

# **Housing Strategy Action Plan 2024 to 2027**

Increasing the Supply of Housing		Lead	Date
Direct Delivery	<ul style="list-style-type: none"> <li>Re-test viability of Council owned housing company – to provide a supply of decent / affordable market rented homes (&amp; potentially expand TA)</li> </ul>	Graham Connolly/Nicky Debbage	September 2024
Supporting Delivery by Others	<ul style="list-style-type: none"> <li>Develop and implement solutions to the challenging Nutrient Neutrality issue which is holding up some new residential developments in the district through developing appropriate mitigation schemes (<i>Corporate Plan action</i>)</li> <li>Share data at a parish level to improve support for affordable homes (<i>Corporate Plan action</i>)</li> <li>Take forward with partners a programme of new affordable homes (<i>Corporate Plan action</i>)</li> <li>Deliver actions arising from the Bidwells consultancy report into making the Planning process easier for affordable homes</li> <li>Look at opportunities for linking delivery of more affordable homes with Coastal roll-back initiatives and share learning</li> <li>Support more ambitious programme of affordable homes developments through supported by Second Homes premium (<i>Corporate Plan action</i>)</li> <li>Investigate innovative ideas to increase level of affordable housing (e.g. NNDC purchases / obtains option on land, NNDC achieves outline planning permission)</li> </ul>	<p>Martyn Fulcher</p> <p>Anna Clarke</p> <p>Anna Clarke</p> <p>Graham Connolly/Nicky Debbage/Russell Williams</p> <p>Rob Goodliffe/Anna Clarke</p> <p>Tina Stankley/ Graham Connolly/Nicky Debbage</p> <p>Graham Connolly/Nicky Debbage</p>	<p>March 2025</p> <p>Annual</p> <p>Annual</p> <p>December 2024</p> <p>September 2026</p> <p>April 2025</p> <p>June 2026</p>
Supporting New Types of Development	<ul style="list-style-type: none"> <li>Further discussion with Country Estates re: opportunities for market rented, rather than for sale, homes</li> <li>Investigate Options to work with employers to develop homes for key workers</li> </ul>	<p>Graham Connolly/Nicky Debbage</p> <p>Graham Connolly/Nicky Debbage/Stuart Quick</p>	<p>June 2025</p> <p>December 2025</p>

<b>Improving Housing Stock Condition in the Private Sector</b>			
Improving Energy Efficiency and Reducing Fuel Poverty	<ul style="list-style-type: none"> <li>Continue to work with Norfolk Warm Homes to identify and promote grant opportunities</li> <li>Identify funding to extend Energy Officer role</li> <li>Look for opportunities to pilot Green Heat Network Fund scheme in new development</li> <li>Identify and programme in energy improvements to the Council's portfolio of TA homes</li> </ul>	Kate Rawlings	March 2025
		Kate Rawlings	March 2025
		Graham Connolly/Nicky Debbage/ Kate Rawlings	September 2025
		Renata Garfoot	September 2024
Tackling Disrepair	<ul style="list-style-type: none"> <li>Use Shared Prosperity Funding for enabling work to support energy efficiency grants</li> </ul>	Kate Rawlings	March 2025
Tackling Empty Homes	<ul style="list-style-type: none"> <li>Identify funding to extend Empty Homes Officer role</li> </ul>	Sean Knight	March 2025
<b>Making Best Use of Existing Homes</b>			
Supporting Access to Home Ownership	<ul style="list-style-type: none"> <li>Investigate use of Principle residence/local connection covenant in place of staircasing cap on shared ownership homes</li> <li>Pilot a Rent To Buy scheme on a new development</li> </ul>	Graham Connolly/Nicky Debbage	June 2026
		Graham Connolly/Nicky Debbage	March 2027
Allocating Homes Fairly	<ul style="list-style-type: none"> <li>Complete and implement allocations review</li> </ul>	Lisa Grice	April 2025
Accessing Alternative Housing Options, specially PRS	<ul style="list-style-type: none"> <li>Produce publicity about the increase in Local Housing Allowance to attract more Private Rent landlords to let to lower income households</li> <li>Investigate a Council rent deposit guarantee / gift scheme to help households access private rented homes</li> </ul>	Graham Connolly/Nicky Debbage	April 2024
		Lisa Grice	April 2026

<b>Supporting Vulnerable Residents (to access &amp; sustain suitable housing)</b>			
Prevention of Homelessness and Help for those who are Homeless	<ul style="list-style-type: none"> <li>• Undertake a Value for Money Review of the Council's Temporary Accommodation provision (<i>Corporate Plan action</i>)</li> <li>• Continue to look for funding opportunities to deliver more TA units</li> <li>• Produce a new Homelessness &amp; Rough Sleeper Strategy</li> </ul>	Nicky Debbage	June 2024
		Nicky Debbage	April 2025
		Lisa Grice	December 2024
Provision of Specialist Housing – New and Adapted	<ul style="list-style-type: none"> <li>• Continue to support development of extra care housing</li> </ul>	Nicky Debbage	March 2027