



North East  
Derbyshire  
District Council

# Housing Strategy

2021 - 2024

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# Foreword

**Cllr. Powell to write this part (roughly 400 word count)**

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**Cllr. Powell**

# Introduction

**The Council's Housing Strategy 2021-2024 is set within a legislative framework and must reflect National, Regional and Local Policy.**

The key Government agendas, which impact our residents and communities locally, will be incorporated into this Strategy. The key priorities will be driven by the Council Plan's vision to ensure North East Derbyshire is:

- Clean and attractive.
- A place where people are proud to live and work.
- A place where people will prosper.
- A place where people will feel safe, happy and healthy.

Housing is not just about bricks and mortar, it is a key factor in contributing to a person's health and well-being. The Council works closely with partners including Rykneld Homes, Derbyshire County Council, developers, Registered Providers, D2N2 Local Enterprise Partnership, care and support providers and the voluntary sector to enhance housing stock. We have a role in meeting the essential care needs of our residents, including those who have complex needs or live chaotic lifestyles.

The Housing Strategy will set out the strategic framework for meeting the council's housing priorities and link with the wider initiatives. It will ensure that resources are targeted effectively and in a coordinated way.

**The key strategic housing priorities identified are:**

1. Increasing housing growth and promoting home ownership.
2. Improve existing housing.
3. Protect the most vulnerable people in our communities.

Nationally, the coronavirus crisis highlighted the need for secure, high quality, affordable homes and has identified house building as a central component to the post Covid-19 recovery, which will also create jobs and boost the economy.

In order that we may respond to emerging issues as they arise, the strategy will be for three years with a commitment to review after one year in light of any central government changes impacting on the local community.





# Shaping the strategy

Housing is a key priority for the council, its partners and residents. It affects people's health and wellbeing, their life opportunities and their living standards. Working with a wide range of residents and partner agencies is essential in delivering the priorities.

Consultation with internal departments, external organisations and other stakeholders has helped to shape this strategy.

## Evidence base

The Strategy is based on evidence, including data gathered from key documents and data such as:

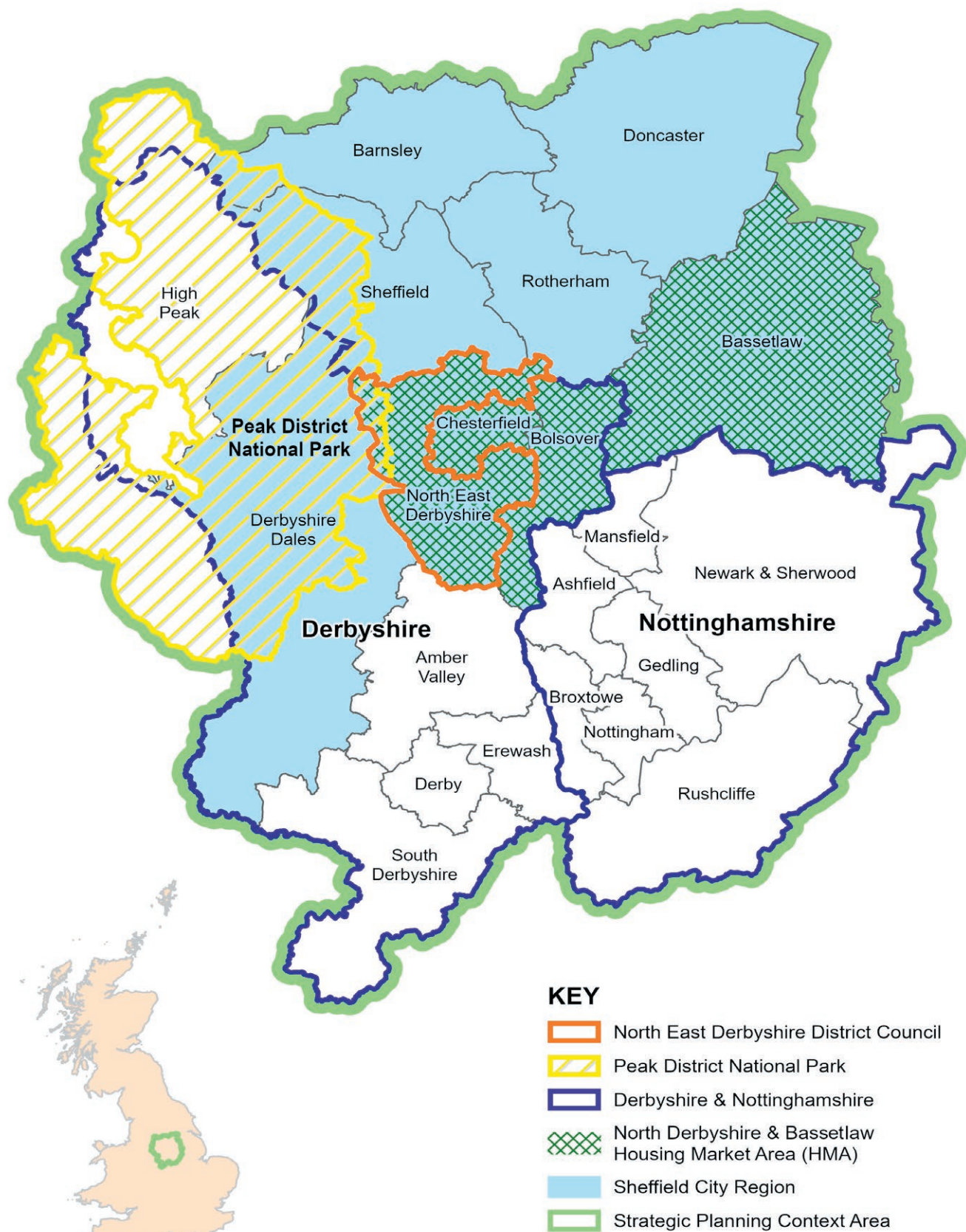
- The North Derbyshire and Bassetlaw Strategic Housing Market Assessment OAN update 2017
- Data sources such as Office of the National Statistics (ONS), Census, Housing Register and Hometrack
- The North East Derbyshire Local Plan (Publication Draft) 2014 - 2034, as proposed to be modified in the Schedule of Main Modifications
- Five Year Housing Land Supply Statement Amended version 22 May 2020
- North East Derbyshire Strategies and Policies
- Rykneld Homes Limited Business Plan and strategies
- Derbyshire County Council (DCC) wide strategies and policies
- National legislation

## National, sub regional and local policy context

The development of the key priorities have been shaped and influenced by national and local policy and initiatives. Many of these bring with them additional resources in the form of funding, expertise, best practice and support from central Government and other key funders, such as Homes England, Ministry for Housing Communities and Local Government (MHCLG), the Sheffield City Region (SCR) Local Enterprise Partnership (LEP) and D2N2 LEP, which covers Derbyshire and Nottinghamshire.

For further details of National, Local and Sub Regional Policy see **Appendix 1**.

# Sub regional areas

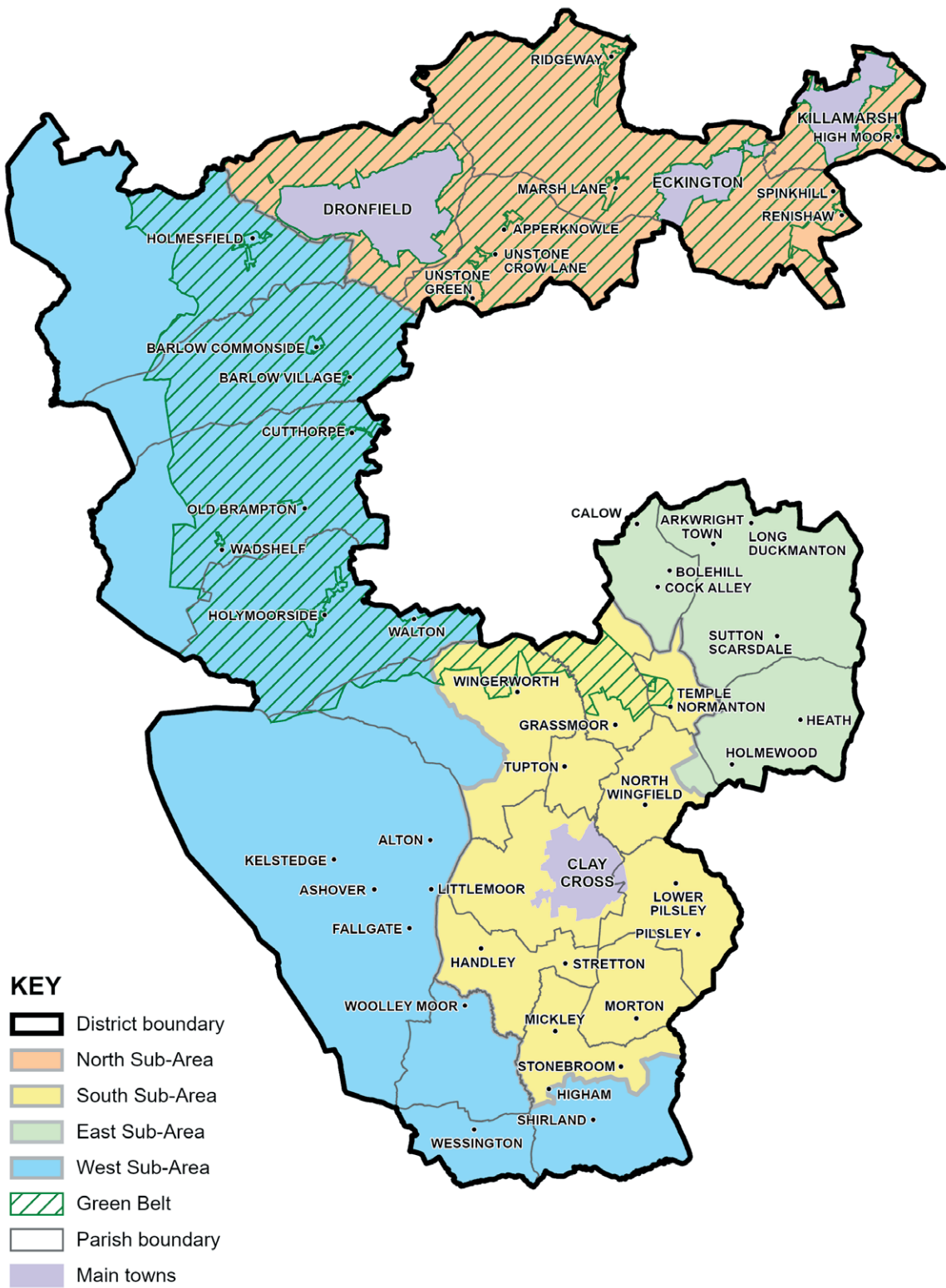


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The map shows the location of North East Derbyshire District and the sub regional strategic areas.



