

# Public Document Pack



**North East  
Derbyshire**  
District Council

Contact: Amy Bryan  
Tel: 01246 217391  
Email: amy.bryan@ne-derbyshire.gov.uk  
Date: Wednesday, 7 May 2025

To: **Members of the Cabinet**

Please attend a meeting of the Cabinet to be held on **Thursday, 15 May 2025, at 4.00 pm in the Executive Meeting Room**, District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield, S42 6NG.

The meeting will also be live streamed from the Council's website on its You Tube Channel. Click on the following link if you want to view the meeting:

[North East Derbyshire District Council - YouTube](#)

Yours sincerely

A handwritten signature in black ink that reads "Sarah Steenberg".

Assistant Director of Governance and Monitoring Officer

<b><u>Cabinet Members</u></b>	
Councillor N Barker (Chair) Councillor J Barry Councillor S Pickering	Councillor P Kerry (Vice-Chair) Councillor J Birkin Councillor K Rouse

**For further information about this meeting please contact Amy Bryan 01246 217391**

## **Notice of Meeting to be held in Private**

It is intended that part of this meeting will be held in private under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. The matters to be considered in private are listed under the heading Private Session. The categories of exempt information that are likely to be disclosed during the discussion of these items, as defined in Part 1 of Schedule 12A to the Local Government Act 1972, are listed below each item.

No representations have been received requesting that these items be open to the public.

## **A G E N D A**

### **Public Session**

#### **1 Apologies for Absence**

#### **2 Declarations of Interest**

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

#### **3 Minutes of Last Meeting (Pages 4 - 8)**

To approve as a correct record and the Leader to sign the attached Minutes of the meeting of Cabinet held on 27 February 2025.

#### **4 Council Plan 2023-2027 - Performance Report - Update January to March 2025 (Pages 9 - 32)**

Report of Councillor N Barker, Leader of the Council and Portfolio Holder for Strategic Leadership & Finance

#### **5 Strategic Asset Management Plan (Pages 33 - 55)**

Report of Councillor J Barry, Portfolio Holder for Growth and Assets.

#### **6 Urgent Items**

To consider any other matter which the Leader is of the opinion should be considered as a matter of urgency, in accordance with the provisions of Statutory Instrument 2012 No 2089, Regulation 11.

#### **7 Exclusion of Public**

The Leader to move:-

That the public be excluded from the meeting during the discussion of the following items of business to avoid the disclosure to them of exempt information

as defined in Part 1 of Schedule 12A to the Local Government Act 1972, (as amended by the Local Government (Access to Information) (Variation) Order 2006). [The category of exempt information is stated after each item].

### **Private Session**

#### **8 Release of Loan to Rykneld Homes Limited** (Pages 56 - 74)

Report of Councillor P R Kerry, Deputy Leader of the Council and Portfolio Holder for Strategic Leadership and Finance.

(Paragraph 3)

#### **9 Urgent Items**

To consider any other matter which the Leader is of the opinion should be considered as a matter of urgency, in accordance with the provisions of Statutory Instrument 2012 No 2089, Regulations 5 and 11.

---

### **Access for All statement**

You can request this document or information in another format such as **large print** or **language** or contact us by:

- **Phone** - [01246 231111](tel:01246231111)
- **Email** - [connectne@ne-derbyshire.gov.uk](mailto:connectne@ne-derbyshire.gov.uk)
- **Text** - [07800 00 24 25](tel:07800002425)
- **BSL Video Call** – a three way video call with us and a BSL interpreter. It is free to call North East Derbyshire District Council with [Sign Solutions](#) or call into the offices at Wingerworth.
- Call with [Relay UK](#) via textphone or app on [0800 500 888](tel:0800500888)– a free phone service
- **Visiting** our [offices](#) at Wingerworth – 2013 Mill lane, [S42 6NG](#)

## **CABINET**

### **MINUTES OF MEETING HELD ON THURSDAY, 27 FEBRUARY 2025**

#### **Present:**

Councillor Nigel Barker (Chair) (in the Chair)  
Councillor Pat Kerry (Vice-Chair)

Councillor Jayne Barry  
Councillor Stephen Pickering

Councillor Joseph Birkin  
Councillor Kathy Rouse

#### **Also Present:**

L Hickin	Managing Director - Head of Paid Service
M Broughton	Director of Growth and Assets
J Dethick	Director of Finance and Resources & (Section 151 Officer)
S Lee	Assistant Director - Regeneration and Programmes and SIRO
S Sternberg	Assistant Director of Governance and Monitoring Officer
K Drury	Information & Improvement Manager
A Smith	Legal Team Manager
T Fuller	Governance Officer

#### **CAB/ Apologies for Absence**

63/2

4-25 No apologies for absence were received.

#### **CAB/ Declarations of Interest**

64/2

4-25 None.

#### **CAB/ Minutes of Last Meeting**

65/2

4-25 **RESOLVED** – That the Minutes of the meeting held on 23 January 2025 were approved as a true record, subject to it being recorded that Councillor S Pickering rented a house from Rykneld Homes Ltd instead of Councillor J Birkin.

#### **CAB/ Council Plan 2023-2027 Performance Report - Update October to December 2025**

66/2

4-25

Cabinet considered a report which set out progress on the objectives that underpinned the Council Plan for the period October to December 2024 (Quarter 3). The report highlighted notable achievements, along with any targeted metrics which had been flagged as not on target.

Attached to the report was Appendix 1, which set out details of what had been achieved and progressed by objective, strategy, and tactic.

Cabinet agreed that the report showed that good progress was being made towards the Council Plan. It was shared that the refurbishments made to Council facilities across the district had received positive feedback. Particular attention was drawn to Eckington Active in this regard.

RESOLVED That progress against the Council Plan 2023-2027 objectives be noted.

REASONS FOR DECISION – This is an information report to keep Cabinet informed of progress against the council plan objectives.

OTHER OPTIONS CONSIDERED AND REJECTED – Not applicable to this report as providing an overview of progress against the council plan objectives.

**CAB/ Treasury Management Strategy Update April to December 2024 (Q 1 to Q3)**

**67/2**

**4-25**

Cabinet considered a report which summarised the treasury management position for the first three quarters of 2024/25.

Attached to the report was Appendix 1, which set out the treasury management monitoring report for Q3 of 2024/25, and Appendix 2, which set out the prudential indicators monitoring report for Q3 of 2024/25.

Cabinet welcomed the report.

RESOLVED That Cabinet note the report concerning the Council's Treasury Management report for Quarter 3.

REASONS FOR DECISION – To ensure that the Cabinet is kept informed of the latest position concerning treasury management.

OTHER OPTIONS CONSIDERED AND REJECTED – This report is concerned with monitoring the position against the Council's previously approved treasury management strategy. Accordingly, the report does not set out any options where a decision is required by Members.

**CAB/ Medium Term Financial Plan - Budget Monitoring Report April to December 2024 (Q3)**

**68/2**

**4-25**

Cabinet considered a report which outlined financial position of the Council following the monitoring exercise for the General Fund, Housing Revenue Account and the Capital Programme in Quarter 3 of 2024/25. The report summarised the key figures from the monitoring exercise and explained the reasons for variation against the budget.

Cabinet considered the report. Some Members had questions around the impacts of salary underspends. It was shared that the situation was being monitored, it was not anticipated that there would be any difficulties in filling vacant posts.

RESOLVED That Cabinet note the report and make any comments that they believe to be appropriate with regards to the budget monitoring position outlined.

REASONS FOR DECISION – The report summarises the financial position of the Council following the first quarter's budget monitoring exercise for the General Fund, the Housing Revenue Account and Capital Programme.

OTHER OPTIONS CONSIDERED AND REJECTED – This report is concerned with monitoring the position against the Council's previously approved budget. Accordingly, the report does not set out any options where a decision is required by Members.

**CAB/ North East Derbyshire UK Shared Prosperity Fund Programme 2025-26**

**69/2**

**4-25**

Cabinet considered a report seeking approval for North East Derbyshire UK Shared Prosperity Fund (UKSPF) 2025-26 Investment Plan. The report highlighted the amount of money that had been allocated to the Council, and the investment priorities that the District's approach should reflect.

A supplementary agenda had been circulated that included Appendix 3 to the report, which set out the proposed North East Derbyshire UK Shared Prosperity Fund Investment Plan 2025-26.

Cabinet welcomed the report and Investment Plan. It was noted that the funding that had already been received under the UKSPF had been spent positively.

RESOLVED

- (1) That Cabinet approve the proposed North East Derbyshire 2025-26 UKSPF programme.
- (2) That approval of variations to the final Investment Plan is delegated to the Director of Finance and Resources and Section 151 Officer, in consultation with the Leader, Portfolio Holder for Growth and Assets and Managing Director, should amendments be required by EMCCA.
- (3) That Cabinet agree that NEDDC remains the accountable body for the multi-Authority Derbyshire Accelerator contract for 2025-26, subject to receiving a 4% administrative contribution from participating Local Authorities.

REASONS FOR DECISION

- (1) Approval of the Investment Plan will enable timely submission of a balanced programme of activity that can respond at pace to meet the needs of the District and accesses additional investment of £1,050,067 UKSPF resources for local determination.
- (2) Delegating responsibility to the Director of Finance and Resources and Section 151 Officer, in consultation with the Leader and Managing Director, to approve any amendments to the final Investment Plan submission enables any requirements raised by EMCCA to be addressed at pace.
- (3) Extending the Council's leadership of the Derbyshire Accelerator contract ensures continuity of the business advisors and programme currently working in the localities, derisking the concern that skilled and experienced support will be lost to the local business base.

## OTHER OPTIONS CONSIDERED AND REJECTED

- (1) Not to approve the proposed Investment Plan. The Plan has been developed and based upon engagement with officers and stakeholders in terms of what activity can realistically be delivered at pace and ensure appropriate positive impact within the 12-month operational period. Budget allocations are based upon experience and identified costs. Approving the Investment Plan would enable access to UKSPF resources for local benefit.
- (2) Not to delegate the authority to approve necessary amendments to the Director of Finance and Resources and Section 151 Officer, in consultation with the Managing Director, Portfolio Holder for Growth and Assets and Leader of the Local Authority, would result in delivery delays which could impact the success of activity currently being mobilised subject to final approval by EMCCA. The UKSPF Investment Plan will support cross-District, cross-Portfolio activity and be compliant with established financial regulations. It is prudent that the Section 151 Officer has this responsibility should it be required.
- (3) To withdraw the Council's role as accountable body for the Derbyshire Accelerator would destabilise the continuity of quality business support at a time when it is particularly required by the sector.

### **CAB/ Urgent Items**

**70/2**

**4-25** None.

### **CAB/ Exclusion of Public**

**71/2**

**4-25** RESOLVED – that the public be excluded from the meeting during the discussion of the following items of business to avoid the disclosure to them of exempt information as defined in Part 1 of Schedule 12A to the Local Government Act 1972, (as amended by the Local Government (Access to Information) (Variation) Order 2006).

### **CAB/ The Management of Corporate Debt - Write Off of Outstanding Amounts**

**72/2**

**4-25** Cabinet considered a report seeking approval for the proposed write off of debts in respect of council tax, business rates, housing benefit overpayments and rents.

RESOLVED That Cabinet agrees to write off the amounts in respect of council tax, business rates and rents.

REASONS FOR DECISION – All available options to recover this debt have been explored with write off being the final option in the debt management process.

OTHER OPTIONS CONSIDERED AND REJECTED – These are outlined in the main body of the report.

**CAB/    Urgent Items**  
**73/2**  
**4-25    None.**

## North East Derbyshire Council

### Cabinet

#### Council Plan 2023-2027 Performance Report - Update January to March 2025

15 May 2025

#### Report of Councillor N Barker, Leader of the Council and Portfolio Holder for Strategic Leadership & Finance

Classification: This report is public

Report By: Kath Drury, Information and Improvement Manager

Contact Officer: As above

---

#### **PURPOSE / SUMMARY**

To report progress on the objectives underpinning the Council plan for the period January to March 2025 (quarter 4).

