ashfield District Council:** Scrutiny Officer, **(01623) 450000**
- **Mansfield District Council:** Overview and Scrutiny Officer, **(01623) 463135**
- **Newark & Sherwood District Council:** Democratic Services Manager, **(01636) 655246**

### LSP Representatives
- **Ashfield Partnership**
  - Tel: **01623 457406**
  - email: partnership@ashfield-dc.gov.uk
- **Mansfield Area Strategic Partnership**
  - Tel: **01623 439330**
  - email: pal@masp.info
- **Newark & Sherwood Local Strategic Partnership**
  - Tel: **01636 655693**
  - email: Lsp@nsdc.info
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Website: www.ashfield-dc.gov.uk

Mansfield District Council
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E-mail: mdc@mansfield.gov.uk
Website: www.mansfield.gov.uk

Newark & Sherwood District Council
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Notts NG23 5QX
Tel: 01636 650000
E-mail: corporate@nsdc.info
Website: www.newark-sherwooddc.gov.uk