# Emerging North East Derbyshire District Local Plan 2014-34 sub areas

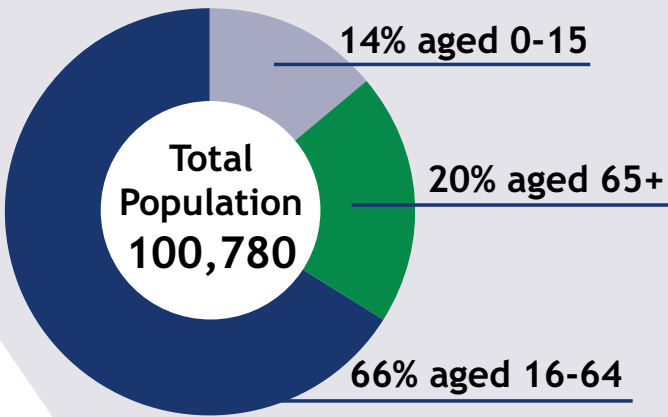


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Map of North East Derbyshire and the Emerging Local Plan Sub Areas

# District profile

The district of North East Derbyshire has a population of 100,780 living in a variety of distinctive communities with both rural and urban areas contributing to the diverse range of landscapes and economies. The district lies at the north of Derbyshire and the East Midlands region with the borough of Chesterfield sitting in the centre of the district.



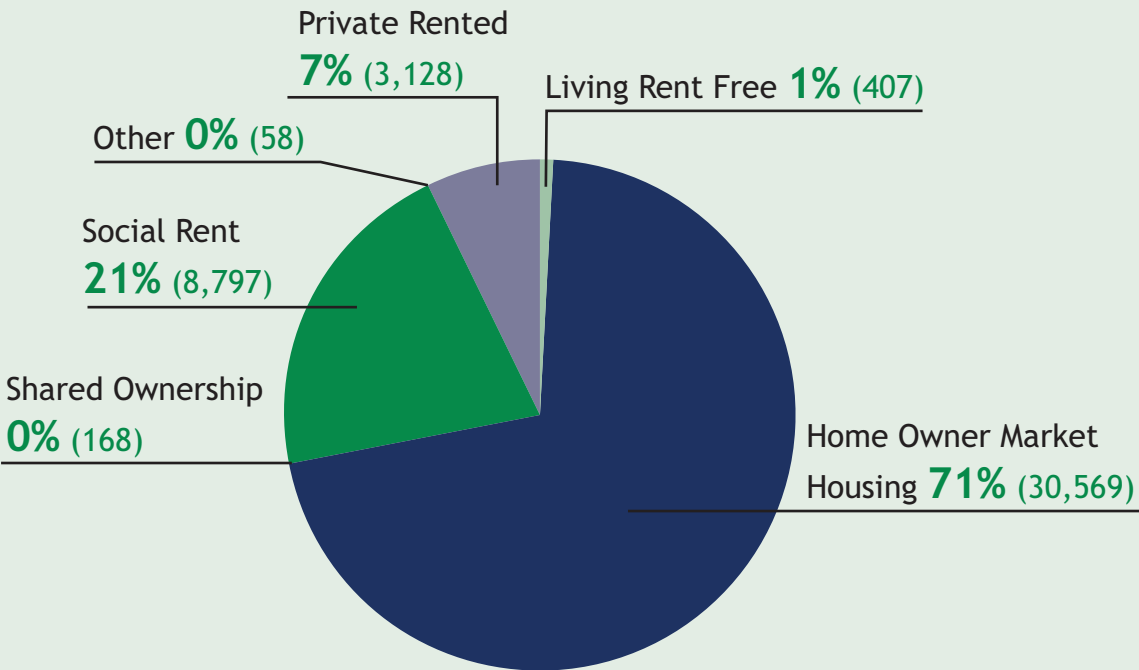
**1 in 5 residents**  
have some day-to-day  
activity limitation



**48,202** households  
projected by 2035 (ONS)



## Housing Tenure (Census 2011)







**244 Homeless  
prevention cases  
in 2019/20**

**£220,500  
Average  
house  
price**



*(Hometrack July 2020)*

## Projected population changes

**45%**  
increase in the  
population aged 65+



**24%**  
of household growth  
identified as specialist  
housing for older persons



**21%**  
increase in number  
of people with long  
term health problems



**6%**  
of dwellings will  
need to be  
wheelchair adapted



**65%**  
increase in number  
of older people with  
mobility problems



# Housing need and demand

The emerging North East Derbyshire Local Plan 2014 - 2034, sets a housing target of 330 new homes for each year of the Plan. It also has provided housing provision by settlement of 6,711 homes up to 2034, however this is not a target it represents the basis for determining the appropriate level of new housing for each settlement (see page 23).

The Council has a housing stock of 7,693 properties 2019 - 20, whilst Registered Providers own 1,037 affordable homes in the district. (Source; Local Authority Housing Statistics (LAHS) 2019 Government data for number of dwellings).

As at 31 March 2020 there were 2,443 applicants on the council's housing register (Source: LAHS 2019 - 20).

The average house price for the district is £220,500 and the average household income is £26,466. (Source: Hometrack July 2020).

The Strategic Housing Market Assessment OAN Update 2017 estimated that to meet all housing need in the district 172 affordable homes would have to be brought forward every year of the emerging North East Derbyshire Local Plan 2014 - 2034 up to 2034.

This is an indicator of the theoretical level of affordable housing need in the district but is subject to economic changes and people's choices as to how much of their income they are prepared to use for housing.

The Council has adopted a target of

**100 affordable homes per year** as being more realistic in terms of overall delivery.



Housing needs assessments are a vital source of information to build the right homes in the right area, including for particular groups with more complex needs.





# Climate change

The Council's Climate Change Action Plan sets out a clear approach to support the protection of the local environment. The environmental impact of existing housing is well established and the need to improve the thermal performance and quality of these homes is a significant challenge.

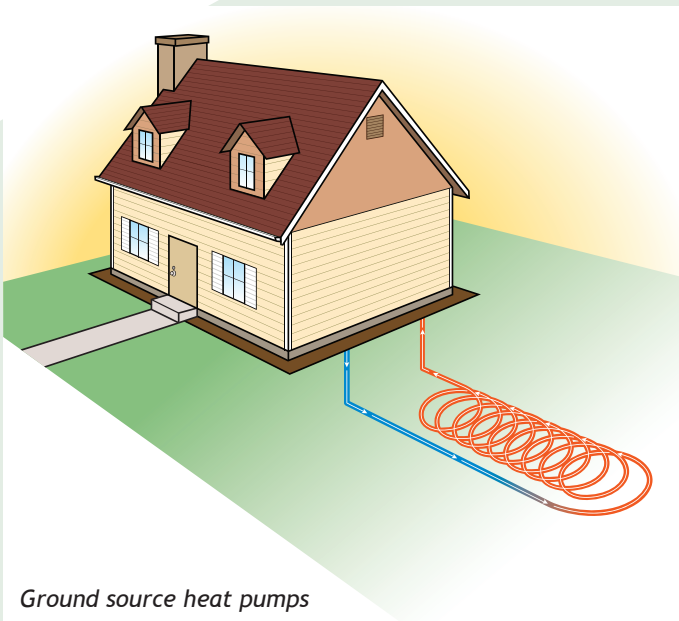
Carbon reduction will be achieved through the design and construction of new buildings, and the re-design and retro fitting of existing stock. With regards to the Council's own stock the continuing External Wall Insulation programme to non-traditional properties has substantially improved the thermal efficiency from an E to a C Energy Performance Certificate (EPC) rating. This has reduced customers heating costs and is a key way to lift people out of fuel poverty.



According to Government, wood burning stoves and coal fires are the largest source of pollutant (fine particulate matter (PM2.5)), as such the Government plans to phase out the sale of coal and wet wood for domestic burning and encourage the use of cleaner fuels in homes.

The Council is seeking to conduct a feasibility study for District Heating to provide low-carbon energy cheaply at Clay Cross and to implement a “demonstrator project” at a residential development site, which will be an innovative approach to address climate challenges and can be applied in different sectors.

Alternative building methods will continue to be encouraged and explored in the design and development of housing projects. The quality and long term sustainability of any product will need to be proven before any investment.