---

#### **RECOMMENDATIONS**

1. That progress against the Council Plan 2023-2027 objectives be noted.

Approved by The Leader

---

#### **IMPLICATIONS**

---

Finance and Risk: Yes ☐ No ☒

Details:

On Behalf of the Section 151 Officer

---

Legal (including Data Protection): Yes ☐ No ☒

Details

On Behalf of the Solicitor to the Council

---

Staffing: Yes ☐ No ☒

Details:

On behalf of the Head of Paid Service

## DECISION INFORMATION

<b>Decision Information</b>	
<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:  <b>NEDDC:</b> <b>Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/></b> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	N/A
<b>District Wards Significantly Affected</b>	None
<b>Equality Impact Assessment (EIA) details:</b>	
<b>Stage 1 screening undertaken</b> <ul style="list-style-type: none"> <li>Completed EIA stage 1 to be appended if not required to do a stage 2</li> </ul>	N/A - information only report
<b>Stage 2 full assessment undertaken</b> <ul style="list-style-type: none"> <li>Completed EIA stage 2 needs to be appended to the report</li> </ul>	No, not applicable
<b>Consultation:</b> <b>Leader / Deputy Leader <input type="checkbox"/> Cabinet <input type="checkbox"/></b> <b>SMT <input checked="" type="checkbox"/> Relevant Service Manager <input type="checkbox"/></b> <b>Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></b>	Yes  Details: SMT – 22/04/25 Scrutiny committees x 4 – May 2025

<b>Links to Council Plan priorities:</b> <ul style="list-style-type: none"> <li>A great place that cares for the environment</li> <li>A great place to live well</li> <li>A great place to work</li> <li>A great place to access good public services</li> </ul>
The report links to all Council Plan 2023-27 objectives and priorities.

## REPORT DETAILS

### 1 **Background**

- 1.1 The attached appendix contains the performance updates by objective as of end of March 2025.

### 2. **Details of Proposal or Information**

- 2.1 The appendix details what has been achieved and progressed by objective, strategy, and tactic.

#### 2.2 **A Great Place to Live Well**

- 2.2.1 The appendix notes under each strategy and tactic the significant work that has been undertaken during this period together with a suite of metrics.
- 2.2.2 Notable achievements include the acceptance of recommendations from the Scrutiny review of Leisure Activities for Older Children/Teenagers by Cabinet in January 2025, surpassing of leisure-based targets for centre attendances and community-based activities, a successful fly tipping prosecution and launch of 'We are North East Derbyshire' video during tourism week in March.
- 2.2.3 Grant offer letters confirming funding have been sent totalling £135,377. These grants have been awarded to help cover essential funding costs for organisations that assist residents and vulnerable households throughout the District. During 2024/25, 21,499 people/households benefited from the services and advice provided by these organisations.
- 2.2.4 A further six empty properties have been brought back into use this quarter, exceeding the target for the year.
- 2.2.5 The Housing and Private Sector Housing strategies setting out the Council's ambition to improve its housing offer, and plans for both home ownership and private rented housing have been published.
- 2.2.6 An informative update from Community Safety recognising the increase in Antisocial Behaviour affecting people's mental health and the work they have undertaken with the Council's Legal team and partners to support victims, take action and engage with the community.
- 2.2.7 Regarding the metrics all except one are positive demonstrating the strong finish for the leisure-based metrics which were at exception last quarter. The number of targeted proactive littering/dog fouling patrols carried out continues to be at exception from Q2 due to staffing issues. The team focussed on dealing with reactive service requests from the public and continue to prioritise investigating incidents where offences have been witnessed and evidenced. On a positive note, the number of proactive community patrols or events exceeded the target this quarter after two periods at exception.

## 2.3 **A Great Place to Work**

- 2.3.1 The appendix notes under each strategy and tactic the significant work that has been undertaken during this period.
- 2.3.2 Notable achievements include the Green Skills project (funded by UKSPF), 29 people completed the training this quarter (target 50, 44 in total) and the Digital Skills (funded by UKSPF), 12 people completed the training this quarter (target 50, 55 in total) and a strong finish to the Derbyshire Accelerator Programme with all targets exceeded. Similarly, some good outputs reported for the Vision Derbyshire Start Up programme.
- 2.3.3 An investment plan proposal has been put to East Midlands County Combined Authority for an additional year of UK Shared Prosperity Funding. This includes the continuation of the Accelerator business support project (£86k) and a further year of specialist digital skills training for businesses (£50k).
- 2.3.4 Leisure has provided a range of examples this quarter showcasing their collaboration with partners to enhance local skills and promote careers in the leisure industry.

## 2.4 **A Great Place to Access Good Public Services**

- 2.4.1 The appendix notes under each strategy and tactic the significant work that has been undertaken during this period together with a suite of metrics.
- 2.4.2 Notable achievements include increased subscriptions to the business ezines, 660 issues dealt with through the Citizen Advice sessions held at Killamarsh Active, UK Shared Prosperity Fund 2022-25 confirmed as fully allocated to local delivery, disposal of surplus land and property assets surpassed its £1m annual target, completion of head office reception and timeliness targets exceeded for processing new benefit and council tax claims and change in circumstances, complaint internal reviews and freedom of information requests.
- 2.4.3 The Housing Strategy team has proactively reduced the duration homeless applicants spend in temporary accommodation, leading to a substantial decrease in bed and breakfast costs. An initial estimate indicates savings of £85,000 compared to last year's annual expenditure on such accommodation. Additionally, the Housing Options service has demonstrated outstanding performance by achieving settled accommodation outcomes for individuals facing homelessness or at risk. With a remarkable 90% success rate, the team's achievements rank among the highest recorded by local authorities across England.
- 2.4.4 Regarding targeted metrics, two of the seven are at exception this quarter:
- % of customers dealt with at first point of contact achieved an outturn of 73% against a target of 80%. Whilst this is a good indicator it can no longer be monitored accurately since PCI DSS (Payment Card Industry Data Security Standard) compliance as calls requiring a payment are transferred for data compliance purposes however this skews the number of calls dealt

with at first contact by Customer Services. The KPI will be replaced with another telephony target for 2025/26 performance reporting.

- % of formal complaints responded to within 15 working days - 59 complaints received of which 56 were responded to within timescale (95%). 3 late responses – one each for Environmental Health, Licensing and Planning.

2.4.5 Regarding the three metrics for trend monitoring, the two homeless metrics have remained the same as Q3 and the capital receipts metric has seen a significant increase from Q3 which is very positive,

## 2.5 **A Great Place that Cares for the Environment**

2.5.1 The appendix notes under each strategy and tactic the significant work that has been undertaken during this period.

2.5.2 Notable achievements include 115 homes improved as part of the external wall insulation social housing decarbonisation work meeting the annual target of 288 homes, four new upgraded fuel-efficient compact road sweepers and improved estate walkabouts with Rykneld Homes to remove litter and rubbish.

2.5.3 The Government has awarded the Council £5,160,618 to deliver a Warm Homes: Local Grant Scheme from 2025-2028.

## 3 **Reasons for Recommendation**

3.1 This is an information report to keep Cabinet informed of progress against the council plan objectives.

## 4 **Alternative Options and Reasons for Rejection**

4.1 Not applicable to this report as providing an overview of progress against the council plan objectives.

## DOCUMENT INFORMATION

Appendix No	Title
1	A summary of Council plan progress for the period January to March 2025
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)	



**North East  
Derbyshire**  
District Council

# Council Plan 2023 - 2027

A summary of progress for the period  
January to March 2025 (Q4)





# A great place to live well

The following progress has been made on A Community with Lifelong Good Health

Maximise opportunities for residents of all ages and abilities to participate in physical and social activity.



- The recommendations from the Scrutiny review of Leisure Activities for Older Children/Teenagers were all accepted by Cabinet in January 2025. This includes increased engagement with older children/teenagers (current users and non-users) through schools and social media, and a review of fees and charges around young person activities.

- Community based activities such as walking in communities finished very strongly in this quarter with 5,555 attendances, exceeding the annual target of 19,200 attendances.
- Provided Volunteer Walk Leader Training to 10 volunteers and created 11 new Active Walk Leaders.

- Attendances across the leisure centres completed on a high note at 210,953 surpassing the quarterly and annual targets

- The completion of Clay Cross Active (Leisure Centre) is scheduled for June 2025. The planning process for the Clay Cross Active (3G Pitch) is progressing, with approval anticipated pending the discharge of pre-commencement planning conditions, including surface water drainage and a biodiversity plan.

**Directly or in partnership, reducing health inequality supporting Public Health, DCC and other partners to deliver targeted programmes in the district.**

- 'Power of You' - sessions for girls ages 10-15 years & 16-18 years have been established to run on three dates (May and August) at Killamarsh Active.
- Community Action Grants - Six awarded in Q4, totalling £2,497. Projects supported this quarter ranged from bio-diversity installations, supporting venues to become a warm spaces during winter and community fun days.



- **Grant offer letters confirming funding sent to Citizens Advice North East Derbyshire, Derbyshire Law Centre, Rural Action Derbyshire, Derbyshire Unemployed Workers Centre and Volunteer Centre. Grants totalling £135,377** awarded to support core funding costs to these organisations that support residents and vulnerable households across the District. This included benefits, debt, energy, housing, legal and employment advice as well as supporting volunteering opportunities. During 2024/25, 21,499 people/households benefited from the services and advice provided by these organisations.

### Assist residents in ensuring their homes are suitable and meet their health needs.

- The Government has awarded North East Derbyshire District Council £5,160,618 to deliver a Warm Homes: Local Grant Scheme from 2025-2028.
- News release shared with media regarding building of affordable homes and well insulated homes - next stage of External Wall Insulation (EWI) project.
- 4 disability adaptation inspections and 2 decent homes inspections carried out this period.

- **The Community Safety team is seeing an increase in Antisocial Behaviour (ASB) affecting people's mental health.** Resultantly they have run three ASB Case Reviews in the period predominantly concerned with neighbour disputes. Action plans have been set, a warning served, and a Closure Order undertaken to deal with persistent ASB.

- Environmental Health have brought the Disabled Facilities Grant (DFG) Disability Design Team service in house and have created the roles of Architectural Technician and DFG Technical Officer. Recruitment is taking place, and the new service will be operational from April 2025.

- **Staff in Environmental health are receiving training on the Renters Reform Bill to ensure preparedness to support tenants and respond to queries.** The team continue to engage with the public around damp and mould responsibilities with regular updates being provided to Ministry of Housing, Communities and Local Government (MHCLG) as part of the Healthy Homes evaluation.

- The Legal team have supported Rykneld Homes in obtaining three access injunctions to facilitate carrying out inspections and repairs in properties where access had been denied previously, to ensure homes are suitable and to resolve any health issues arising.

### Protect the public from ill health caused by environmental factors and business operations.

- **A Brimington resident has been successfully prosecuted for fly-tipping in the Bole Hill area,** resulting in a £440 fine and £1,477 in costs awarded to the Council. The case was covered by BBC News Derbyshire.



- Dealt with 14 Infectious Diseases notifications, 56 new Food Registrations; 35 Food Hygiene Training Level 2; 16 Food Hygiene Training Level 3 and provided general advice and assistance on 115 occasions to business and public during this period from pest control to health and safety advice.
- District wide press releases for residents using Barbershops (ensuring good hygiene practices to prevent skin infections) and residents engaging in aesthetic cosmetic procedures such as fillers (to ensure using licenced products and qualified staff) following complaints received.
- Planning have progressed several enforcement cases relating to untidy land and unauthorised activity, including in West Handley and Eckington.



