

**North East
Derbyshire**
District Council

Regeneration update
April 2022

Rykeld 
HOMES
at the heart of communities

The review of the Council's non-traditional homes

- Curtins were appointed to undertake a desktop appraisal in 2008, to review the Council's non-traditional homes, providing indicative costs for the homes that had not already been refurbished.
- In 2019 Curtins reassessed the current condition of the stock circa 2792 homes, re-evaluating the costing and indicated the priority house types in need of repair. From priority 1 -10.
- There were 13 house types within the District as seen below:

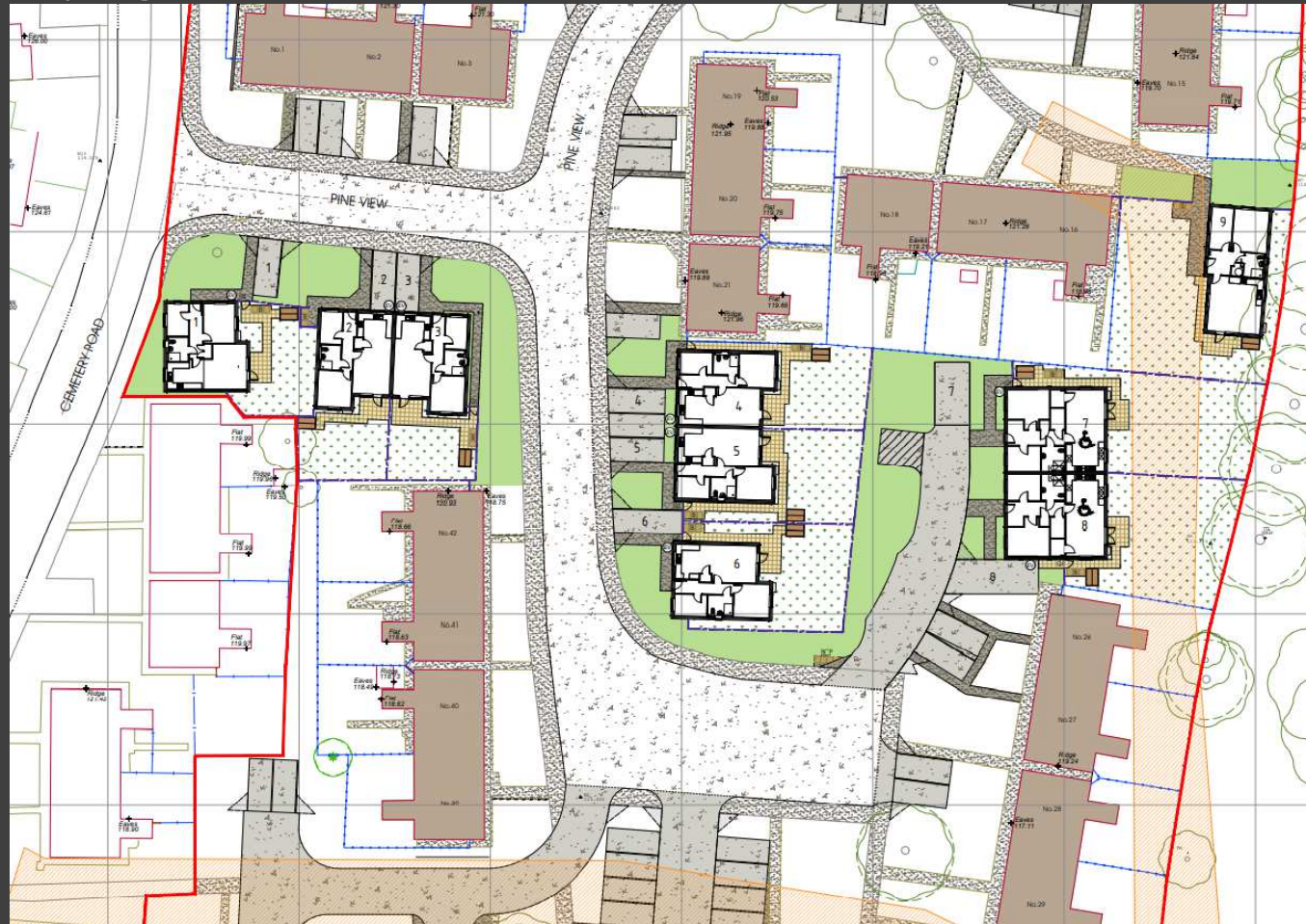
Concrete	Steel Framed	Timber Framed
Airey	BISF	Prefab
Foam Slag	Trusteel	Spooner
No Fines		TVJ
Reema		VH Prefab
Unity		Swedish Timber Frame
Wates		

Works in progress

- All urgent recommendations within the 2009 report have been fully addressed.
- We are currently delivering a programme of 427 mixed non-traditional homes across the district which include works to Aireys which are the highest priority for the council, within the Curtins report. We have also benefited from Green Homes funding to support the costs of undertaking these works. Currently around 80% of the homes within this programme have had their External Wall Insulation completed. Completion of this programme for the External Wall Insulation will be June 2022, to meet the Government's funding deadline.
- Our programme for 2022/2023 will conclude the priority 1 repairs to the Aireys, once approved.
- The remaining works required to the Council's homes will be programmed to be completed over the next 5 years in line with the priorities identified.

Pine View Regeneration

We are on site constructing 9 new build bungalows and parking bays for existing residents at Pine View Danesmoor. The scheme is due to be completed in January 2023 and works are progressing in line with the programme.



Whiteleas Regeneration scheme

- A planning application has been submitted for the development of new build homes, a decision is expected by May 2022.
- We are currently undertaking a detailed cost analysis and working to procure required services and the construction contract.
- Subject to planning being determined we are anticipating a start on site in Autumn 2022, with a 2-year build programme.



Further Regeneration works

- We are appraising and offering on S106 and land & Build opportunities within the District, offering on suitable schemes on behalf of the Council to support the Council in utilising their 1-4-1 receipts.
- We are also reviewing and appraising regeneration opportunities on existing garage sites and opportunities that may arise through demolition of certain non-traditional homes in the future.