Ground source heat pumps

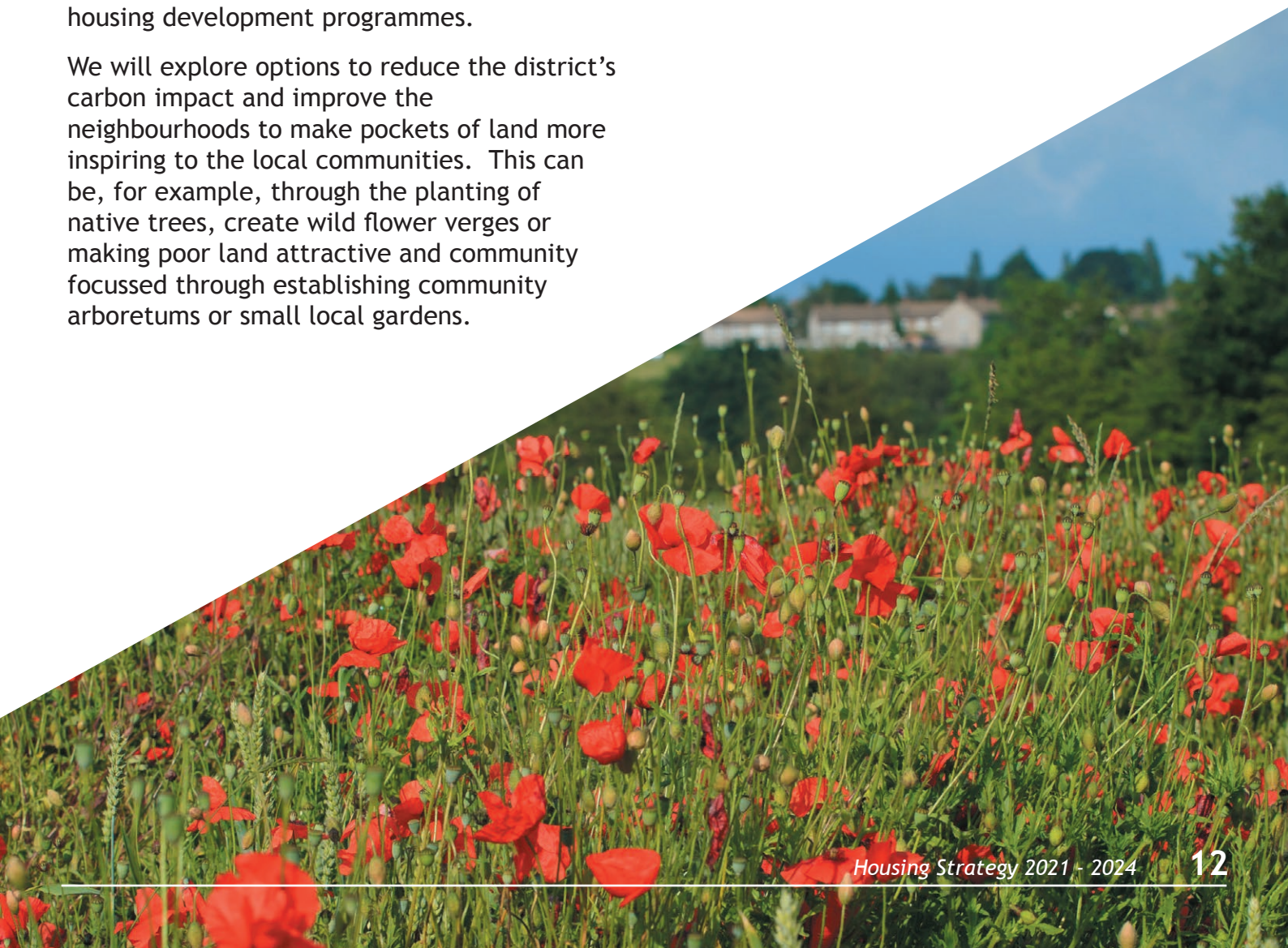
# Ensure a clean, green environment

**Local authority planning functions are a key lever in reducing emissions and tackling the effects of climate change.**

The planning process will be effective in tackling the effects of climate change in relation to the location of new development, ensuring these are in sustainable locations which reduce the need to travel by car. As well as making more efficient use of land, for example through optimising housing densities in town centres and other locations with good access to public transport.

The Council will drive the delivery of energy efficient homes, sustainable drainage schemes, green infrastructure and a sustainable travel infrastructure through regeneration and housing development programmes.

We will explore options to reduce the district's carbon impact and improve the neighbourhoods to make pockets of land more inspiring to the local communities. This can be, for example, through the planting of native trees, create wild flower verges or making poor land attractive and community focussed through establishing community arboretums or small local gardens.





# Neighbourhood planning

The emerging North East Derbyshire Local Plan 2014 - 2034 will incorporate policies that protect and enhance the district's natural environment, this will be key in the regeneration of the district's neighbourhoods.

In addition to the Local Plan, some local communities have prepared their own Neighbourhood Plans. A neighbourhood plan is a document written by the community that sets out planning policies for an area. It is used to determine planning applications and other planning decisions affecting that area.

The local community (mostly Parish based) will prepare the Neighbourhood Plan, but the Council needs to develop the Neighbourhood Plan for it to come into force. We will work with the local communities where possible in preparing their Neighbourhood Plans.



# Key achievements, challenges and priorities

Since the previous North East Derbyshire Housing and Growth Strategy 2015 - 2020 the following successes were achieved.

## Key achievements:

- 1,996 net completions between 1st April 2014 and 31st March 2020. These included new builds, conversions, changes of use or demolitions.
- 464 net affordable dwellings between 1st April 2014 and 31st March 2020.
- Rykneld Homes has improved the EPC rating of over 1000 Council properties from an E to C rating.
- NEDDC through Rykneld Homes has developed and delivered over 320 new homes with more in the pipeline.
- Smithybrook View Extra Care Scheme Completed, providing 90 apartments.
- Northwood Joint Venture Vehicle established to deliver Market Sale Housing.
- Empty Property Officer appointed and
- Empty Property Enforced Sale procedure implemented.
- 19 Empty properties brought back into use 2016-2019.
- Landlord forum set up and held 3 events.
- Private Sector leasing agreement with Action Housing.
- Landlord Accreditation Scheme promoted to Landlords.
- Custom and Self Build Officer appointed.
- Custom and Self Build register implemented - 60 applicants on register.
- Custom and Self Build sites identified.
- Armed Forces Covenant signed and actions in the Allocations Policy completed.
- 8 supported housing accommodation for those young people threatened with Homelessness - Platform for Life (Action Housing).
- Implemented the reformed homeless legislation (Homeless Reduction Act 2017).
- Created protocols and pathways for homeless referrals for key agencies.
- Prevented homelessness to 244 households during 2019/20.
- Amended the Allocations policy to give Care Leavers higher priority and waive the local connection.
- Delivered the Ambition Housing Project to approximately 3,000 students.
- Delivered the 'No Second Night Out' project.
- Established and delivered the Call B4 You Serve scheme.
- Winter Night Shelter project set up for people sleeping rough - Received 117 guests during 2018/19.
- Set up the Derbyshire Covid-19 Recovery Service with Chesterfield Borough Council and Derbyshire County Council.



This Housing Strategy identifies how the Council will address the key challenges to deliver housing and housing related health and well-being across the district.



## Key Challenges:

- Continued impact of Welfare Reform on household debt.
- Access to home ownership is difficult due to high value house prices in some areas of the district.
- Shortage of Council homes with 4 or more bedrooms for larger families.
- Shortage of suitable market housing for older people to downsize.
- Private sector housing.
- Lack of accessible housing across all age groups (all tenure).
- Continued homelessness in the district.
- Lack of supported housing for people with complex needs, such as mental ill health, learning disability and Autism (all tenure).
- Over a third of Council owned stock is non-traditionally built, therefore overall investment required for the stock in the next 30 years is approximately £195 million.
- Climate change - ECO Targets.
- Coronavirus Pandemic (Covid-19).

The Council will deliver the following key strategic housing priorities to address the challenges highlighted.

## The key strategic housing priorities identified are:

1. Increasing housing growth and promoting home ownership
2. Improve existing housing
3. Protect the most vulnerable people in our communities

# Key priority 1 - Increasing housing growth and promoting home ownership

## We will:

- Promote and support a range of housing solutions (across all tenure).
- Deliver 2,183 new homes in the next 5 years 2021/2025 (across all tenure).
- Deliver an average of 100 affordable low-cost homeownership and rented properties each year.
- Upskill employees, creating new jobs and apprenticeships through housing development.
- Encourage partners to deliver low carbon housing developments.
- Support the Council's Growth Strategy to deliver housing in the four main town centres.
- Support and enable custom and self build developments.

## New homes

We will promote and support a range of housing solutions through approved developments that will meet people's aspirations and affordability. Mixed developments will be tenure blind and include affordable home ownership, market sale, affordable rent and social rented accommodation.

National initiatives such as "help to buy" will continue to support access to home ownership. The Council will encourage developers to adopt any future replacement for this scheme and seek further opportunities to make home ownership become an achievable ambition.





# Affordable housing and low cost home ownership

The Affordable housing definition is set out in the National Planning Policy Framework Annex 2: Glossary. See **Appendix 2**.

Affordable Housing can be a new-build property or a property that has been purchased/refurbished for use as an affordable home.

The Council is committed to providing affordable homes and will proactively seek to expand and promote affordable home ownership.

We will work with partners to deliver an average of **100 affordable homes each year.**

**464 net affordable dwellings completed between 1st April 2014 and 31st March 2020.**



Additional affordable housing will usually be achieved as new build housing, either by the Council or Registered Providers with grant funding from Homes England, or through market-led housing developments as a requirement through a Section 106 agreement. The emerging North East Derbyshire Local Plan 2014 - 2034 Policy LC2 makes provision for all new housing proposals of 10 or more dwellings to provide 30% as affordable housing in the high value areas and 20% in the remaining areas.

Smaller numbers of affordable housing are gained through empty properties being brought back into use then let as affordable housing, or the repurchase of market properties to be included in the council's housing stock.