This quarter, the following progress has been made on *a place to live that people value*

Develop and continually improve the quality and range of housing providing a nice home and area for all residents to meet all needs

- **Published our Housing and Private Sector Housing strategies** setting out our ambition to improve our housing offer, and plans for both home ownership and private rented housing.

- In this period 86 units of affordable housing tenure were submitted for planning approval on several sites across the district. Also working up a proposal with P3 Housing and Support to provide an additional 11 units of supported housing in the district.
- Planning have given pre-application advice on major housing schemes proposed in Holmewood and Eckington.

**Directly and with partners, improve where people live to ensure they are safe, clean, functional, and attractive.**

- Raised awareness and promoted surveys for improving two local parks, partnership approach to reducing antisocial behaviour and fly tipping prosecutions and littering fines.
- Running three Extreme Wheels sessions per week which will continue in 2025/26 due to UK Shared Prosperity Funding (UKSPF). Also, looking to do more work with the Safer Neighbourhood Teams (SNT) in schools.



- **Working with Dronfield Safer Neighbourhood Team (SNT) on several Problem Management Plans** including Bike Marking Events after a series of expensive bike thefts in the area, and meetings with local shops and residents following issues with local young people congregating and causing Antisocial Behaviour (ASB) around the Pentland Road shops.

- Developed and ran a series of Scam and fraud awareness sessions to luncheon clubs and other established clubs as this is an under reported section of crime.
- Community Safety attended the Tesco CX Safety and Wellbeing event which was well attended and successful to give advice and guidance to residents on antisocial behaviour, crime and safety.
- Funding from the UK Shared Prosperity Fund (UKSPF) has enabled the Community Safety team to purchase some CCTV cameras. This will benefit the team and the wider community safety partnership to tackle antisocial behaviour.
- During this period 8 Community Protection Warnings (CPWs) and 2 Community Protection Notices (CPNs) have been served.



This quarter, the following progress has been made on *a place to live that people value*

- **All projects benefiting from the Shop Front Enhancement Scheme are now complete.** 2 applications were approved during this period, totalling £3,675.

- **More intensive work with owners of empty properties** has brought back into use a further 6 properties and the Empty Homes Officer has served a notice on another property with the long-term aim to improve the quality of the property.

- The Supported Accommodation Review Team (SART) have completed 11 provider reviews, 68 property inspections and 18 resident support reviews within the district (as of 24/03/25).
- Planning have met with Integrated Care Board (ICB) and agreed timetable for production of local General Practitioner (GP) capacity studies.
- Series of 'Embrace our Place' activities have kickstarted in Heath.

**Well maintained public realm that connects our communities.**

- **Final elements of Dronfield public realm improvements now complete.** EV charging points and benches have been installed with a variety of planting taking place around the car park and library.
- Public realm improvement proposals for Eckington being worked on. Also identifying areas throughout the district which could benefit from future public realm investment.



This quarter, the following progress has been made on ***a place where people enjoy spending time***

**Improve and promote places and attractions to spend leisure time**

- **Launched ‘We are North East Derbyshire’ video for tourism week in mid-March.** This showcases our beautiful countryside and walks, rich historical and cultural sites, local cuisine and events. The video has received 10,000 views since its launch.

- Several campaigns ran this quarter promoting the Food and Drink Trail and its first anniversary.
- Over 450 enquiries received from local residents following Clay Cross Active presales. Of particular interest are TAG active, Wellness Suite, Gymnastics and Swimming areas.
- Consultations have been planned for improvements to Mickley play area.



**Develop and promote the local ‘offer’ to ensure a diverse range of high-quality activities and places to spend time**

- Upcoming Annual Membership offer for Clay Cross residents - promotion of the new facility with 25% off our standard annual prices.

- **The playground improvement plan has been designed and agreed for the following year** subject to East Midlands Combined County Authority (EMCCA) funding. These include School Lane, Arkwright, Sharley Park/Clay Cross Active, Clay Cross, Tennyson Street, Mickley and Clay Lane, Clay Cross.

Metric	Target	Quarter 4 Value	RAG
Increase participation in leisure activities at leisure centres by 5000 visits per year.	194, 750	210,953	Green
Achieve 1600 monthly attendance through community-based activity.	4800	5555	Green
Bring 6 long term empty properties back into use per year.	6 per annum	6	Green
Number of targeted proactive littering/dog fouling patrols carried out.	36	2	Red
Number of proactive community patrols or events focussing on litter, waste, and dog fouling.	4	10	Green

Metric	Comments
Number of targeted proactive littering/dog fouling patrols carried out.	<p>73 proactive patrols were carried out in 2024/25. The Enforcement team have suffered from staffing issues this year due to a team member resigning and another on unexpected long term sickness leave. Whilst one vacant post has been recruited to in January 2025 another team member has since moved to a different team and this post remains vacant. The team focussed on dealing with reactive service requests from the public and continue to prioritise investigating incidents where offences have been witnessed and evidenced.</p> <p>(Q1 42, Q2 12, Q3 17, Q4 2)</p>





This quarter, the following progress has been made on *a community with a diverse range of commutable employment that match the skills of residents*



### Work with partners to match and develop local skills with local business employment need

- Training programmes and opportunities were promoted through the Business First e-news bulletin, alongside training and employment opportunities shared by partner organisations.
- **Green Skills project (funded by UKSPF)**, 29 people completed the training this quarter (target 50, 44 in total).
- Digital Skills (funded by UKSPF), 12 people completed the training this quarter (target 50, 55 in total).
- Attended Careers fair at Eckington Comprehensive to promote NED Leisure to students from year 7 -13.
- **Leisure provided a presentation and tour to students from Sheffield Football Club Community Trust.** This initiative is expected to foster a positive collaboration with the Trust, benefiting both parties through potential future gym instructors and more cost-effective continuous professional development (CPD) training opportunities.
- Aquatic and gymnastics helpers, aged 13 and above, have primarily been recruited through school connections and newsletters.
- A young person with SEN has been participating in an independent work placement at the café at one of the Leisure Centres. They have successfully achieved their Food Hygiene Level 2 qualification.
- **An investment plan proposal has been put to East Midlands County Combined Authority for an additional year of UK Shared Prosperity Funding.** This includes the continuation of the Accelerator business support project (£86k) and a further year of specialist digital skills training for businesses (£50k).
- Two Arboricultural Officers have recently been recruited. Connections with Broomfield Agricultural and Horticultural College have led to an increase in applications for grounds maintenance roles.



# A great place to work

The following progress has been made on A community with growing, commutable employment opportunities.

**Support existing businesses (including the Council) to maintain and grow workforce.**

- Promoted businesses on the Food and Drink trail.

## • Derbyshire Accelerator Programme (UKSPF funded):

- 28 businesses received non-financial support this quarter (target of 100 met in total)
- 17 businesses received non-financial support for decarbonisation (target 37, 64 achieved in total).
- 29 Decarbonisation plans this quarter (target 20, 37 in total)

- Network meetings for this quarter:
  - Clay Cross Business Network held in March 2025 (10 attendees).
  - Manufacturing Supply Chain Cluster held in February 2025 - (6 attendees).
  - Dronfield Network (facilitated externally) held in February (17 attendees) and March (7 attendees).

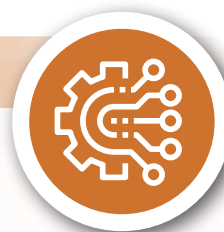


**Attract and support new businesses to the area which bring new jobs.**

- Promoted new units coming up soon at Clay Cross.
- Clay Cross - Agreements for two businesses have been drafted and sent via the Council's agent. Discussions are underway with a third potential tenant.

## • Vision Derbyshire Start Up programme (funded by UKSPF):

- 7 entrepreneurs assisted this quarter (target 25, 61 in total).
- 4 businesses received non-financial support (target 53, 49 in total)
- 3 grants approved (target 5, 4 in total).
- No new businesses created this quarter nor new jobs however the target of 5 and 15 respectively have been achieved (17 new businesses and 15 jobs created).



# A great place to access good public services



This quarter, the following progress has been made on *assist and influence other public partners to improve their services in the district*

**Actively participate, nurture relationships, and maximise benefits for NEDDC residents in partnerships such as Health, Economy, Resilience, etc.**

- Chesterfield Canal Partnership Masterplan Launch attended to develop linkages with strategic plans and operational activities, and meeting held with Chesterfield Football Club Community Trust to develop collaborative opportunities.
- Actively involved with the East Midlands Combined County Authority in developing homelessness priorities for the region including the development of a homelessness taskforce.

- **Breast screening unit at Dronfield**, Killamarsh and Eckington Active from mid-November through to January.

- A fortnightly book club meet in the café at Killamarsh Active. Also, Cuppa with a Coppa events.
- Attendance at two business forums to publicise opportunities for public engagement in the development of the Local Plan.

- Through the Healthy North East Derbyshire Partnership, funding has been secured for a project that trains volunteers to provide free cost-of-living and debt advice to Clay Cross residents. This initiative is delivered by the Derbyshire Unemployed Workers Centre.

## Collate and analyse district wide data to inform improvements

- Call for biodiversity sites information being analysed by Intelligence software to support the site selection process.

## Directly assist residents and businesses to access all available public services and support

- Monthly business ezine subscribers increased to 2896 and weekly recruitment ezine subscribers has increased to 2962.

- **Citizens Advice sessions are available at Killamarsh Active twice a week.** Between October 2024 and March 2025, 77 clients have attended, with 660 issues addressed. The top concerns raised include benefits, energy, and employment.

## Progress against our objective:



This quarter, the following progress has been made on ***assist and influence other public partners to improve their services in the district***

- Communications have been issued to all commercial trade waste customers regarding the new government initiative, Simpler Recycling. Currently, this initiative applies only to businesses with 10 or more full-time employees (FTEs). As a result, a new waste stream for food waste has been introduced for businesses to make use of.

## A great place to access good public services



This quarter, the following progress has been made on ***continually improve Council services to deliver excellence and value for money***

Fiscally responsible and efficient



- **NEDDC 2022-2025 UK Shared Prosperity Fund (UKSPF) programme budget confirmed as fully allocated to local delivery.** No funding to be returned to Ministry of Housing, Communities and Local Government (MHCLG).

- Investment Plan submission prepared for East Midlands Combined County Authority (EMCCA) to access the 2025-26 NEDDC UKSPF allocation of £1,050,067.
- Made residents aware of council tax and rent increases to ensure we have a balanced budget.

- External audit for 2023/24 was concluded at the end of February 2025 with an unqualified opinion issued from Mazars. Work began in March on the interim audit for 2024/25 and early planning for the full external audit later in the year.
- The Revised Budget 2024/25, Original Budget 2025/26 and Medium-Term Financial Plan (MTFP) 2026/27 to 2028/29 was presented to Joint Scrutiny and Cabinet in January and was approved by Council in January. Council



## This quarter, the following progress has been made on ***continually improve Council services to deliver excellence and value for money***

also approved the Council Tax and Rent increase for 2025/26.

- **Actively worked to reduce the length of time homeless applicants are in temporary accommodation** and as a result significantly lowered the expenditure on bed and breakfast accommodation. The early estimate is a saving of £85,000 compared to the annual spend on bed and breakfast last year.

- Leisure memberships price review to be implemented from 1st April 2025.
- Completed first application through Planning Performance Agreement process. This is a project management tool used by local planning authorities and applicants to agree on timescales, actions, and resources for handling planning applications. A collaborative framework that enhances communication and transparency throughout the planning process, particularly for large or complex applications.
- Secured a total of £159,003 covering 2025/26 and 2026/27 from Derbyshire County Council Public Health to continue with the Healthy North East Derbyshire Partnership.
- Pioneer House, Wingerworth has been let to Clay Cross Food Bank reducing the financial burden to the Council of managing and maintaining an unoccupied building in the short term (pending a decision on the future of Pioneer House).

