

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

CORPORATE LEADERSHIP TEAM'S **REPORT TO CABINET** **2nd December 2025**

Report Title: Draft Housing and Homelessness Strategy 2026-2030

Submitted by: Service Director – Regulatory Services & Housing & Vulnerability Manager

Portfolios: Community Safety and Wellbeing

Ward(s) affected: All

<u>Purpose of the Report</u>	<u>Key Decision</u>	Yes ☐	No ☒
To gain approval for the draft Newcastle-under-Lyme Borough Council Housing and Homelessness Strategy 2026-2030, which sets out the strategic priorities for the next four years, to be issued for public consultation prior to being formally adopted in 2026.			
<u>Recommendation</u> That Cabinet: 1. Approves the Draft Housing and Homelessness Strategy 2026-2030 for an eight-week public consultation. 2. Authorises the Service Director- Regulatory Services in consultation with the Portfolio Holder for Community Safety and Wellbeing to agree the final version for publication following the public consultation stage.			
<u>Reasons</u> The current housing strategy was adopted in 2021 and covered a four-year period. The strategy has been reviewed and refreshed as it was considered prudent for strategic objectives and priorities to be re-assessed and re-evaluated. It was deemed appropriate that the forthcoming Housing and Homelessness Strategy be based on a four-year period, as the Government intends to devolve local power and reshape the structures of local authorities by 2028.			

1. Background

- 1.1 The current Housing Strategy was adopted in 2021 with an associated four-year action plan. The Current Homelessness Strategy was adopted in 2020 with a five-year action plan. The plans have been combined to create a focus on both aspects together.
- 1.2 A strategy, as a process allows local authorities to take stock of current issues, establish objectives and priorities and plan accordingly.

- 1.3** Housing is integral and important to the lives of people. Local authorities are expected to regularly formulate and update housing strategies, as a way to develop the necessary framework on how it will engage and work with our many stakeholders and partners to deliver housing, homelessness and housing related services within its area.

2. Issues

- 2.1** Since 2020, there have been some significant changes to the UK economy, emerging from the pandemic. The UK has experienced a cost-of-living crisis with high inflation. Energy bills, food prices and housing costs have all increased.

- 2.2** The Housing and Homelessness Strategy 2026-2030 will focus upon three housing priorities, which are thematic, cross cutting and acknowledge the correlation between different policies areas and how they interplay with each another. These are:

- Housing and Health
- Housing and Prosperity,
- Homelessness and Rough Sleeping.

- 2.3** Under these priorities, several objectives have been set. These are:

2.3.1 Priority 1 Housing and Health

- To foster strategic joined up thinking and policy setting on health and housing.
- To continuously improve housing standards and the energy efficiency of the housing stock.

2.3.2 Housing and Prosperity

- To develop a housing market that is vibrant and economically prosperous, which will meet the needs of our residents.
- To facilitate the development of a range of affordable housing, that meets identified housing needs.
- To contribute to the economic regeneration of the high street by incorporating mixed use developments within the town centres.

2.3.3 Homelessness and Rough Sleeping

- To continue providing early intervention and partnership working in order to prevent homelessness.
- To support those who are faced with homelessness issues, specifically those rough sleeping.
- To operate a housing allocation system; both registration and allocation which will allow those in housing need to access appropriate social housing.

- 2.4** Under each objective, associated actions have been identified. These have been placed in an Action Plan, which is an appendix to the Strategy. It is intended that the actions will be incorporated into key performance indicators and service work plans. This will ensure these actions are enshrined into actual work programmes, with annual reporting on their achievability.

3. Recommendation

That Cabinet:

- 3.1** Approve the Draft Housing and Homelessness Strategy 2026-2030 for an eight-week public consultation.
- 3.2** Authorise the Service Director- Regulatory Services and Portfolio Holder for Community Safety and Wellbeing to agree the final version for publication following the public consultation stage.

4. Reasons

- 4.1** The drafting of a strategy, as a process allows local authorities to take stock of current issues, establish objectives and priorities and action plan. This allows for a strategic deployment of resources. In contrast, the absence of strategic thinking is likely to foster a culture where issues are responded to reactively.
- 4.2** Seeking public view and consulting on the draft housing strategy is important, it will allow stakeholders and those affected by the strategy to make their observations, thereby informing and shaping it before its final adoption.

5. Options Considered

- 5.1** The option to 'do nothing', would mean that the current housing strategy, drafted in 2021, would remain in place. Housing strategies must consider current issues and should be refreshed and updated. Failure to do so, would mean that the strategic priorities and objectives may become obsolete and based on housing and economic realities that are no longer valid and relevant.
- 5.2** As a period of 4 years has passed, it is considered appropriate to review and refresh the strategy.

6. Legal and Statutory Implications

- 6.1** Although the formulation of the Housing Strategy is not a statutory duty, it is an important strategic document that has implications for a number of policy areas; planning policy, housing standards, disabled facility grants and partnership working.

7. Equality Impact Assessment

- 7.1** The Strategy does not set out specific policies or practices. Its strategic priorities and objectives are devised to have a positive impact on people with protected characteristics.

8. Financial and Resource Implications

- 8.1** In delivering the work outlined in the action plan of the Housing Strategy there are implications for a number of Council services. It is intended that these actions will be included and embedded within existing and future service plans and the financial cost of delivering the objectives will be incorporated within annual service plans.

9. Major Risks & Mitigation

- 9.1** It is prudent for local authorities to strategise their solutions to homelessness and housing, as the process allows local authorities to take stock of current issues, establish objectives and priorities and action plan. This allows for a strategic

deployment of resources. In contrast, the absence of strategic thinking is likely to foster a culture where issues are responded to reactively. Activities arising from the strategy will be incorporated into key performance indicators and service work plans that are subjected to relevant risk assessment processes.

10. UN Sustainable Development Goals (UNSDG)



11. One Council

Please confirm that consideration has been given to the following programmes of work:

One Commercial Council ☒

We will make investment to diversify our income and think entrepreneurially.

One Sustainable Council ☒

We will deliver on our commitments to a net zero future and make all decisions with sustainability as a driving principle

One Digital Council ☒

We will develop and implement a digital approach which makes it easy for all residents and businesses to engage with the Council, with our customers at the heart of every interaction.

12. Key Decision Information

12.1 N/A

13. Earlier Cabinet/Committee Resolutions

13.1 Item 132 - [Agenda for Cabinet on Wednesday, 7th July, 2021, 2.00 pm – Newcastle-under-Lyme Borough Council](#)

13.2 Item 17 - [Agenda for Cabinet on Wednesday, 8th June, 2016, 6.00 pm – Newcastle-under-Lyme Borough Council](#)

14. List of Appendices

14.1 Appendix 1 - Draft Housing and Homelessness Strategy 2026-2030 and its proposed Action Plan.

15. Background Papers

15.1 N/A