## First Homes Scheme

In addition to the National Planning Policy Framework, the Government is launching the First Homes scheme which will support first time buyers to get on the property ladder by providing 30% discounts against market value on new-build properties. The Council will have the flexibility to shape the scheme to support those most in need of help in the district.

Under this scheme First Homes:

- Are flats and houses built on developments up and down the country.
- Will be no different from other properties except they will be sold with a discount of at least 30 percent.
- They will be sold to local people who want to stay in the community where they live or work but are struggling to purchase a home at market prices.

- They will be prioritised for first-time buyers, serving members and veterans of the Armed Forces, and key workers, such as nurses, police and teachers.

The discount will be passed on to future buyers when First Homes are resold so more people can be helped onto the ladder.

## Registered providers

Registered Providers are key partners in the provision of affordable housing in the district.

On relevant development sites private developers are under obligation to supply a percentage of affordable housing, the Council will assess the site for the affordable housing element, property types and tenure needed. Most developers rely on Registered Providers to buy and manage these properties.

Nomination agreements have been put in place to ensure that Registered Provider's properties are allocated through the Choice Based Lettings scheme to applicants on the council's housing register.

The nominations protocol has also been signed, in conjunction with the agreement, which sets out the process for the management of allocations in order to meet housing need, fulfil the legal obligations through the homelessness process and make best use of the districts housing stock.

## Town centre regeneration

The Housing Strategy will complement the Council's Growth Strategy to strengthen links to the Town Centre Regeneration programmes. The district has four larger settlements with town centres located at Dronfield, Eckington, Killamarsh and Clay Cross. The Council has been successful in securing government funding to undertake strategic reviews of the town centres, Clay Cross has been selected as one of 101 towns invited to develop a Town Investment Plan which could unlock £25m of Capital funding to transform the Town Centre.

Housing is a key consideration when reviewing the options to re energise the town centres. The role of new housing to bring residents and economic activity back to an area is widely recognised and the Council will seek to facilitate this through town centre regeneration.





## Local employers and investors

Housing development contributes to employment, commerce and local business output as well as delivering homes for those seeking to live and work in the area.

The range and quality of existing and new homes that meet the needs and aspirations of people seeking employment in the area is an important consideration.

The availability of homes in a range of housing types and tenures, will support the Council's ambition to bring new business to the district and support the existing ones to thrive.

The interdependence between new homes and local growth is a key strand in the Government's Planning guidance. The Council, along with its housing company, Rykneld Homes Limited, is one of the largest employers and investors in the district.



**We will drive the local economy by upskilling our employees, and supporting Rykneld Homes Ltd to create new jobs and apprenticeships.**

**We will support the Council's Economic Development team to enhance job opportunities, including in the private sector.**



## Custom and Self-build

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a mechanism for individuals or groups who wish to build their own homes. The legislation requires Local Authorities to keep a register of individuals and groups who are seeking to acquire serviced plots of land for this type of construction in the authority's area. The Council will have due regard to the register when carrying out housing and planning functions.

The Custom and Self-build register has been growing every year and is demonstrating an increasing number of people wanting to design and develop homes. The Council is enabling and encouraging people to invest both financially and emotionally in local communities, use local contractors and boost investment.

We will continue to encourage the growth of custom and self-build in the District.

We will aim to secure

**£300,000** per annum through the sales of land suitable for housing construction through the Custom and Self-Build Programme.



### Key Facts:

- Steady increase of applicants wanting to build their own homes.
- Interest is largely focused on the north of the District.
- Majority have stated an interest in building environmentally friendly housing.
- Family housing and bungalows are the most desired dwellings.

To match demand on the Custom and Self-build register the Council will continue to identify serviced plots of land owned by the Council and liaise with developers to secure land to increase development opportunities.

A dedicated Custom and Self-build officer, employed by the Council, works with applicants to help bring forward the identified sites and will provide information on custom and self build opportunities by literature, on the Council's website and by holding Custom and Self-build events.

The Council will also seek and liaise with co-operative and community-led housing groups, to promote and encourage custom and self-build for larger serviced plots of land. We will also facilitate bringing new groups together and work with the groups to meet their new build aspirations whilst considering housing need, local issues and the resources available.





# Major regeneration sites

## The Avenue

The site is on the land of the former Avenue Coking Works in Wingerworth, due to its former uses, the area was extremely contaminated. In 2007 planning permission was granted for the remediation of the site. The cost of this remediation work was approximately £172million, which was funded by Government grants. Since the last Housing Strategy the remediation work process has now been completed and the development of new build housing has begun. As of April 2020, 32 homes have been completed and are occupied on the site.

A comprehensive mixed use development of this site is guided by The Avenue Area Strategic Framework or any subsequent approved document which will;

- Optimise the use of the site or make best use of land;
- Provide up to 1100 new homes (approximately 731 within the period up to 2034)
- Incorporate an appropriate mix of house types and tenures, to reflect housing need and market considerations
- Create development of the highest quality design and energy efficiency, with appropriate low carbon technologies

The site will incorporate an appropriate mix of house types and tenures, to reflect housing need and market considerations

These sites along with a range of smaller developments are providing significant numbers of new homes for the District.

## Egstow Park

The site is on the land of the former Biwaters Pipeworks at Clay Cross. The remediation work has now been completed and the development of new build housing has begun with 95 completions up to 31st March 2020.

The landowner (St Modwen's), working closely with the Council, have created a Masterplan which includes the creation of up to 825 new dwellings (of which approximately 108 will be affordable homes).



# Improve design and quality

As a planning authority we will need to ensure we create sustainable communities and the right balance between high quality design and timely, cost-effective housing delivery. The Successful Places Guide supports the design policies in the districts emerging North East Derbyshire Local Plan 2014 - 2034. The guidance set out in the Sustainable Buildings Supplementary Planning Document complements existing Policies and is aimed at achieving low carbon and sustainable developments in the district of North East Derbyshire.

The Council recognises that affordable homes relates to the running of a home as well as the construction of a home, therefore by liaising with local businesses we will look at bespoke low energy housing development options, including for developments on Council owned land.

We aim to develop projects by working with our partners to encourage the growth of low energy housing, including for first time buyers and those looking for affordable, cheap to run energy efficient homes.







# Housing delivery and provision

## Housing provision by settlement

The emerging North East Derbyshire Local Plan 2014 - 2034 sets out the Settlement Hierarchy which is the basis for determining the appropriate level of new housing for each settlement, informed by the Sustainability Appraisal and the supply and availability of suitable sites in each area. The distribution of housing by settlement is also strongly influenced by the need to support regeneration and the creation of more sustainable communities.

**Table 1: Housing provision by settlement**

	Settlement	Housing provision 2014 - 2034
<b>Level 1: Settlements (Towns)</b>	Clay Cross (+ Biwaters)	464 (+825)
	Dronfield	303
	Eckington	213
	Killamarsh	560
	<b>Towns Total</b>	<b>1540</b>
<b>Strategic sites</b>	The Avenue	731
	Former Biwaters	825
	<b>Total</b>	<b>1556</b>
<b>Level 2: Settlements (Large villages)</b>	Calow	109
	Grassmoor	276
	Holmewood	484
	Morton	156
	North Wingfield	99
	Pilsley	140
	Renishaw	3
	Shirland	193
	Stonebroom	144
	Tupton	362
	Wingerworth (+ The Avenue strategic site)	752 (+731)
	<b>Total</b>	<b>2712</b>
	Remaining area	903
<b>TOTAL</b>		<b>6711</b>

## The five year housing land supply statement 2020 (amended version 22 May 2020)

The five year housing land supply statement 2020 has identified sufficient deliverable sites in the district to supply 2,183 homes over the next 5 years (2021 -2025).

### Rykneld Homes Limited

The Council working in partnership with its housing company Rykneld Homes Limited has a successful record of delivering new mixed tenure homes, using Council owned land where possible to facilitate these. To date this partnership has developed and delivered over 320 new homes with a further 79 in the pipeline for developments proposed at North Wingfield and Clay Cross.

### Northwood Group Limited

Northwood Group Limited is a Joint Venture Company set up by the Council to provide new homes. The pipeline development in New Tupton will provide 193 x 2, 3, 4 and 5 bedroom homes, including executive and more affordable properties for first-time buyers and families.

Green space is an essential criteria for the development, as well as building new homes, Northwood Group is creating a play park and restoring land for walks, cycling and wildlife habitats adjacent to the River Rother.

### Emerging Master Plan - Dronfield supplementary planning document (SPD)

The emerging Master Plan - Dronfield Supplementary Planning Document (SPD) will help shape the future of older peoples housing in Dronfield whilst ensuring that the town remains an attractive and vibrant place to live.

In consultation with Dronfield Town Council, Councillors and other stakeholders, including the local community, the development will be sympathetic to the area with the purpose of helping to alleviate housing need for local residents.





## Custom and Self build

Custom and Self-build contributes to increasing the housing supply and encourages Modern Methods of Construction (MMC) and alternative home production techniques as well as encourage investment in low energy housing options and tackle the housing needs of the district (see page 19).

## Empty properties

The Council will look at opportunities and work with partners to deal with issues relating to empty homes, including previous commercial properties by bringing them back into use as affordable homes or supported accommodation (see page 30).

## Registered providers

The Council will continue to work in partnership with Registered Providers to help enable new developments of mixed tenure and property types, including accessible and supported housing. This may include selling or donating Council owned land for development where appropriate (see page 18).

## Housing Revenue Account (HRA)

The HRA receives an annual income of approximately £32 million from rents and service charges from Council Housing. The Council invests this money exclusively on building and maintaining their housing stock. Councils are able to borrow money within their HRAs in order to build more homes to provide more income. Previously each council had a cap to how much they were able to borrow.