- **Disposal of surplus land and property assets capital receipts target of £1m surpassed at £1,044,250.**

- Council Tax collection rate exceeded for 2024/25 and business rate collection within target. Exceeded timeliness targets for processing new benefit and council tax claims and changes in circumstances.

### **Listen to customers (Residents and Businesses) to improve services**

- Views being sought on two play area consultations out for views (Heath and Holmewood Parish) to help inform Streetscene and the parish council about priorities for improvement.

- **Planning have consulted on their customer charter, seeking feedback from regular service** users on proposals to streamline the planning application process.

### **Ensure good governance and transparency in all we do**

- **95% of formal complaints dealt within standard this quarter,** 59 complaints received. All requests for Internal Review, 5 this quarter, were dealt within standard.

- Three Ombudsman complaints received this quarter of which two were responded to within timescale.
- Preparations for the May County Council election is well underway. An innovation this time is the availability of ballot papers in braille.
- Accounting Policies for 2024/25 Statement of Accounts were approved by Audit Committee in January. An update is being presented to



## This quarter, the following progress has been made on ***continually improve Council services to deliver excellence and value for money***

Audit Committee in early April due to an update to leases published by Chartered Institute of Public Finance and Accountancy (CIPFA) in March.

- An extraordinary Standards Committee was held on 23 January 2025, this considered the Strengthening the Standards and Conduct Framework for Local Authorities in England Consultation.
- Parish and Town Council Conference was held on 7 April 2025. Updates were provided on Local Government Reorganisation and Planning.
- 179 requests received under the Freedom of Information Act and Environmental Information Regulations. Of those more than 95% (target) have been administered within 20 working days.

### Modernise and innovate services to continually improve

- Discussing the implementation of digital mail with Rykneld Homes after a successful roll-out at the Council.
- Procurement of new HR & Payroll System underway, which will radically change and improve service provision.

- **The Gov Tech online Revenues and Benefits portal is being implemented to commence the project** to enhance the customer experience while incorporating further automation in the processing of Benefits and Council Tax.

- Employee mailboxes have been moved to Microsoft Exchange Online cloud to provide additional resilience and improved features.
- Software to replace paper processes in the Land Charges team is being considered. The

timing would need to align with the HM Land Registry project.

- Clay Cross Active development due for completion June 2025 and 3G pitch completion Summer 2025.

- **Head Office reception refurbishment completed February 2025 improving public access** including wheelchair friendly reception counter, improved access to meeting rooms and waiting area, self-service counter, food bank drop-off point, customer information screens, improved lighting and installation of VADs (visual alarm devices).

### Maintain a motivated and skilled workforce

- Establishment of a NEDDC only Information and Improvement Team commenced February 2025, to be fully NEDDC focused from April 2025.

- **Housing Options performance in terms of settled accommodation outcomes for those homeless and threatened with homelessness are at 90%** and is amongst the best performance of all local authorities in England.

- Success in Focus (Revised Appraisal and Succession Management Scheme) approved by Senior Management Team and ready for roll out in May. Encourages career development conversations and long-term thinking by managers through provision of additional tools and training.



This quarter, the following progress has been made on ***continually improve Council services to deliver excellence and value for money***

• **Successfully promoted a temporary trainee into a vacant ServiceDesk position,** demonstrating the effectiveness of the Talent Pipeline approach.

• Green thumbs club has been launched to tend to the green space at the head office at Mill lane, Wingerworth. The old jetty site in the quadrant is now a bed currently growing a range of vegetables and fruit.

• £20k funding secured to provide Leisure Training (Lifeguard, Swim Teacher and Gymnastic Coach) for both internal and external candidates.

Metric	Target	Quarter 4 Value	RAG or Trend
Average Time to process new Housing Benefit and Council Tax Reduction claims (days).	20	16.24	
Average time to process change in circumstances for Housing Benefit and Council Tax Reduction claims (days).	6	1.45	
Council Tax collected %.	Annual target 96.14%	96.8%	
NNDR Collected %.	Annual target 96.66%	95.6%	
Total number in Temporary Accommodation.	Decrease	13	↔ Q3 - 13
Total number in Bed & Breakfast.	Decrease	1	↔ Q3 - 1
% of Customers dealt with at first point of contact.	80%	73%	
% of formal complaints responded to within 15 working days.	100%	95%	
% of internal reviews responded to within 20 working days.	100%	100%	
Capital receipts to be achieved from disposal of surplus land and property assets (£).	Increase	£1,044,250	↑ Q3 - £391,000

## *A great place to access good public services*

<p>% of Customers dealt with at first point of contact</p>	<p>Whilst this is a good indicator it can no longer be monitored accurately since PCI DSS (Payment Card Industry Data Security Standard) compliance as calls requiring a payment are transferred for data compliance purposes however this skews the number of calls dealt with at first contact by Customer Services. The KPI will be replaced with another telephony target for 2025/26 performance reporting.</p> <p>(Q1 79%, Q2 77% Q3 79%)</p>
<p>% of formal complaints responded to within 15 working days</p>	<p>59 complaints received this quarter of which 56 were responded to within timescale. 3 late responses - one each for Environmental Health, Licensing and Planning.</p> <p>(Q1 91%, Q2 80%, Q3 98%)</p>

## *A great place that cares for the environment*

The following progress has been made on reducing carbon emissions and pollution across the district:

**Assist and influence other public partners, residents, and businesses to reduce their carbon emissions**

- **The Government has awarded North East Derbyshire District Council £5,160,618 to deliver a Warm Homes: Local Grant Scheme from 2025-2028.** To fund energy performance upgrades, low carbon heating installations and solar panels to privately owned or privately rented households in targeted priority areas.
- Low Carbon Challenge fund closed in Q3. Cumulatively, 22 commercial and 1 residential application approved. Total spend £699,555 with the following outputs achieved to date:
  - 1 x exemplar project achieving 80 Tonnes of carbon and £45k energy savings per annum
  - 10 x projects generating electricity from renewal resources
  - 10 x projects benefiting from upgraded insulation and low carbon heating options
  - 16,351m<sup>2</sup> floor space with improved carbon performance
  - 11 residential properties with improved energy consumption
- **115 homes improved** as part of the external wall insulation social housing decarbonisation work this quarter meeting the annual target of 288 homes.
- Approved amended solar panel scheme for buildings at Coalite site - application ref. 25/00167/AMEND.



- Working in partnership with Derbyshire County Council and local District and Borough Councils to deliver EV Charging throughout Derbyshire via Government LEVI (Local Electric Vehicle Infrastructure Funding).

### **Continually reduce the Council's own carbon emissions**

- Bike to Work Scheme promoted.
- **Air Source Heat Pump at Dronfield Active expected to be operational from mid-April after commissioning period.** Once commissioning and resilience testing are successfully completed, the gas boiler will be decommissioned, eliminating dependence on fossil fuels. Electric use will be monitored over the coming months. Eckington Active Air Source Heat Pump expected to be operational, serviced and commissioned in the next few weeks.
- Roofing work at Killamarsh Active, including insulation and over-roofing of flat roof sections, began on Monday, 10th March 2025, with completion scheduled for Friday, 16th May 2025.



## This quarter, the following progress has been made on *reducing carbon emissions and pollution across the district*

- Sustainability measures (including renewable energy provision) to be provided on The Bungalows redevelopment (Stonebroom) - approved at March Planning Committee - application ref. 24/01001/MFL

• **Four compact road sweepers have been upgraded to newer models**, resulting in improved CO2 emissions efficiency per litre.

**Assist and influence other public partners, residents, and businesses to reduce pollution.**

- **In collaboration with Rykneld Homes Ltd (RHL) we are improving estate walkabouts.** Several were conducted in March, focusing on areas with antisocial behaviour issues, where litter picking, and rubbish removal activities were carried out.

- Approved installation of EV charging points at car park on Old Colliery Lane, Holmewood - app ref. 25/00001/LDC.

**Develop policies and plans which require and encourage alternatives to car usage.**

- Secured cycle storage to be provided on The Bungalows redevelopment (Stonebroom) - approved at March Planning Committee - application ref. 24/01001/MFL.

**Directly and with partners and residents, reduce litter and pollution from waste.**

- Litter pickers purchased with UK Shared Prosperity Fund (UKSPF) grant monies for use with community interventions.

- **Utilised local media and social media campaigns** to showcase two successful prosecutions of fly-tippers and individuals caught littering. These were shared with local groups to raise awareness and encourage community engagement.

- Collaborated with the 'Out & About Partnership' to support litter picks in and around Clay Cross.
- A recycling promoter has been successfully recruited to work closely with schools and community groups, delivering key messages on litter reduction and waste prevention.



The following progress has been made on *increasing biodiversity across the district*

**Assist and influence other public partners, residents, and businesses to utilise their assets to improve biodiversity**

- Biodiversity plans are in place for Clay Cross Active facility and 3G pitch.
- Agreed the sites that Derbyshire Wildlife Trust (DWT) will prioritise for assessing Biodiversity Net Gain potential.

• **Community Action Grants:** In Q4, a grant of £250 was awarded to a school for the creation of a green space, which included installing planters and renovating a neglected area to support flower planting and biodiversity-enhancing installations. Over the 2024/25 period, a total of 18 grants have been awarded, funding seven projects worth £2,011. These initiatives encompass activities like flower and tree planting, as well as providing equipment to develop and sustain green spaces while promoting biodiversity.

- Additional funding of £1,800 from the UK Shared Prosperity Fund has been secured to purchase more trees, along with tree and hedge protectors. These funds have also been used to acquire community equipment for tree planting, supporting our strategy for community tree and bulb planting.



**Where appropriate, utilise Council assets to improve biodiversity.**

• **Staff allotment project** Green Thumbs now underway.

- Wingerworth Lido to be brought forward as a bio-diversity hub. Notice to Quit now served on the Fishing Club to vacate the site on or before 30th June 2025.
- Internal consultations are underway to explore options for Biodiversity Net Gain (BNG) site allocations for council-owned land.

## North East Derbyshire District Council

### Cabinet

15th May 2025

## STRATEGIC ASSET MANAGEMENT PLAN

### Report of the Portfolio Holder for Growth and Assets

Classification: This report is public

Report By: Assistant Director – Property, Estates & Assets

Contact Officer: Damien Johnson

---

### PURPOSE / SUMMARY

The Strategic Asset Management Plan (SAMP) is a key strategy document that sets out how the Council should best use their land & property assets to support the delivery of the Council Plan priorities and other key objectives for the Authority.

The purpose of this report is to seek approval of Cabinet to formally adopt the attached draft SAMP that can be seen attached in Appendix 1.

---

### RECOMMENDATIONS

1. That Cabinet approve the adoption of the SAMP that is attached in Appendix 1 of this report.

Approved by the Portfolio Holder for Growth & Assets - Cllr Jayne Barry

---

### IMPLICATIONS

**Finance and Risk:** Yes ☒ No ☐

**Details:** The SAMP will ensure that there is sound financial management in place around Council decisions on land and property assets. The Council Plan states that the Council must be fiscally responsible and this will be achieved through capital receipts generated from the disposal of surplus assets, increased revenue income opportunities and continually looking to improve Council services to deliver excellence and Value for Money.

On Behalf of the Section 151 Officer

---

**Legal (including Data Protection):** Yes ☒ No ☐

**Details:** The SAMP will ensure that the Council has good governance in place around decisions on land and property assets. This will be achieved through the Asset Management Board (AMB), Delegated Officer Decisions, Cabinet reports, full Council (when appropriate) together with full consultation with Portfolio Holders and local ward members.