To increase the number of Council owned properties on 29 October 2018, the government confirmed that the HRA borrowing cap was abolished with immediate effect. As a result, local authorities with an

HRA are no longer constrained by government controls over borrowing for housebuilding and are able to borrow against their expected rental income, in line with the Chartered Institute of Public Finance and Accountancy (CIPFA) Prudential Code and framework.

The Council's treasury management strategies have been amended to reflect the change in the Code. All capital schemes have to demonstrate affordability over a 30 year HRA business plan along with a clear case for housing demand/need in the district and the ability to generate rental income to support the borrowing.

## Private developers

Private developers build homes within the private sector, most of the properties are to buy on the open market. On larger sites Section 106 agreements can require a percentage of properties to be affordable tenure, smaller sites may require a commuted sum to be paid to the Council. The Council will continue to work with private developers to increase housing growth in the district and gain more affordable properties.

## Right of First Refusal

The Housing Act 2004 introduced the “Right of First Refusal” by implementing The Housing (Right of First Refusal) (England) Regulations 2005 which came into force in August 2005.

Owners who originally brought their property from the Council under the Right to Buy scheme can sell their home at any time, however if they wish to sell within 10 years of the original purchase date then the Council will have a right to buy the property back. The Council will consider all requests received from home owners and after housing need and viability assessments have been conducted, the property may be brought back to increase the Council’s housing stock.

## Right to Buy

The Council will continue to support customers that wish to exercise the Right to Buy their Council home. Enabling people to have a greater stake in their neighbourhood drives community ambition and creates places for more people to lead successful lives.

Under the scheme the number of council properties have decreased considerably, therefore whilst supporting the scheme the Council aims to deliver replacement homes to meet identified housing need.

## Gypsy and Travellers

A Gypsy and Traveller Accommodation Assessment (GTAA) was completed in 2015 by RRR Consultancy on behalf of all Local Authorities in Derbyshire. The GTAA concluded that 15 additional pitches were required in North East Derbyshire district between 2014 and 2034.

Countywide an additional 13 Travelling Show People Plots and 4 Transit sites are also required at suitable locations. No suitable sites have yet been identified in this district.

Government has updated Planning Policy for Traveller Sites 2015 to include a new definition of Gypsies and Travellers, which has the effect of excluding those members of the Gypsy and Traveller community who have ceased to travel permanently. A new Gypsy and Travellers Accommodation Assessment has been commissioned, which will take the new definition into account.





# Key priority 2 - Improve existing housing

## We will:

- Review and update the 30 year business model for existing Council housing stock and develop a 10 year Investment Plan.
- Develop a Private Sector Strategy and Action Plan.
- Develop an Empty Property Strategy
- Bring 15 long term empty properties back into use.
- Hold annual landlord event over the next 3 years.
- Improve residential parking provision and review garage sites over the next 3 years (council land).

## Asset Management Strategy

The Housing Strategy will have due regard to the Council's Asset Management strategy aims and objectives.

The Asset management Strategy provides an overview of Council owned land and property assets. It sets the Council's vision of what we want to achieve with our current housing stock

and a plan for future housing growth and regeneration.

## Council stock

Social housing accounts for 21% of North East Derbyshire's housing stock, the Council owning 7,693 properties across the district and Registered Providers (RPs) owning approximately 1,400. (*Source; Local Authority Housing Statistics 2019/20 & Internal RP Data Base*).

Approximately 40% of the Council owned properties in the district are of a non-traditional construction type. There are a significant number of different types of construction and some are more problematic than others.

We will, in partnership with Rykneld Homes review and update the 30 year business model for existing housing stock and develop a 10 year Investment Plan to address the recommendations arising from the stock condition surveys.



To ensure existing homes are good quality and easy to maintain, Rykneld Homes Limited in partnership with the Council will review and update the 30 year business model and develop a 10 year Investment Plan.

In 2019 the Council commissioned two independent surveys to validate its housing stock condition. One survey looked at the housing built using traditional methods and identified the future investment required to ensure that they remain in good condition and is sustainable in the longer term. The other survey looked at the housing stock that was built using non-traditional construction methods. As this housing stock is more expensive to repair and maintain and often requires structural work it is important that the investment is based on sound stock condition information. The combined stock investment requirement to provide a 30 year life is approximately £195 million.

In partnership with its housing provider Rykneld Homes Limited, the Council has provided long term solutions to over 1000 non-traditional homes using External Wall Insulation and key component replacement such as roofs and windows. For the remaining non-traditional stock, option appraisals will be undertaken for each type of construction and recommendations will be made as to the best solution for future sustainability.

A review to improve parking provision on Council owned land and underused assets will be conducted over the next 3 years, this will improve existing neighbourhoods and free up land to build new homes where possible including for custom and self build.

The Council has successfully bid in Phase 1 of the government's Green Homes Grant (GHG) Local Authority Delivery (LAD) scheme, securing £570,000 to upgrade 115 homes. The grant is aimed to help improve the energy efficiency of low-income households and reduce fuel poverty and support the installation of low carbon heating.



## Private sector housing

Local Authorities have a legal duty to understand the condition of private sector housing in their area, and to develop strategies to address areas of concern.

**We will develop a Private sector strategy and action plan.**

**1 in 5 families**



**living in the private sector are living in a non-decent home and 7,649 homes in the district do not meet the decent homes standard.**



Stock Condition Surveys are also a vital source of information for local housing authorities and the data is important to validate housing standards. A Private Sector Stock Condition Survey was conducted as part of the Derby and Derbyshire Desktop Housing Stock Condition and Health Survey.

The survey highlights that 1 in 5 households in the private sector are living in non-decent homes and approximately 2,031 homes have a HHSR category 1 hazard for cold and/or damp.

We will develop a Private Sector Strategy and Action Plan to deliver the recommendations identified in the Stock Condition Survey, which are;

1. Continue to work with partners (Derbyshire County Council, Derby City Council, NHS and other Districts) to examine how housing and health data can be collated to maintain a database that can be updated on a regular basis and used more systematically.
2. Working with partners use the data to inform both health and housing policy with a view to increasing housing interventions in support of addressing health inequalities and improving health and wellbeing of residents.
3. Use the data to develop an action plan to address specific housing issues identified in the report to improve health outcomes.

## Private rented sector

North East Derbyshire has a relatively low amount of private rented accommodation making up 7% of the properties in the district. Most properties in this sector are owned by landlords who own one property or a very small number.

We will hold an annual landlord event over the next 3 year.



We will continue to work with partners, including DASH to promote a healthy private rented sector.

The English Housing Survey, Private rented sector, 2016-17 shows that the sector has grown over the last 20 years and will continue to grow as a preferred renting option, attracting all age groups and household compositions.

To Let

LET BY

To promote a healthy private rented sector, since 2016 the Council has held 3 annual landlord events in partnership with Bolsover District Council and Chesterfield Borough Council.

The events give landlords the opportunity to share best practice but are also attended by numerous external organisations to provide information, for example, new legislation, energy schemes and welfare reforms. Each event has been well attended and has received excellent feedback.

To help improve the private rented sector the Council has worked in partnership with DASH (Decent and safe Homes) Services since 2005, which is an award winning region-wide scheme that encourages and rewards good property standards and management practice in the private rented sector.

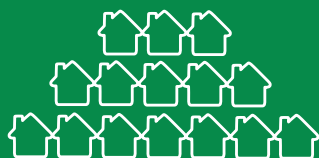
Membership normally costs £99 however landlords in North East Derbyshire are able to join free of charge and membership will last three years. [www.dashservices.org.uk](http://www.dashservices.org.uk).

## Empty homes

At a time when there is a national shortage of housing and local authorities are being encouraged and incentivised to provide new homes, the reduction of empty properties has never been more of a priority.

**We will develop an empty properties strategy to tackle empty properties in the district.**

**We will bring 15 empty properties per annum back into use.**



Empty properties are a wasted resource and are often associated with a number of negative factors, including crime and anti-social behaviour in addition to having a negative impact on the local community.



As at August 2020 there were 600 properties that had been empty for more than 6 months in the District. The Council has seen an increase in the number of empty properties which is largely due to the impact of Covid19, due to the restrictions within the housing market, many sales and rental transactions were unable to be completed. This also affected the allocation of rented properties within the Social Housing sector. It is expected that this number will fall as the District and the rest of the Country adapt to a new way of life.

The Council has the resource of an Empty Property Officer who will develop an Empty Properties Strategy to identify key objectives to enable the Council to reduce the number of empty properties in the District.

The Empty Property Officer works with owners to help them bring their empty properties back into use through a variety of different methods.