On Behalf of the Solicitor to the Council

---

**Staffing:**    Yes ☐            No ☒

**Details:** There are no staffing implications to consider as a result of this report.

On behalf of the Head of Paid Service

---

## DECISION INFORMATION

<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:  <b>NEDDC:</b> <b>Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/></b> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	N/a
<b>District Wards Significantly Affected</b>	None significantly

<b>Equality Impact Assessment (EIA) details:</b>	
<b>Stage 1 screening undertaken</b> <ul style="list-style-type: none"> <li>Completed EIA stage 1 to be appended if not required to do a stage 2</li> </ul>	Yes, appended.
<b>Stage 2 full assessment undertaken</b> <ul style="list-style-type: none"> <li>Completed EIA stage 2 needs to be appended to the report</li> </ul>	No, not applicable
<b>Consultation:</b> <b>Leader / Deputy Leader</b> <input checked="" type="checkbox"/> <b>Cabinet</b> <input type="checkbox"/> <b>SMT</b> <input checked="" type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/> <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input checked="" type="checkbox"/>	Yes.  Details: AMB – 30/01/25 SMT – 10/03/25 Leadership – 17/03/25

<b>Links to Council Plan priorities;</b> <ul style="list-style-type: none"> <li><b>A great place that cares for the environment</b></li> <li><b>A great place to live well</b></li> <li><b>A great place to work</b></li> <li><b>A great place to access good public services</b></li> </ul>
The Strategic Asset Management Plan is a document that encompasses all the above Council Plan priorities.

## REPORT DETAILS

1. **Background** *(reasons for bringing the report)*
  - 1.1 NEDDC's land and property assets play a very important part of everything the Council does and the strategic asset management of these assets is vital to the success of the Council.
  - 1.2 It is important to have a strategy document in place that clearly sets out how the Council will make the best use of their assets to support the delivery of the Council Plan priorities.
  - 1.3 The attached draft SAMP at Appendix 1 of this report will cover the period 2023/24 to 2027/28, but performance against the plan will be reviewed on an annual basis.
  - 1.4 The SAMP covers the entire asset base from operational assets, investment assets, strategic assets and also surplus assets. It also sets out the role of Rykneld Homes Ltd, the Council's housing delivery partner, who manage the Council's housing stock.

## **2. Details of Proposal or Information**

- 2.1 The SAMP outlines a 5-year plan for optimising how to use the Council's assets, ensuring they are sustainable in the long term, and minimising any risks associated with them. It is a 4-stage process, all 4 stages being equally important in the overall delivery of the plan. They are the principles adopted, what objectives the Council is trying to achieve, how the Council delivers them (the Action Plan) and finally how well has the Council done.
- 2.2 The principles adopted are that the Council will be asset informed, service enabling, place based, make best use of resources, deliver to sector standards, be digitally enabled, sustainability focused and adopt a life cycle approach.
- 2.3 The Council's objectives will be to ensure that a comprehensive information system is held for all assets, that it delivers a fit for purpose estate, ensures statutory compliance, supports regeneration, increases income growth, improves leisure & cultural activities, maximises partnering opportunities, increases bio-diversity & reduces carbon emissions, and has sound governance around all decisions.
- 2.4 The Delivery and Action plan is key to the overall effectiveness of the SAMP, the Council will have a clear well mapped out plan, together with achievable timescales, of how priorities are delivered and themes and actions address the objectives.
- 2.5 The Council will regularly monitor and evaluate performance of the asset management function. A number of measures will be introduced to determine this and continual measurement will also help to identify any areas for improvement.

## **3 Reasons for Recommendation**

- 3.1 The purpose of the SAMP is to put in place a clear framework that will allow for the effective and efficient management of the Council's diverse asset base, whilst demonstrating excellent service delivery and value for money (VfM).
- 3.2 The SAMP will provide the appropriate processes and governance arrangements to ensure that the above happens. It will support the Council in delivering its corporate priorities for the District, its communities, businesses and residents. Having a sound well thought through plan is vital in ensuring the Council's assets are managed in a structured way, whilst also providing flexibility within the context of the public sector and the ever changing local authority environment.
- 3.3 The Council's land and property assets are a key corporate resource and they should, where appropriate, support the delivery of the Council Plan. The buildings and public spaces should be positive places where people feel comfortable, welcome and have a good customer experience. Through land assets the Council also needs to regenerate and develop communities to

deliver sustainable outcomes for housing, employment, recreation and the environment.

#### **4 Alternative Options and Reasons for Rejection**

- 4.1 Not to have a Strategic Asset Management Plan (SAMP) in place – this is not the recommended option.
- 4.2 Without a structured SAMP in place there is a risk that the Council Plan priorities will not be delivered effective and efficiently where the Council's assets play a key role.

#### **DOCUMENT INFORMATION**

<b>Appendix No</b>	<b>Title</b>
1	Strategic Asset Management Plan 2024 (SAMP)
2	EIA Stage 1 Screening
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)	
None	



# Strategic Asset Management Plan 2024



**North East  
Derbyshire**  
District Council

# Contents

Forword	3
Our Council Plan at a glance...	4
Our Assets	5
Our assets in numbers	7
Executive Summary	8
Context	9
The role of Rykneld Homes	11
Strategic Asset Management Plan - 2023/24 to 2027/28	12
The SAMP principles	15
The SAMP objectives	16
How do we monitor and measure performance?	18
Delivery and Action Plan	20
Policy and regulation context	26

# Forword

## Building a brighter future: Our Strategic Asset Management Plan

North East Derbyshire District Council (“the Council”) is committed to building a thriving and sustainable future for our communities. Our Strategic Asset Management Plan (SAMP) is a crucial tool in achieving that vision.

Just like our dedicated workforce - our ONE TEAM - the success of this strategy hinges on collaboration and a shared commitment. We will work closely with residents, businesses, and other stakeholders to ensure that our land and buildings serve the needs of our district in the best possible way.

Our focus is clear. We want to use council land to deliver high-quality, affordable housing. This directly addresses the needs of our residents and fosters a strong sense of community. Furthermore, we are committed to integrating green spaces and promoting biodiversity in all new developments, ensuring a healthy and beautiful environment for generations to come.

Thriving businesses are the backbone of a strong local economy. Our investment assets play a vital role by providing flexible and affordable workspace. By empowering small enterprises to flourish, we can create jobs and contribute to the economic vibrancy of our district.

Environmental responsibility is a core value at NEDDC. We are dedicated to operating in a sustainable manner, ensuring our assets are managed with energy efficiency and reduced carbon footprints in mind.

This Strategic Asset Management Plan is a dynamic document, evolving alongside our Council Plan to reflect the ever-changing needs of our communities and the environment.

Together, through the strategic use of our assets, we can shape a brighter future for North East Derbyshire - a future that is prosperous, sustainable, and offers a high quality of life for all.



Cllr Nigel Barker  
Leader of the Council



Matt Broughton  
Director of Growth and Assets

# Our Council Plan at a glance...

-  Creating a great place to live well
-  Creating a great place to work
-  Creating a great place to access good public services
-  Creating a great place that cares for the environment



To view our Council Plan scan the QR code

## Our Vision

Putting strong community leadership at the heart of everything we do, we will create *A Great Place...*

## Our Values

Our Values are:

- Be honest and accountable.
- Treat everyone fairly and with respect.
- Listen, involve and respond.
- Embrace change and innovation.
- Be collaborative, open and transparent.



# Our Assets

Our assets play a very important part of everything we do and the strategic asset management of them is vital to the success of the Council.

The overarching principle is that all assets can be broadly categorised as follows;

- **Operational** - held and needed for continued service delivery and use.
- **Investment** - held for income generation/capital appreciation or to support business growth.
- **Strategic** - no current active use but being held for some long term strategic goal or vision.

If it is not any of the above then is it **Surplus** and disposal should be considered to generate a capital receipt or reduce future liabilities.

## Operational (land and property)

The general strategy for operational assets is to ensure they are well maintained, meeting the expectations of customers, residents, users and staff alike. A rolling 5-year stock condition survey programme supported by a well planned capital programme is a key element to achieving this.

This is especially important for our housing stock where physical inspection of our assets is a regulatory requirement

The pace of digitisation and technological advances will constantly change the demands of how we use our assets. This will require more frequent review than in previous asset management strategies and result in more frequent renovation, co-location, disposal and acquisition to support service delivery.

The public sector is under significant pressure to reduce operational cost. This is likely to impact on public service delivery across the district. The Council should at all times be open to and actively pursue co-location of public services. There are good examples from recent years, Killamarsh Library, Clay Cross Clinic, however, this will be more important to protect from the loss of public services in the future.

The Council also owns and manages a large number of operational parks, open greenspaces and children's play areas. Other than frequent grass cutting and safety inspections, there is no clear maintenance or investment strategy to ensure their long-term sustainability. These assets need to be considered and included within the annual operational capital programme.



### Investment Assets

The Council’s investment assets have for many years generated a significant revenue income stream that supports the Council’s wider financial position and helps fund services and supports the local economy. The age and condition of the current investment stock, which is largely small industrial units, is a strategic risk. The Council also has a number of shared ownership properties categorised as investment properties.

Over the period of this Strategic Asset Management Plan, a clear direction and future strategy will be developed and adopted by the Council to ensure long-term income generation and compliance with the Non-Treasury Investment Strategy, updated and approved by Council as part of the suite of treasury management strategies each year.

### Strategic Assets

At national, regional and local level, the need for affordable housing is significant and this is further demonstrated in the Council’s Housing Strategy. One of the major bottlenecks to housing supply is land release and availability.

This should be our highest priority when considering future use of assets and any developable land reserved for development purposes should be brought forward in a timely fashion whenever possible.

### Surplus Assets

Any land asset that has little or no value in supporting the Councils strategic aims should be considered for disposal, generating (small) capital receipts and reducing long-term costs and liability.



## Our assets in numbers



**7,600**  
Homes



**94**  
Small business units



**JUST DO MORE**



**Four**  
Leisure centres



**Two**  
Business centres



**One**  
Depot Facility



**380 hectares**  
of parks and open spaces



**1000's**  
of parcels of land



**50**  
potential  
development sites



**200**  
Garage Sites



**22**  
Children’s outdoor  
play areas

# Executive Summary

The Council is committed to getting the best outcomes for residents by strategically managing its assets. These assets include buildings, leisure facilities, parks, and land, and all play a vital role in supporting council aims and delivering services to our communities.

Our Vision: This Strategic Asset Management Plan outlines a five-year plan for optimising how we use our assets, ensuring they are sustainable in the long term, and minimising any risks associated with them.

The SAMP will take the form of a 4-stage process, all equally important in the overall successful delivery of the plan. They are the principles we adopt and adhere to throughout the process, what clear objectives are we trying to achieve in the plan, how do we deliver them (our Action Plan) and finally how well have we done.

## Principles

We will adopt a number of key principles - we will be asset informed, service enabling, place based, make the best use of resources, deliver to sector standards, be digitally enabled, sustainability focused and adopt a life cycle approach.

## Objectives

Our objectives are clear - we will; ensure that a comprehensive information system is held for all our assets, deliver a fit for purpose estate, ensure statutory compliance, support regeneration,

increase income growth, improve leisure & cultural activities, maximise partnering opportunities, increase biodiversity & reduce carbon emissions, and have sound governance around all decisions.

## Delivery and Action Plan

This is key to the overall effectiveness of the SAMP, we will have a clear well mapped out action plan, together with achievable timescales, of how we deliver our priorities, themes and actions to address our objectives set out in the plan.

## Monitor and Evaluate Performance

We will regularly monitor and evaluate the performance of the asset management function. A number of measures will be introduced to determine this and continual measurement will also help us to identify any areas for improvement.

We will work closely with and fully engage stakeholders, including residents, businesses, and community groups, as we develop and implement our asset management plans. This will help to ensure that the strategy meets the needs of the community. The expected outcome of the SAMP will be that we manage our assets in a sustainable and efficient manner, delivering the best possible value for money for residents.

# Context

The Council has reviewed how its land and property assets can be best used to support and enable the delivery of the key corporate priorities and ambitions identified in the new Council Plan 2023-2027 (adopted July 2023).