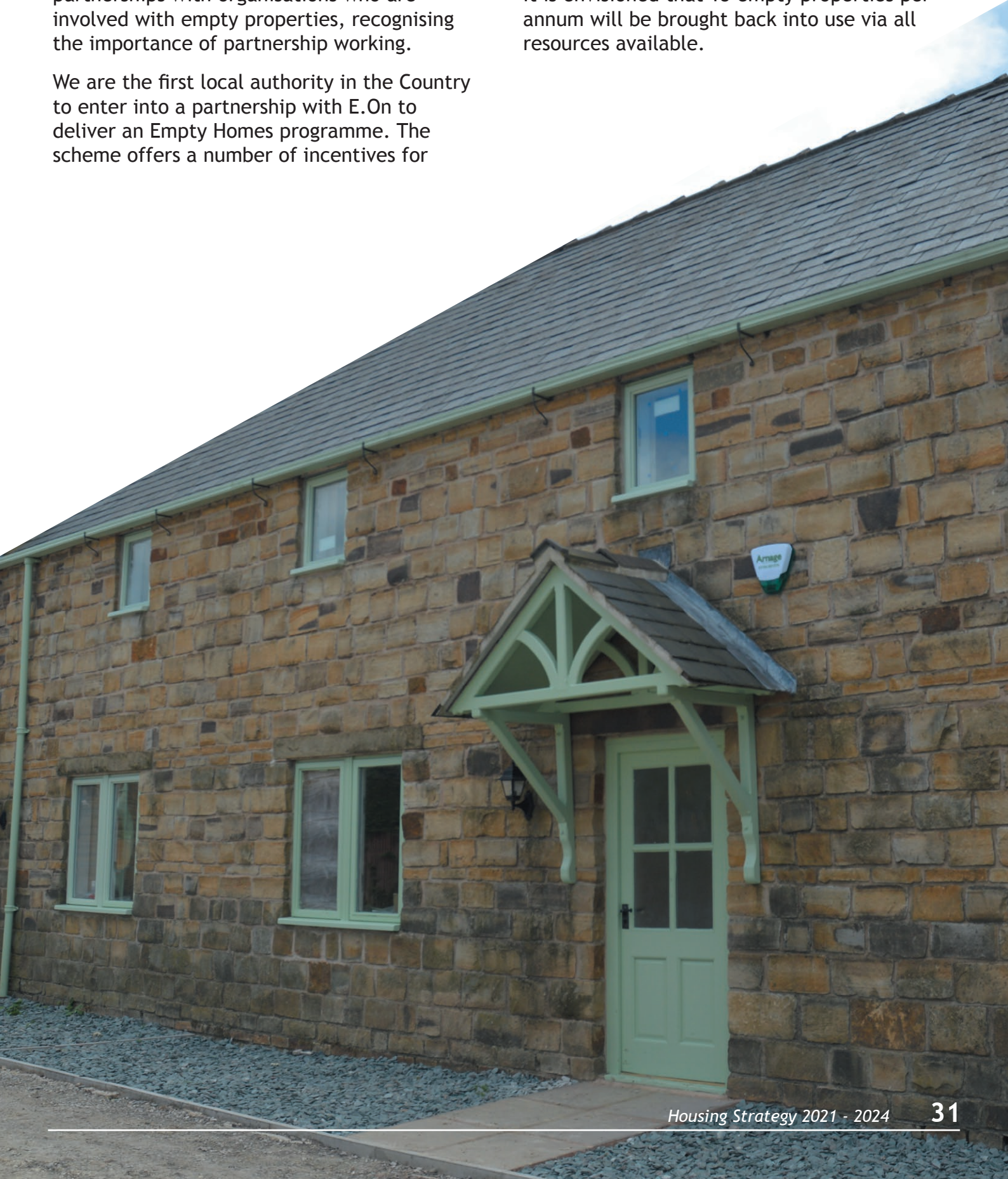
At a time when Local Authorities have seen a reduction in funding, it is essential to seek alternative funding methods to deliver their objectives, whilst continuing to deliver essential services.

We have developed a number of strong partnerships with organisations who are involved with empty properties, recognising the importance of partnership working.

We are the first local authority in the Country to enter into a partnership with E.On to deliver an Empty Homes programme. The scheme offers a number of incentives for

owners that the Council would not be able to offer in isolation. Since its introduction in 2019, two long term problematic empty properties have been brought back into use and a further 20 are in the process of being brought back into use.

It is envisioned that 15 empty properties per annum will be brought back into use via all resources available.





# Key priority 3 - Protect the most vulnerable people in our communities

## We will:

- Work with partner agencies and care providers to deliver appropriate housing solutions and management.
- Develop the North Derbyshire Homelessness Strategy.
- Promote and grow the Community Alarm service.
- Continue to support the Armed Forces Covenant, including extending housing register priority for Armed Forces personnel spouses and ex-partners.
- Review and update the Allocations Policy to ensure it is fair for all.
- Support independent living through the provision of appropriate adaptations.

## Homelessness

The Council is committed to preventing homelessness in North East Derbyshire by providing effective advice and assistance at the earliest opportunity and to provide support for those that are homeless. The two biggest causes of homelessness in North East Derbyshire are people leaving private rented accommodation or being asked to leave by parents, family and friends.

**We are developing a new North Derbyshire Homelessness Strategy in partnership with Bolsover District Council and Chesterfield Borough Council.**





In 2019 the Council's Homeless Prevention Team helped 244 households to either remain in their accommodation or find somewhere else to live. During the same period 74% of all applicants approaching the Council were prevention cases, the National average is 55%.



The number one type of prevention is helping households to secure Council Housing.

As a mechanism for collaborative working across districts we are developing a new North Derbyshire Homelessness Strategy in partnership with Bolsover District Council and Chesterfield Borough Council.

## Homelessness Covid-19 response

At the beginning of lockdown due to the Covid-19 pandemic, Councils in England were asked to bring in everyone who was rough sleeping, and subsequently everyone who became homeless during the lockdown period.

North East Derbyshire District Council brought together a group of councils including Derbyshire County Council to collaborate on the temporary acquisition of a hotel to create extra housing capacity to shield a large portion of the homeless and rough sleeping cohort.

This jointly funded initiative, despite its challenges was a major success and several agencies and organisations including homeless and rough sleeping out-reach services, drug and alcohol teams, National Health Service teams (NHS), Police and council housing worked together to look after some of the most vulnerable people in society through the worst times of the Covid-19 crisis. As a result of this support, 56 people were successfully rehoused in the District.

### ‘KEEPING EVERYONE IN’ A Call to Arms Service Proposal

Our work shielding the homeless cohort through lock-down led to a sea change in collaborative working and there is now a consensus in Derbyshire that Homelessness affects all services.

Through the experience and current service delivery of key partners including P3 and Pathways of Chesterfield we set about creating an intensive wrap-around support service for

individuals in Derbyshire and who were placed in temporary accommodation by the Local Authorities during the Covid-19 pandemic. These individuals are experiencing overlapping and challenging issues such as offending, drug and alcohol misuse and poor mental health.

## KEEPING EVERYONE IN

For the new recovery service we successfully raised £320,000 from;

- District and Borough councils
- Derbyshire County Council
- Police & Fire Services
- NHS and the Probation Service

Which will provide;

- 7 intensive support workers - to help people find and keep accommodation during the on-going pandemic.

## Supported housing and housing with care

Housing can be a primary factor in a person's health and wellbeing. The Council will work in partnership with Derbyshire County Council, Rykneld Homes Limited and other organisations to create homes that are safe, suitable and stable to enable independent living.

This will help prevent a person from living in residential care and alleviate the risk of becoming institutionalised.

The definition of 'Supported housing' is housing which provides residents with care, support or supervision, supplied by the landlord even if this is through a sub-contractor. Supported housing ensures that people with support needs can lead a healthy, independent life in the most appropriate accommodation with the best care package, which is person centred to suit individual needs.





## Mental health and complex needs

Poor housing conditions, including homelessness and social isolation can be contributed to a person's mental ill health but also people suffering mental ill health or those with complex needs can find it harder to sustain a tenancy.

### We will work with local partners to support people with mental ill health or those with complex needs.

Approximately 1 in 4 people suffer with some form of mental ill health in the UK (*source: Mental Health Foundation*).

People with mental ill health may also be suffering multiple complex needs. For example:

- Substance misuse
- Offending behaviour
- Mental health problems
- Learning and physical disability
- Homelessness

The Commission on Acute Adult Psychiatric Care found that, nationally, issues with hospital bed occupancy and supply were strongly influenced by delayed discharge due mostly to the lack of available housing.

Patients discharged from hospital may be placed out of the area they currently live to receive the care and support required. NHS England's 2018/19 Five Year Forward View for Mental Health's Delivery Plan has a performance indicator to;

- Adequately invest in core community, crisis, acute and local authority mental health services, including housing, to maintain system capacity.

<https://www.england.nhs.uk/mental-health/taskforce/imp/mh-dashboard/>

People with complex needs may have issues of rent arrears, anti-social behaviour, offending and drug use which are common reasons for eviction or abandonment of housing. These same issues can also create difficulties in maintaining accommodation, restrict housing options due to the lack of accommodation with support and is often a barrier to access general needs housing.

The rise in number of families and individuals presenting with complex needs has had a significant impact on housing management time and resource. Solutions can only be achieved through effective partnerships with other local agencies.

The Community Safety Partnership including the police remains central for tackling the more escalated Anti-Social Behaviour (ASB) issues that impact on the lives of local communities.

## Physical disability

People who have a physical support need may have mild or more profound physical disabilities, they may also have more complex needs, for example, a learning disability or mental health problems. Whatever the level, person centered support from multiple agencies is critical to enable people to engage, as far as possible, with all aspects of their life including sustaining a tenancy.

**Policy LC4 in the emerging North East Derbyshire Local Plan 2014 - 2034 is that:**

**Development proposals of 10 or more dwellings should provide 20% accessible and adaptable dwellings to meet the requirements of M4(2) of the building regulations 2015.**

People with physical disabilities will need supported accommodation that is suitable to their needs, including wheelchair accessibility and adaptations.

Dependent on age, Extra Care housing or sheltered housing schemes may be an option, currently these are primarily for older people from the age of 55 or 60+, but exceptions may apply if no other housing option is available, although it is not ideal for a younger person living in an older person's complex.

Other forms of housing available are Council and Registered Provider owned bungalows, these are not age restricted to people with a physical disability however not all are wheelchair accessible. These properties may require floating support from multiple agencies or live-in carers to meet the tenants housing and care needs.

The Council will work in partnership with Derbyshire County Council and housing and care providers to help secure suitable accommodation for people with a physical Disability.

## Learning disability and Autism

A learning disability means that people find it harder to learn certain life skills, however the problems experienced vary from person to person, but may include aspects such as learning new things, communication, managing money, reading, writing, or personal care.