The Council Plan makes several commitments which effect the Strategic Asset Management Plan (SAMP). These are:

## Leader's welcome

- “We are committed to achieving this by building and acquiring more affordable houses to rent and will be working closely with our housing delivery partner Rykneld Homes Ltd. (RHL) to do this.”

## A community with lifelong good health

- Invest in modern and accessible leisure facilities.
- Ensure council housing is well maintained and meeting the health needs of residents in partnership with RHL.

## A place to live that people value

- Explore housing development and regeneration opportunities.
- Develop an Asset Rationalisation Programme.

- Act to reduce empty homes.
- Build, acquire and facilitate delivery of sustainable and affordable homes across the district.
- Ongoing delivery programme improving the energy efficiency and appearance of our Council Houses, in partnership with Rykneld Homes.
- Increase the number of sustainable and affordable homes across the district.
- Enable housing growth across tenures to meet the housing need.
- Work with Housing Providers to facilitate supported housing to meet all needs.

## A place where people enjoy spending time

- Deliver the new Clay Cross Active.
- Provide accessible facilities with an inclusive programme for residents.

## A community with growing commutable employment opportunities

- Offer flexible terms and initiatives for Council lettings to encourage and support growth.
- Provide business accommodation to meet local needs.
- Unlock potential development sites for employment use.

## Continually improve Council services to deliver excellence and value for money

- Deliver services from fit for purpose, customer friendly facilities.
- Utilise capital receipts to improve medium term financial plan.

## Assist and influence other public partners to improve their services in the district

- Co-location of services with partners.

## Continually Reduce the District's Carbon Emissions

- Lead by example as a Local Authority and continue to introduce energy efficient plant such as ASHP and solar to reduce carbon emissions.

- Ongoing delivery programme improving the energy efficiency of our properties.
- Offer incentives across the Commercial Property Portfolio for tenants to address these issues.

## Increase biodiversity across the district

- As appropriate, utilise Council assets to increase biodiversity.
- Encourage Council development schemes to deliver improved biodiversity.

## Reduce pollution across the district

- Review the practicality and benefits of implementation of ISO 14001 Environment Management System across Council assets.

# The role of Rykneld Homes

The Council's housing stock is managed through a contract with its housing delivery partner Rykneld Homes Ltd (RHL). RHL is a non-profit registered provider which manages, maintains, and improves the Council's circa 7,600 properties and the neighbourhoods in which they are located.

The Services RHL deliver on behalf of the Council include:

- Property management and maintenance.
- Rent collection.
- Tenancy and estate management.
- Community development initiatives.
- Regeneration and Development.

RHL's business plan aligns closely to the Council Plan objectives detailed earlier in this plan. In their business plan RHL

have committed to delivering 400 more affordable homes by 2027 and seek to achieve this by:

- Regeneration and densification of poor-quality estates (Generally non-traditional build).
- Purchase new build, S106 units from developers.
- Acquire additional homes through right to buy buybacks or market sales.

The partnership between the Council and RHL is critical to the successful asset management of the Council's housing stock. Collaboration is achieved through joint working and joint representation at both the Asset Management Board and Officer Group.

RHL's Affordable and Social Housing Asset Management Delivery Policy provides the framework to deliver the objectives in this SAMP.



# Strategic Asset Management Plan - 2023/24 to 2027/28

## Purpose

The purpose of the Strategic Asset Management Plan (SAMP) is to set out the Council's direction for their asset base for the next 5-years. This plan framework will allow for the effective and efficient management of the Council's diverse asset base, whilst demonstrating excellent service delivery and value for money (VfM).

The SAMP will provide the appropriate processes and governance arrangements to ensure that these assets are best managed, effectively and efficiently, to support the Council in its corporate priorities for the district, its communities, businesses and residents.

Having a sound well thought through asset management plan is vital in ensuring that assets are managed in a structured way, through the SAMP, whilst providing flexibility within the context of public sector and the ever changing LA environment.

This SAMP covers the period 2023/24 to 2027/28 to ensure effective delivery of the Council's medium term priorities.

Given the plan covers a 5-year period it is proposed that the documents will be reviewed annually (or more frequent if required) to ensure that they still align with the organisation's priorities.

## Vision

The Council Plan vision is putting strong community leadership at the heart of everything we do, we will create a great place;

- A great place to live well.
- A great place to access good public services.
- A great place to work.
- A great place that cares for the environment.

The vision for this strategy is:

NEDDC's public estate is a well-managed estate, where all land and property assets are considered against the Council Plan, and where appropriate support the delivery of the Council's key priorities in the plan.

Our land and property assets are a key corporate resource and they should, where appropriate, support the delivery of the Council Plan. We want our buildings and public spaces to be positive places where people feel comfortable, welcome, and know they will have a good customer experience. Through our land assets we also need to regenerate and develop our communities to deliver sustainable outcomes for housing, employment, recreation and the environment.

Therefore, effective management of our diverse portfolio will enable delivery of services for our residents and communities.

Consideration will be given to reduce the running and maintenance costs from a combination of asset rationalisation and efficiencies, whilst maximising the commercial opportunities with the estate. It is also important that the scale of the Council's property portfolio is proportionate to the resources available.

The Council has introduced new ways of working, bringing a combination of home-based, office-based, and site-based working. This has resulted in the reconfiguration of workspaces and a stronger focus on collaboration, team working and hybrid technology. In addition, as services reimagine their delivery models it may lead to further asset rationalisation. To respond to the changing operational property requirements ongoing review and regular monitoring of the office accommodation portfolio will be required. This strategy takes account of these changes.



The strategic alignment of this work and the contribution it will make to other agendas, strategies, and plans has been documented below in Figure 1.

Figure 1

Objectives	A great place to live well	A great place to work	A great place to access good public services	A great place that cares for the environment
Key Strategy Documents	<ul style="list-style-type: none"><li>Local Plan</li><li>Housing Strategy</li><li>Strategic Asset Management Plan</li><li>Healthy NED Partnership Plan</li></ul>	<ul style="list-style-type: none"><li>Local Plan</li><li>Growth Strategy</li><li>Strategic Asset Management Plan</li></ul>	<ul style="list-style-type: none"><li>Local Plan</li><li>People Strategy</li><li>Talent Pipeline Strategy</li><li>Risk Management Strategy</li><li>Engagement and Improvement Strategy</li><li>Strategic Asset Management Plan</li><li>Medium-Term Financial Plan</li></ul>	<ul style="list-style-type: none"><li>Local Plan</li><li>Climate Change Strategy</li><li>Strategic Asset Management Plan</li></ul>
Supporting Strategy Documents	<ul style="list-style-type: none"><li>Visitor Economy Strategy</li><li>Private Rented Sector Strategy</li></ul>	<ul style="list-style-type: none"><li>Visitor Economy Strategy</li><li>Employment and Skills Strategy</li></ul>	<ul style="list-style-type: none"><li>Digital Strategy</li><li>Communication Strategy</li><li>Disposals and Acquisitions Strategy</li></ul>	<ul style="list-style-type: none"><li>Climate Change Action Plan</li></ul>
Regional Strategy Documents	<ul style="list-style-type: none"><li>Active Derbyshire - Making Our Move</li><li>Derbyshire Health and Wellbeing Strategy 2022 Refresh</li><li>Derby and Derbyshire Integrated Care Strategy 2023</li><li>Derbyshire Homelessness Strategy 2022 - 2027</li></ul>	<ul style="list-style-type: none"><li>Derbyshire Strategic Growth and Infrastructure Framework</li><li>Derbyshire and Nottinghamshire Local Skills Improvement Plan</li></ul>	<ul style="list-style-type: none"><li>ICB - People and Communities Strategic Approach to Engagement 2022-2023</li></ul>	<ul style="list-style-type: none"><li>Vision Derbyshire Climate Change Strategy: 2022-2025</li><li>Derbyshire County and Derby City Air Quality Strategy 2020-2030</li><li>Derbyshire Natural Capital Strategy</li></ul>

# The SAMP principles

The following ten SAMP principles will be adopted;

## Principle 1 - Corporate landlord

The adoption of the Corporate Landlord model is imperative as it centralises all estate related budgets, decision making and activities to the Property, Estates & Assets service areas.

## Principle 2 - Asset informed

Decisions we make about our assets are governed by the ongoing maintenance requirements of the asset itself enabling us to take a holistic approach to managing the portfolio.

## Principle 3 - Service-enabling

All our assets exist to enable teams to deliver better services and outcomes, by taking an asset led approach we can ensure that they are fit for purpose for the services being delivered from the asset.

## Principle 4 - Place based

All our assets are in the towns, urban centres, villages, and rural areas of the district. Often, we have several different assets in one place, so we need to take a strategic view of our assets in each location to ensure the appropriate services are being delivered from the right assets in the right location.

## Principle 5 - Best use of resources

The SAMP will provide an effective management framework to actively maximise the value of existing assets and provide a strategic context for future investments or disinvestments.

## Principle 6 - Delivered to sector standards

Royal Institution of Chartered Surveyors (RICS) guidelines are aimed at those engaged in property asset management and will support how we use data to support organisational objectives and inform the strategic management of assets.

## Principle 7 - Digitally enabled

The SAMP needs to be supported by an appropriate digital resource - information and data capture on all assets needs to be relevant, up to date and fit for purpose. Without this informed property decisions cannot be made. This needs to be linked to the Council's Asset Register.

## Principle 8 - Sustainability

We will manage our assets in a sustainable way, considering their environmental and social impacts. This means reducing the carbon footprint of our buildings, improving their energy efficiency, and using sustainable materials and construction methods wherever possible.

## Principle 9 - Lifecycle approach

Each asset goes through 5 main stages during its life: plan, acquire, use, maintain, and dispose. Adopting this approach helps to achieve the 8 principles set out above.

## Principle 10 - Good quality homes

The Council must have an accurate, up to date and evidenced understanding of the condition of our homes that reliably informs our provision of good quality, well maintained and safe homes for our tenants.

# The SAMP objectives

To enable the effective delivery of the SAMP the principles above will be employed to help achieve the strategic objectives of the plan. The strategic objectives of this strategy are as follows;

## Objective 1

Develop a comprehensive understanding of the Council's non housing asset portfolio, including its condition, value, and risks.

## Objective 2

Implement effective asset management practices to ensure that assets are maintained and improved in a timely and cost-effective manner, delivering an efficient and fit for purpose estate, for now and the future, whilst supporting service delivery.

## Objective 3

Statutory compliance and legal obligations are discharged.

## Objective 4

Supporting regeneration, housing, and economic growth with increasing affordable housing across the district a key driver.

## Objective 5

Maximise long-term income growth from commercial and non-operational activities and disposals and housing rents.

## Objective 6

Support leisure and cultural activities to make NEDDC a destination we can be proud of.

## Objective 7

Maximising opportunities available with key stakeholders and partners (OPE).

## Objective 8

Increase biodiversity and reduce carbon emissions and pollution relating to Council assets.

## Objective 9

Enable strategic decision through appropriate governance.

## Objective 10

Ensure an accurate record at an individual property level of the condition of our homes, based on physical assessment, is maintained. This data must be used to inform provision of good quality, well maintained and safe homes for tenants.



# How do we monitor and measure performance?

We will monitor our performance against each of the SAMP objectives by introducing a number of differing measures identified below;

## Measures for Objective 1

- Introduce a single asset register of non housing land and property assets including stock condition data and life cycles for repairs.

## Measures for Objective 2

- Annual rolling programme of condition surveys across the estate.
- Annual rolling programme of planned preventative maintenance across the estate.
- Robust process in place to address reactive maintenance.
- Capital programme of works in place to address both of the above.
- Maintain the operational risk register, which includes risks such as physical deterioration, obsolescence, and natural disasters (flooding) and report to Asset Management Board.
- Evidence of compliance with Regulator of Social Housing Safety and Quality Consumer Standard.
- Evidence of compliance with Housing Health and Safety Rating System.
- Evidence of compliance with Building Safety Standards.