Autism Spectrum Disorder (ASD) is a condition affecting how people interact, communicate and behave, as well as how people make sense of the world. ASD can be an





‘invisible’ disability and is hard to gauge how each individual is actually affected, therefore independence and skills development are needed for a range of practical housing support tasks.

**We will work in partnership with Derbyshire County Council and the NHS housing and specialist care providers to help secure suitable accommodation for people with a learning disability or those with Autism.**

**It is estimated - by 2030 9,740 people in Derbyshire will have a learning disability and/or autism an increase of 8% from 2017.**

*(Source: Derbyshire’s Specialist Accommodation and Support Strategy)*



From the Transforming Care Programme the Directory of Adult Social Services, Local Government Association and NHS England published a paper, ‘Building the Right Home’, to provide guidance on building the right homes for commissioners of health and care services for children, young people and adults with learning disabilities and/or autism who display behaviour that challenges.

The paper highlighted that people should have choice about where they live and who they live with. Inappropriate housing arrangements increase the likelihood of people displaying behaviours that challenge, which can lead to placement breakdown and an avoidable admission or readmission to hospital.

The housing principles in the NHS England’s Transforming Care programme are:

- **Settled accommodation** - is accommodation where the occupier has security of tenure/residence in the medium- to long-term, or is part of a household whose head holds such security of tenure/residence
- **Short-term accommodation** - is a place

where a person can go for a short period, for example, to prevent an avoidable admission into a hospital setting.

## **Domestic violence (DV) and sexual abuse (SA)**

Domestic Violence (DV) and Sexual Abuse (SA) can affect anyone regardless of their age, gender identity or reassignment, race, religion, class, sexual orientation and marital status.

**We will continue to work in partnership with the Elm Foundation who offer a range of services, including refuges, to help support men, women and children who are affected by DV & SA with an aim to increase safety, reduce risk and promote independent living.**

There is no legal definition of domestic violence, however the cross-government definition of domestic violence and abuse is:

*“Any incident or pattern of incidents of controlling, coercive, threatening behaviour, violence or abuse between those aged 16 or over who are, or have been, intimate partners or family members regardless of gender or sexuality. The abuse can encompass, but is not limited to:*

- *Psychological*
- *Physical*
- *Sexual*
- *Financial*
- *Emotional”*

For victims having to flee from their perpetrator, refuge accommodation for a single male/female or for families are needed away from their current location. There are a number of refuges within Derbyshire, these can be used by any victims from any location across England. Their use is based on an assessment of need and are not just for high risk cases.

We will continue to work in partnership with the Elm Foundation who offer a range of services across the district.

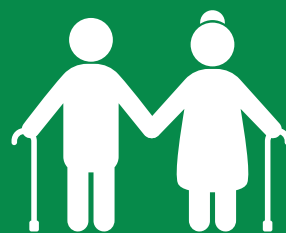
## Older peoples housing

The Council will seek to ensure that the housing needs of older people are met, across tenure, and that they are not restricted in their choice of housing.

We will, in partnership with Rykneld Homes, seek ways to improve council owned designated older peoples housing stock to create more accessible homes, and will work with developers to build bungalows and ‘lifetime’ homes.

North East Derbyshire has an aging population,  
**24% of the population are aged 65 and over.**

This will increase  
by 8,360 to  
34.6% in 2041  
(ONS Projections).





This can include level access dwellings, sheltered housing or extra care schemes, nursing homes and residential facilities. The housing need for these types of properties is more prevalent in the North of the district which has limited housing choice, therefore the Council will seek opportunities to develop homes in this part of the district to help alleviate the housing need.

The Derbyshire County Council's Older Peoples Housing Strategy has assessed that North East Derbyshire needs '484 additional units of older people's designated housing is required to 2035 and affordable housing is a key priority'. It also states 'A further 438 residential care beds and 70 nursing care beds are required to 2035'.

With the districts ageing population and an increase in the number of people with a long-term health problem or disability, Policy LC4 of the emerging Local Plan puts provisions in place for development proposals to provide accessible and adaptable dwelling and specialist housing such as Extra Care, Sheltered housing schemes and beds spaces in residential care homes.

Policy LC4 also includes specific measures for specialist housing development, by allowing these to be constructed in countryside locations where development would normally not be accepted (but not in the Green Belt, unless the specialist housing was also affordable).

Helping people to remain in their own homes by adapting their current properties to enable independent living is essential as well as providing alternative accommodation.

Working with partners, including DCC and Housing with Care providers will be essential to meet the needs of this group in terms of supported and extra care housing.



## Care leavers

The Children and Social Work Act 2017 requires local authorities to consult on and publish a 'Local Offer' for its care leavers, in this case this means Derbyshire County Council as they provide the Children's Service. The local offer should also set out what support all local authority departments will provide (not just Children's Services).

**To support the 'Local Offer' we will shape our service to Care leavers and will be looking at more innovative ways to deliver housing and support.**

The 'Local Offer' guidance states this should include details of the services and support that may assist care leavers in, or moving to adulthood and independent living that the local authority provides. As one of the main points this includes;

- **Accommodation:** care leavers should be supported to access appropriate and suitable accommodation. The local authority should include relevant information about their Staying Put policy, the support available from Housing Services and any other assistance that is available to care leavers, such as advice on maintaining a tenancy.

The Children and Social Work Act 2017 also extended the Care Leavers Service to: young people under the age of 21 who have been or are still in the care of the Local Authority (Children's Services) and people aged from 21 up to the age of 25 who are receiving support from the Local Authority (Children's Services) as per the statutory guidance which can be viewed via the web address below.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/683701/Extending Personal Adviser support to all care leavers to age 25.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/683701/Extending_Personal_Adviser_support_to_all_care_leavers_to_age_25.pdf)

In terms of housing the Council has, and will, continue to shape its service to support Care Leavers and will be looking at more innovative ways to deliver housing and support, for example, we will;

- Re-implement the Move On Plans Protocol (MOPP).
- Seek to develop a partnership approach with HM Prison & Probation Service who have a National Care Leaver Champion and Care Leaver Leads in individual prisons and divisional leads in the community.
- Make sure the voice of the Young person is in the personal assessments, risk assessments and Personal Housing Plans, with a view to conducting a wider consultation exercise with younger applicants and care leavers.
- Investigate the option of implementing a Tenancy surrender policy. This enables care leavers who know they are getting into housing problems such as rent arrears to surrender their tenancy, go back to supported accommodation and then reapply without disadvantage. So care leavers get a second chance.





## Independent living/ community alarm

We understand that many of our most vulnerable residents require higher levels of support to live comfortably and with the level of independence they desire. Through Rykneld Homes Limited the Council offers a Community Alarm Service to approximately 600 customers. The 24/7 service is flexible to offer the level and type of assistance tailored to individual needs from a dedicated team.

In 2021 Rykneld Homes will be promoting this service across the district enabling anyone to take up the service.

## Adaptations/disabled facilities grant

Given the district's aging population and higher incidence of residents with long term limiting illness, the adaptation service provided to Council tenants and Disabled Facilities Grant for the private sector is essential to support people to maintain independence.

The Council carried out adaptations to its own stock, completing 441 minor and 35 major adaptations in 2019/20.

We aim to reduce the long-term cost to health, social care and support services by working with our partners to understand the greatest risks threatening our residents' capacity to continue living safely and comfortably in their own homes.



working with our partners to understand the greatest risks threatening our residents' capacity to continue living safely and comfortably in their own homes.

## Home improvement

The Council offer different types of home improvements, this can help people remain in their homes, help with their health and wellbeing and prevent homelessness.

**We will continue to help household to access affordable warmth/energy efficiency interventions.**

**We have enabled;**

- 42 households to receive heating systems.
- Visited 183 private homes, of which;
  - 181 residents received boiler advice.
  - 42 residents were referred to Derbyshire County Council for adaptations.



*(From 1st April 2019 to December 2019)*

Local Authorities are required under the Home Energy Conservation Act (2013) to report on work to address fuel poverty and create affordable warmth initiatives. The Council carries out work to increase the number of hard to reach/vulnerable households who are supported to access affordable warmth/energy efficiency interventions through a coordinated and targeted approach.

## British Sign Language Charter

In 2019 The Council adopted and signed up to the British Deaf Associations British Sign Language (BSL) Charter.

The Charter is designed as a vehicle to remove direct and indirect discrimination, empower local deaf communities and improve dialogue between service providers and Deaf People. Developing and shaping our services to meet the five pledges outlined in the charter will help us support the blind community to access and get the most out of our services.

## Armed Forces Covenant

The Council is proud to support ex-service personnel and to commit to the Armed Forces Covenant for Derbyshire. The Council's Housing Allocations Policy maximises the priority to rehouse Armed Forces personnel. From April 2020 we will be extending the priority to include ex partners/spouses who have to move out of Ministry of Defence housing.

The Housing Options Team works closely with Regimental Casualty Officers to help veterans facing the risk of homelessness to find accommodation to remove the immediate housing risk.

**We will continue to review the Council's allocations policy to support Armed Forces Personnel, their families and ex-spouses/partners.**

**We will continue to help veterans and/or their families facing the risk of homelessness.**





# Delivery of the strategy and action plan

**The Action Plan has been developed to enable the delivery of the Strategy and will be monitored internally by the Council's Housing Strategy Team.**

Internal resources will enable the delivery of the Strategy and its Action Plan together with the effective partnership working with key stakeholders and agencies, plus a forward thinking, innovative approach to solving local housing issues.

In addition to staff resources, a key element of delivering this strategy will be by sourcing any available funding, including procuring external funding through joint partnership working and by maximising national and local bidding opportunities as they arise.



# Glossary of terms

Term	Description
<b>Carbon Footprint</b>	The amount of carbon dioxide released into the atmosphere as a result of the activities of a particular individual, organization, or community.
<b>Covenant</b>	A formal binding agreement.
<b>Emission</b>	Something that has been released or discharged especially gas.
<b>E.ON</b>	Energy company.
<b>Extra Care Housing</b>	Housing with varying levels of care and support available on site.
<b>Housing Register</b>	A list of people who qualify for council or Housing Association housing.
<b>Intermediate Housing</b>	Includes homes for rent and sale provided at a cost above social rent but below market levels.
<b>M4(2) of the Building Regulations</b>	Optional requirement to be included in the Local Plan - requirement imposed on new developments as part of the process of granting planning permission for Accessible and adaptable dwellings. Once the requirement is included in the Local Plan, they are not optional for applicants.
<b>‘Move on’ accommodation</b>	Permanent homes to get people out of temporary accommodation.
<b>Section 106</b>	Legal agreements between Local Authorities and developers; these are linked to planning permissions and can also be known as planning obligations.
<b>Tenure (Housing)</b>	The conditions under which a property is occupied, for example: owner occupiers, private renters and social renters.
<b>Tenure Blind</b>	Tenure integration, affordable housing should have the same external appearance as private housing.



# Appendix 1

## National context

### Localism act 2011

The Localism act 2011 introduced a number of significant social housing reforms, the key changes are; Housing Revenue Account (HRA) Reforms, Introduction of the affordable rent model, flexibility on how local authorities and social housing providers allocate their properties, the ability to discharge homelessness duty into the private rented sector, increased right to buy discounts for social tenants, introduction of the New Homes Bonus (NHB) and introduction of the Welfare Reforms. It also introduced greater powers for parish and town councils to produce their own Neighbourhood Plans.

<http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

### National planning policy framework (revised February 2019)

The National planning policy framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. It also redefines Affordable Housing to include a wider range of low cost home ownership products.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

### Housing and Planning Act (2016)

The Housing and planning act 2016 introduced new measures to make provision about housing, estate agents, rent charges, planning and compulsory purchase.

<http://www.legislation.gov.uk/ukpga/2016/22/introduction/enacted>

### Welfare reform act 2012 and welfare reform and work act 2016

The welfare reform act 2012 introduced Universal Credit, the benefit cap and the Under occupation charge ('bedroom tax') amongst a number of other changes.

<http://www.legislation.gov.uk/ukpga/2012/5/contents/enacted>

### Homeless reduction act 2017

The homelessness reduction act 2017 came into force on 3 April 2018. It is the biggest change to homelessness legislation in 40 years and brings in new duties to prevent and relieve homelessness.

<http://www.legislation.gov.uk/ukpga/2017/13/contents/enacted>

### Care act 2014

The care act aims to ensure the wellbeing of people in need of care and support services. It also aims to bring about the personalisation of care services, putting the person at the centre of the process to reform the way the adult social care system works in England including how care is delivered.

<https://www.legislation.gov.uk/ukpga/2014/23/contents/enacted>

### Homes England Strategic Plan 2018/19 - 2022/23

Homes England Strategic Plan sets out how Homes England is going to accelerate housing growth and improve neighbourhoods, by working with a range of developers in the public and private sector.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/752686/Homes\\_England\\_Strategic\\_Plan\\_AW\\_REV\\_150dpi\\_REV.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752686/Homes_England_Strategic_Plan_AW_REV_150dpi_REV.pdf)

## Children and social work act 2017

An act to make provision about looked after children; to make other provision in relation to the welfare of children; and to make provision about the regulation of social workers.

<https://www.legislation.gov.uk/ukpga/2017/16/introduction/enacted>

## Fixing our broken housing market

The Government's white paper 'Fixing our broken housing market' (2017) set out plans to reform the housing market and boost the supply of new homes, including measures that aim to: plan for the right homes in the right places; build homes faster; diversify the housing market; and help people buy their own homes. <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

## Homes fit for human habitation act 2018

This new act amends the Landlord and Tenant Act 1985 to require that any property let by a landlord (private or social) is fit for human habitation when a tenancy is granted and remains so for its duration. The act came into force from 20 March 2019 and covers all tenancies less than seven years in length in both the social and private rented sectors.

<http://www.legislation.gov.uk/ukpga/2018/34/enacted>

## Sub Regional Context

### Local enterprise partnerships

North East Derbyshire is a member of - the 'D2N2' (Derbyshire and Nottinghamshire Local Enterprise Partnership) and a non-constituent member of the Sheffield City region Mayoral Combined Authority. Through these partnerships the Council has been successful in drawing down funding for infrastructure investment for regeneration projects in the district. Both LEP's identify the A61 corridor as a priority for housing and employment growth.

## Local Context

### Strategic Alliance

In April 2011 North East Derbyshire District Council entered into a formal strategic Alliance with Bolsover District Council. The partnership was formed to allow both councils to manage costs in delivering their functions and services and provide greater efficiency. The partnership continues to deliver work in a joined up way wherever this is possible.

### Emerging North East Derbyshire Local Plan 2014 - 2034

The emerging North East Derbyshire Local Plan 2014 - 2034 sets out the Council's planning framework for future development in the District until 2034. The plan aims to ensure that a wide choice of good quality housing is provided in the District to meet the needs of all sections of the community and provide for a sufficient quantity and type of housing in the right locations. <https://www.ne-derbyshire.gov.uk/index.php/resident/local-plan>

### Strategic housing market assessment update 2017

The Strategic housing market assessment update 2017 (SHMA) is a piece of evidence used in the development of the emerging North East Derbyshire Local Plan 2014 - 2034. The Strategic Housing Market Assessment (SHMA) update identifies the Objectively Assessed Need (OAN) for housing as 283 dwellings per year. The Updated analysis in the SHMA points to an overall need for affordable housing of 172 affordable units per annum.



## Growth strategy

The Growth strategy sets out the Councils growth ambition, priorities and approach to enable the growth of the local economy and housing to create stability and prosperity.  
<https://www.ne-derbyshire.gov.uk/documents/local-plan-examination-library/05-current-planning-documents/council-strategies/cd-csf1-north-east-derbyshire-growth-strategy>

## North Derbyshire homelessness and rough sleeping strategy (2016)

The North Derbyshire Homelessness and rough sleeping strategy 2016 - 2021 is the first Homelessness strategy to be developed as a joint strategy through a partnership approach and sets out proposals to tackle homelessness across North East Derbyshire District, Bolsover and Chesterfield. Following the release of the Governments own rough sleeping strategy in 2018 a new table of commitments has been developed to sit along-side the existing strategy until 2021.

<https://www.ne-derbyshire.gov.uk/documents/repository/n/north-derbyshire-homelessness-rough-sleeping-strategy>

## Tenancy strategy (2018 - 2021)

Every Local Housing Authority is required to have a tenancy strategy in place, which links to the council's Homelessness strategy and allocations policy in terms of providing a framework for how social rented housing is provided in the district. Registered Providers of social housing should have due regard to the framework provided by this strategy when formulating their own tenancy policies to enable partnership working to provide the best housing options and outcomes for residents.

<https://www.ne-derbyshire.gov.uk/index.php/resident/housing>

## Joint strategic needs assessment

The Joint strategic needs assessment (JSNA) reports on the health and wellbeing of people in Derbyshire - including those in North East

Derbyshire. This information then guides the future planning and commissioning of health and wellbeing services within Derbyshire.  
<https://www.derbyshire.gov.uk/social-health/health-and-wellbeing/about-public-health/health-and-wellbeing-board/joint-strategic-needs-assessment/joint-strategic-needs-assessment.aspx>

## Older people's housing, accommodation and support (2019 -2035)

The DCC's strategy and delivery plan builds on the Strategic Vision for Older people's housing and accommodation, which outlines the increasing demand for housing and accommodation that is tailored to meet the needs of older people in Derbyshire.

<https://www.derbyshire.gov.uk/site-elements/documents/pdf/social-health/adult-care-and-wellbeing/accommodation-and-housing/older-peoples-housing-commissioning-strategy-for-derbyshire-2019-to-2035.pdf>

## Specialist accommodation and support strategy 2019 -2024

DCC's vision is that by 2024 more adults with complex needs in Derbyshire will have access to lifetime tenancies, supported housing and targeted community support to enable them to sustain their own home and live independent and fulfilling lives.

<https://www.derbyshire.gov.uk/site-elements/documents/pdf/social-health/care-and-health-service-providers/commissioning-services/strategies-and-market-shaping/specialist-accommodation-and-support-strategy-2019-to-2024.pdf>

## The Derbyshire Sustainability and Transformation Plan (STP), Joined Up Care Derbyshire (JUCD), Refreshed Draft 2019

The NHS, local councils and the voluntary and community sector have come together to improve health and care by forming a

partnership to plan jointly for the next few years. The partnership brings together twelve partner organisations and sets out ambitions and priorities for the future in its Sustainability and Transformation Plan, 2016. The 2019 refreshed STP has been submitted as a draft document to NHS England.

<https://joinedupcarederbyshire.co.uk/about/our-plans>

## The British Deaf Association (BDA)

The BDA's British Sign Language Charter sets out a number of key pledges to improve access and rights for Deaf people who use sign language.

<https://bda.org.uk/project/bsl-charter/>

# Appendix 2

## National planning policy framework

### Annex 2: Glossary

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing

provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

- **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.





North East  
Derbyshire  
District Council

## *We speak your language*

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Polish

*Mówimy Twoim językiem*

---

French

*Nous parlons votre langue*

---

Spanish

*Hablamos su idioma*

---

Slovak

*Rozprávame Vaším jazykom*

---

Chinese

我们会说你的语言

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