## Measures for Objective 3

- SMT Management Dashboard (Facilities Compliance).
- Tenant Satisfaction Measures reported to RHL Board demonstrating compliance with the Safety and Quality Consumer Standard.

## Measures for Objective 4

- Approvals granted by LPA for new build residential units.
- Number of units delivered through NEDDC land disposals.
- Number of units delivered through NEDDC land acquisitions.
- Custom and Self Build units delivered.
- Housing Land Assessment - 5-year programme.
- Number of additional homes delivered through acquisition and regeneration programmes.

## Measures for Objective 5

- Commercial Property Portfolio (Annual Performance Report).
- Revenue Income - Fees & Charges from Estates function and housing rents.

## Measures for Objective 6

- Leisure Centres - membership numbers.
- Journey towards non-subsidised service area.
- Visitor/tourists numbers.

## Measures for Objective 7

- One Public Estate funding opportunities taken.
- Other partnership grant funding opportunities maximised.
- Homes England Partner status (RHL).

## Measures for Objective 8

- Carbon footprint statistics.
- Carbon neutral position.
- Utility cost monitoring across the estate.
- EPC rating of assets.

- Number of council homes improved by decarbonisation measures.

## Measures for Objective 9

- Leadership, Cabinet and Council meetings.
- Rykneld Board Meetings.
- Asset Management Board (AMB).
- Asset Management Officer Group (AMOG).
- Delegated Authority Approvals/Decisions (DDA).

## Measures for Objective 10

- Percentage of council owned homes with an up to date physical stock condition survey.

# Delivery and Action Plan

SAMP Objective	Action	Description	General Fund	HRA	Target Completion Date	Lead Officer (Rykneld)	Lead Officer (NEDDC)	Other Services Included	Resources Required	Key Projects	Success Measures
1	Asset Inventory & Data Management.	1. Complete a comprehensive inventory of all non-housing council assets (Title, CAD Files, Maintenance History, warranties, etc.).	x	x	April-26	TBC	Facilities and Contracts Manager.	Estates, Leisure, Streetscene, Engineers, Legal.	Officer time.		100% of assets documented in files.
		2. Develop a standardised data collection process for non-housing asset condition assessments.	x	x	Apr-26	TBC	Facilities and Contracts Manager.		Training sessions, external advice.		Consistent and accurate condition data for all assets.
		3. Implement an Asset Management System for storing and managing non-housing asset data.	x	x	Apr-26	TBC	Facilities and Contracts Manager.	ICT.	Officer time, external advice, staff training.	• IDOX/UNIFORM system review - retain or implement new.	System functional and data populated on shared electronic platform (S:drive, FM System?).
1,2,3	Condition Assessment & Prioritisation.	1. Conduct condition assessments of all critical assets (based on risk & impact) - this to also include the physical inspection of all Council owned homes.	x	x	Apr-25	TBC	Facilities and Contracts Manager.		External consultants, budget.		80% of critical assets assessed. Undertake the survey of highest risk, then resolve any issues. Move to medium risk and so on. (Buildings, Wingerworth Lido, closed church yards, bridges, retaining walls, etc).
		2. Develop a risk-based asset prioritisation framework.	x	x	Apr-26	TBC	AD Property, Estates & Assets.	SMT.	Officer time.		Clear prioritisation, agreed by Risk Management Group, based on risk & impact.
		3. Create a 5-year maintenance plan for prioritised assets.	x	x	Apr-26	TBC	Facilities and Contracts Manager.	Finance, Estates, Leisure, Streetscene, Engineers, Legal.	Officer time, condition data.		Affordable plan for maintaining key assets.
		4. Review £500k Capital Programme (non-housing) against maintenance plan to ensure budget remains suitable.	x		Apr-25	TBC	Facilities and Contracts Manager.	Finance.	Cost consultancy.		Budget allocated to deliver the annual maintenance plan.
1,2,3,4,6	Investment & Optimisation.	1. Develop a capital investment plan (non-housing) aligned with asset needs and council priorities.	x	x	Apr-26	TBC	Facilities and Contracts Manager.	Estates, Leisure, Streetscene, Procurement.	• Budget • Professional advice • Architect • Cost Consultancy • Project Management • M&E Consultancy.	• Mill Lane Accommodation Review • Depot replacement • Coney Green Improvements • Baileys Square (Clay Cross) • Leisure capital investment.	Affordable programme of capital investments to support council objectives.
		2. Explore opportunities for land/asset rationalisation (sell, lease, share). Exclude development land.	x	x	Apr-26	TBC	AD Property, Estates & Assets	Facilities, Estates, Leisure, Streetscene, legal.	Commercial Agent, OPE.	• Clay Cross Active.	Increased asset utilisation, financial efficiency, reduce liabilities.
		3. Implement sustainable practices in asset management (energy efficiency, green infrastructure).	x	x	Apr-26	TBC	AD Property, Estates & Assets	Estates, Engineers.	Sustainability expertise, grant funding.	• Coney Green - • Green Technologies • EWI Programme • LEVI EV Charging.	Reduction in environmental impact and operating costs.

## Delivery and Action Plan continued

SAMP Objective	Action	Description	General Fund	HRA	Target Completion Date	Lead Officer (Rykneld)	Lead Officer (NEDDC)	Other Services Included	Resources Required	Key Projects	Success Measures
5,9	Performance Monitoring & Reporting	1. Establish key performance indicators (KPIs) for asset management.	x		Sep-25		AD Property, Estates & Assets.	Performance Team.	Council Plan, Service Plans, officer time.		Meaningful KPIs aligned with action plan goals.
		2. Develop a system for regular monitoring and reporting on asset performance.	x	x	Apr-25	TBC	AD Property, Estates & Assets.		Officer time.		Regular transparency and accountability. Annual report to AMB, monthly compliance reporting to SMT.
		3. Commercial property portfolio annual review to recommend actions to maintain and grow income.	x		Apr-25		Head of Property & Estates.	Facilities.	Officer time, consultancy support.		
		4. Conduct annual reviews of the Asset Management Plan and action plan.	x	x	Apr-26	TBC	AD Property, Estates & Assets.		Officer time.		Plan remains relevant and adapts to changing needs.
4	Enable new housing development through the release of Council land.	1. Encourage partnerships with developers to build mixed-use projects with a significant portion (e.g., 20-40%) allocated for affordable housing units.	X		Ongoing		AD Communities.	Estates & Planning.	Developer forums, seminars/ networking, development partnerships.		Number of affordable units built. NEDDC 'open for business'. Good feedback from developers who have engaged with our services.
		2. Review Council land assets to identify developable and deliverable sites to dispose of for affordable housing.	X	X	Dec-25	TBC	Head of Property & Estates.	Planning, Econ Dev, Housing.	Officer time with some surveys to 'de-risk' land.	<ul style="list-style-type: none"> <li>Manor Farm</li> <li>Pioneer House</li> <li>Development Pipeline.</li> </ul>	A list of sites which Cabinet allocate to enable affordable housing development.
		3. Review Council land assets to identify sites to dispose of for self & Custom Build.	X	X	Ongoing	TBC	Head of Property & Estates.	Planning, Econ Dev, Housing.	Officer time.		A list of suitable serviced plots of land to assist in meeting the demand for self-build and custom housebuilding in the district as set out in the council's Self and Custom Build Register.
		4. Strategic acquisition or infrastructure improvements to 'unlock' development land.	X	X	Dec-26		Head of Property & Estates.	Planning, Econ Dev, Housing, Rykneld.	Grant funding, professional advice.	<ul style="list-style-type: none"> <li>Mill Lane Junction.</li> </ul>	400 new Council owned affordable housing by 2027. Year on year growth of affordable housing in the district.
1,8	Regeneration and retrofit existing assets to improve energy efficiency and affordability.	1. Implement programs to upgrade aging assets, focusing on energy-saving measures (e.g. insulation, solar panels) and reducing rents for tenants or running costs.	x	x	Ongoing	TBC	Head of Property & Estates.		Funding, contractors, energy efficiency expertise.	<ul style="list-style-type: none"> <li>EWI Programme</li> <li>Coney Green - Green Technologies.</li> </ul>	Reduced energy consumption, improved tenant comfort, affordability increase.
		2. Where assets are beyond life or not cost effective for retrofit, consider alternative options.	x	x	Ongoing	TBC	Head of Property & Estates.		Technical expertise (Feasibility/viability), funding support.	<ul style="list-style-type: none"> <li>Whiteleas</li> <li>Stonebroom</li> <li>Manor Farm</li> <li>Pioneer House</li> <li>Sharley Park Redevelopment.</li> </ul>	Long-term programme of estate regeneration to inform financial forecasting and grant funding support (Residential or commercial).
		3. In suitable location and type, buy S106 affordable units from developers.		x	Ongoing		AD Communities (in partnership with Rykneld Homes).	Finance, Rykneld Homes.	Homes England Funding, Housing needs data.	<ul style="list-style-type: none"> <li>Oaks Farm, Calow</li> <li>Arcam House, North Wingfield.</li> </ul>	400 new Council owned affordable housing by 2027. Year on year growth of affordable housing in the district.

Delivery and Action Plan continued

SAMP Objective	Action	Description	General Fund	HRA	Target Completion Date	Lead Officer (Rykneld)	Lead Officer (NEDDC)	Other Services Included	Resources Required	Key Projects	Success Measures
8	Identify and protect green spaces and wildlife corridors on council-owned land.	Conduct ecological surveys, map green spaces, and establish protected areas, integrating them into development plans.	X	X	May-26		AD Streetscene.	Planning Policy, P&E, Rykneld Homes.	Ecological expertise (Derbyshire Wildlife Trust), GIS mapping tools, community outreach.	• Heartwood Community Forest.	Number of protected areas, increased biodiversity indicators
		1. Enable tree planting across the district on Council land and partners.	X	X	Ongoing	TBC	AD Streetscene.	Programmes Team, Estates.	Landscaping specialists, funding for materials, volunteer engagement.	• Heartwood Community Forest.	Increased green space coverage, improved biodiversity indicators, community participation.
		2. Create pollinator areas and sustainable landscaping practices in parks and open spaces.	X	X	May-26	TBC	AD Streetscene.		Landscape architect.		Increased number of pollinator habitat.
7, 8	Develop partnerships with local organisations for biodiversity conservation and education.	Collaborate with NGOs, schools, and community groups on initiatives like citizen science projects and habitat restoration on council land	X		Ongoing		Programmes Manager.	Estates.	Partnership development, educational materials, funding support (CAG).		Number of active partnerships, participation in conservation activities, increased public awareness.
2, 8	Conduct energy audits (DEC's & EPC's) of all council assets and consider energy efficiency upgrades.	Identify energy-saving opportunities (e.g., LED lighting, HVAC improvements) and prioritize upgrades based on cost-effectiveness.	X	X	Ongoing	TBC	Facilities and Contracts Manager.	Estates.	Energy auditors, contractors, funding for upgrades.		Reduced energy consumption, carbon footprint reduction, financial savings, fit for purpose and 'lettable' assets.
8	Develop a plan for transitioning vehicles to electric and low-emission alternatives (Where feasible and viable).	Assess feasibility, secure funding, and establish a timeline for replacing petrol/diesel vehicles with Ultra Low Emission Vehicle (ULEV).	X	X	May-26	TBC	AD Streetscene.	Rykneld.	Technical expertise, infrastructure upgrades, charging stations.		Number of electric/low-emission vehicles, year on year fleet emission reduction.
8	Deliver sustainable building practices and renewable energy installations in new developments.	Where affordable and achievable, deliver high fabric standards, use low-carbon heating and 'zero-carbon ready' developments.	X	X	Ongoing	TBC	AD Property, Estates & Assets.		Professional advice, budget.		Increased adoption of sustainable practices, renewable energy generation increase through policy review.

# Policy and regulation context

There are a number of policies and strategies that directly impact the Council's SAMP, these are:

## National policy

- **The Local Government Finance Act 2022:** This Act introduced a number of new requirements for local authorities, including a requirement to produce a long-term financial strategy and a requirement to consider the impact of their decisions on future generations.
- **The National Planning Policy Framework (NPPF):** The NPPF sets out the Government's planning policies for England. It includes a number of requirements that are relevant to asset management, such as the requirement to consider the impact of development on climate change and the requirement to promote sustainable development. The asset management strategy should be aligned with the NPPF to ensure that it supports the Council's planning objectives.
- **The Climate Change Act 2008:** This Act sets out the Government's targets for reducing greenhouse gas emissions. Local authorities have a legal duty to contribute to these targets, particularly with regards reducing their own carbon emissions.
- **The Building Regulations 2010:** These regulations set out the minimum energy efficiency standards for new and existing buildings as follows:

Non-domestic (Commercial) Minimum Energy Efficiency Standard (MEES) regulation, which came into force in April 2023. MEES prohibits landlords from signing new leases with tenants if their building has an EPC rating below 'E'. This is proposed to increase to a 'C' rating by 2027 and a 'B' rating by 2030.

Domestic (Residential) Minimum Energy Efficiency Standard (MEES) Since 1 April 2020, landlords can no longer let or continue to let properties covered by the MEES Regulations if they have an EPC rating below E, unless they have a valid exemption in place. It is anticipated, the minimum standard will be EPC C in 2025, although, at the time of writing, the government have announced a potential delay to this.

- **The Equality Act 2010:** This Act prohibits discrimination on the basis of a number of protected characteristics, including disability, age, sex, and race. The asset management strategy should ensure that the Council's assets are accessible to everyone, regardless of their protected characteristics.
- **The Social Housing (Regulation) Act 2023:** from April 2024 regulation of social housing includes all stock owners including local authorities. The new regulatory regime seeks to strengthen the accountability of social housing landlords for providing safe homes and quality services and treating tenants with respect. The Act encompasses Awaab's Law which requires landlords

to fix damp and mould within strict time limits. Four Consumer Standards are also now in place with which all social landlords must comply, the most relevant to this plan being the Safety and Quality Standard.

## Local Policy

### Housing Strategy

The objectives within our housing strategy align and reflect national and local strategic context and have been informed through engagement with stakeholders.

The strategy comprises of three objectives:

- The Homes that North East Derbyshire needs our strategy commits to building new homes to meet the needs of residents including those in need of affordable housing, young people looking to buy their first home and families upsizing and rightsizing.
- More opportunities to live independently we want to ensure people live in the right type of home for their needs, in the right place with the right support.
- No-one forgotten, no one left behind. While safe secure and affordable housing provides the physical infrastructure necessary to live well there are other factors that need to be in place and not all people have equal access to them. With our partners we are building on existing support to create well rounded vibrant communities in which residents lead fulfilling healthy and prosperous lives.

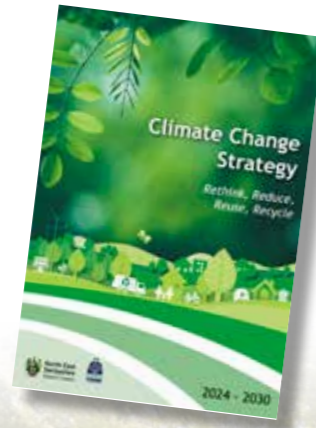


## Growth Strategy

North East Derbyshire aspires to be a thriving, sustainable, and inclusive district that fosters business growth. The council, alongside its partners, will actively support community-level development by offering guidance, advice, and facilities to local businesses. We further aim to maximise public and private investment while attracting inward investors whose vision aligns with ours. Our focus lies on sustainably capitalising on our natural, cultural, leisure, and heritage assets, minimising environmental impact, embracing technological advancements, and ensuring all aspects of our development are conducted with equality and inclusivity in mind.

## Climate Change Strategy

Climate change, driven by rising greenhouse gas emissions, threatens ecosystems and our way of life.



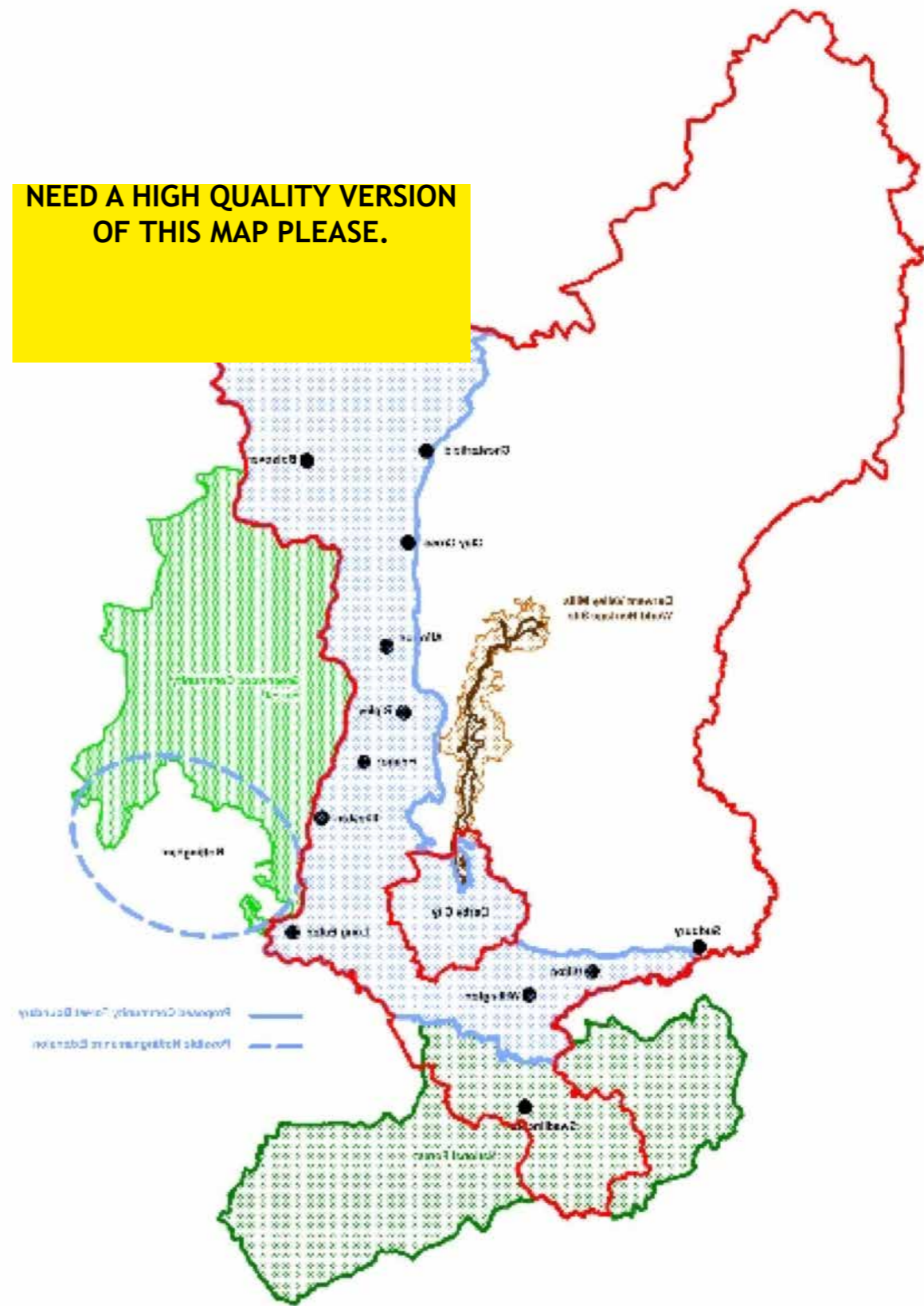
To address this global challenge, the Council is committed to reducing its carbon footprint and promoting sustainability through its operations, services, and regulations. By working collaboratively and adopting guiding principles like “reduce, reuse, recycle,” we can ensure a clean and healthy environment for future generations.

## Heartwood Community Forest

Derbyshire is proud to be creating one of two new Community Forests in England, planting 300,000 trees by 2025 across 289 square miles. This “Heartwood” forest will connect existing woodlands, improve air quality, and provide green spaces for residents in urban areas. The project is supported by government funding and aims to involve local communities in creating a lasting legacy. In our district the areas are Aston, Clay Cross, Dronfield, Eckington and Killamarsh, Sutton, Wingerworth, Shirland (See the plan right)

## Heartwood Community Forest Plan

NEED A HIGH QUALITY VERSION OF THIS MAP PLEASE.



## Access for All statement

You can request this document or information in another format such as large print or language or contact us by:

- Phone: [01246 231111](tel:01246 231111)
- Email: [connectne@ne-derbyshire.gov.uk](mailto:connectne@ne-derbyshire.gov.uk)
- Text: [07800 00 24 25](tel:07800 00 24 25)
- BSL Video [Call](#): a FREE, three way video call with us and a BSL interpreter.
- Call with [Relay UK](#) via textphone or app on [0800 500 888](tel:0800 500 888). FREE phone service for anyone who has difficulty hearing or speaking.
- Visiting our [offices](#) at Wingerworth:  
2013 Mill Lane, [S42 6NG](#).





## Stage 1 – Equality Impact Assessment Screening

Any new policy, strategy, function, service, practice, or proposal will need to be screened to decide whether it's relevant to equality and if this is the case, it is necessary to build an assessment (Stage 2) into the **initial drafting** or **development** of the piece of work.

The relevant strands of equality are:

**Age, Disability, Gender identity/Gender reassignment, Race, Religion or belief, Sex, Sexual orientation, Women who are pregnant or have recently had a baby.**

**Also, for issues affecting staff, consider employees who are married or in a civil partnership.**

The next section sets out the points you may need to consider in determining whether to carry out an EIA (stage 2). For advice/support in making this determination, please contact the Performance & Improvement Team (Equality lead).

<b>Title of policy or proposal</b>	Strategic Asset Management Plan (SAMP)
<b>Name of EIA lead</b>	Kath Drury - Information & Improvement Manager
<b>Briefly describe the aims of the policy, strategy, service, decision or proposal, its aims, the likely outcomes, and the rationale for it</b>	The aim of the SAMP is to provide a clear structured document that sets out how the Council should best use and manage their land & property assets to support the delivery of the Council Plan priorities and other key objectives for the authority.

	<b>Initial Assessment Considerations</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
1.	Does this policy/proposal affect people: <ul style="list-style-type: none"> <li>Customers</li> <li>Residents</li> <li>Staff</li> </ul>	X		<b>Affects all groups positively</b>
2.	Does it have the potential to adversely impact on any of the protected characteristics?		X	<b>All positive outcomes</b>
3.	Can the council influence the impact? E.g., is it a statutory requirement, national guidance etc.		X	
4.	Are existing equality monitoring processes already in place? If so, please note under comments		X	

If the answer to questions 1 to 3 above is 'yes', then an **Equality Impact Assessment** (Stage 2) may be necessary.

A copy of the form should be sent via email to the Performance and Improvement (Equality Lead) [amar.bashir@ne-derbyshire.gov.uk](mailto:amar.bashir@ne-derbyshire.gov.uk) and a copy should be retained with your policy/proposal documentation.

<b>Equality Officer Recommendation</b>	<b>Tick as appropriate</b>	<b>Date</b>
EIA Stage 2 required		
EIA Stage 2 NOT required	X	Approved by Amar Bashir on 02/05/25.

Copy to be returned to the EIA lead with Equality Officer recommendation.

Performance and Improvement Team to keep a central electronic record of all decisions made under Stage 1.

# Agenda Item 8

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted