

North East Derbyshire District Council

Cabinet

23 January 2025

Housing Strategy 2024

Report of the Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

Classification: This report is public

Report By: Lee Pepper, Assistant Director of Communities

Contact Officer: Lee Pepper, Assistant Director of Communities

PURPOSE / SUMMARY

The Housing Strategy has been commissioned with ARC4 and sets out the strategic framework for meeting the Council's housing priorities within the Council Plan. The Strategy will link with the wider health and environment initiatives ensuring resources are targeted effectively and in a coordinated way maximising any funding opportunities.

The challenges and objectives are based on robust evidence, national and local policy, and current and emerging legislation.

RECOMMENDATIONS

1. To agree and adopt the Housing Strategy for implementation.

Approved by the Portfolio Holder – Cllr Barker, Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

IMPLICATIONS

Finance and Risk: Yes No

Details:

The Housing Strategy does not pose any financial risks, however it will provide mechanisms for maximising funding and grant opportunities to enable the delivery of the key strategic priorities. Any projects to enable the delivery of the key housing priorities will be risk assessed on their own merit.

On Behalf of the Section 151 Officer

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

Details:

The Housing Strategy is developed within a legislative framework and must reflect National, Regional and Local Policy. Data protection will be in conjunction with the Council's policies and procedures and will be compliant with legislation, including data protection laws.

On Behalf of the Solicitor to the Council

Staffing: **Yes** **No**

Details:

The delivery of the Strategy will be facilitated and supported by the Housing Strategy Team in partnership with internal and external partners and key stakeholders.

On behalf of the Head of Paid Service

DECISION INFORMATION	
Is the decision a Key Decision? 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: NEDDC: Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
District Wards Significantly Affected	All - indirectly

Equality Impact Assessment (EIA) details:	
Stage 1 screening undertaken <ul style="list-style-type: none"> Completed EIA stage 1 to be appended if not required to do a stage 2 	Yes
Stage 2 full assessment undertaken <ul style="list-style-type: none"> Completed EIA stage 2 needs to be appended to the report 	Yes - attached at Appendix B
Consultation: Leader / Deputy Leader <input checked="" type="checkbox"/> Cabinet <input checked="" type="checkbox"/> SMT <input checked="" type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/>	Yes Details: A full online consultation was carried out with the public, stakeholders and face to face meetings with officers and members, this includes Communities Scrutiny Committee.

Links to Council Plan priorities, including Climate Change, Economic and Health implications.
<ul style="list-style-type: none"> A community with lifelong good health A place to live that people value Continually improve Council services to deliver excellence and value for money

REPORT DETAILS

1 **Background** *(reasons for bringing the report)*

- 1.1 The current Housing Strategy expired in 2024, it was agreed that this document would be renewed using an external specialist consultant. ARC4 was commissioned to develop the Strategy on behalf of and in conjunction with the Council.
- 1.2 We want our new Housing Strategy to be our most ambitious ever, setting out the strategic framework for meeting the council's housing priorities across all tenure.
- 1.3 The health and wellbeing of our residents, climate change, cost of living, the economy, and the regeneration and improvement of our communities are all themes and priorities that need to be addressed.

- 1.4 The Housing strategy focuses on our housing priorities within the Council plan. The challenges and objectives are based on robust evidence, national and local policy, and current and emerging legislation.
- 1.5 The Strategy demonstrates a partnership approach and will ensure that resources are targeted effectively and in a coordinated way.
- 1.6 In order that we may respond to emerging issues as they arise or any legislative changes, the strategy will be reviewed annually.

2. Details of Proposal or Information

- 2.1 To meet the districts housing need the Housing Strategy sets out three overarching objectives. A Delivery Plan has also been developed which contains the suite of actions proposed to deliver the Housing Strategy.
- 2.2 The three overarching objectives are:
- 2.3 **Objective 1: The Homes That North East Derbyshire Needs**
- 2.4 Our Housing Strategy commits to working alongside partners, developers, and potentially investors to create opportunities to build 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.
- 2.5 We have partners and developers who will build, and so we see our role as setting out very clearly what homes NE Derbyshire needs and helping to unlock any barriers that exist in delivery. This may mean the council will invest in the housing market and recycle funding in the future and we will consider new opportunities from external investment.
- 2.6 **Objective 2: More Opportunities to Live Independently**
- 2.7 Having the right accommodation enables people who require supported and specialist housing to live rich and valued lives connected to their communities, increasing individuals' resilience and independence.
- 2.8 Our priority is to promote sustainable communities and tenancies, and our primary focus is to ensure we have the correct services available to enable people to either live independently within their homes, or where this is not possible, in supported accommodation that is 'inclusive for all' and meets their primary support need; when people are ready to move on, they will be supported to successfully achieve this.
- 2.9 **Objective 3: No One Forgotten, No One Left Behind**
- 2.10 Access to healthcare services, mental health support, and healthy food options are critical components of a healthy community. Being able to work,

heat your home, and get a bank account are also essential. Being able to maintain your home, furnish it, and buy white goods can all impact on your ability to remain living in your home.

2.11 With our partners, we are building on our existing support, creating and investing in new support services that encompass social, economic, health, and environmental considerations to create well-rounded, vibrant communities in which residents can lead fulfilling, healthy, and prosperous lives.

2.12 **Consultation**

2.13 A robust consultation exercise was carried out with the public, stakeholders and face to face meetings with officers and members to shape the Strategy.

2.14 An article was placed in the NEWS to enable residents to take part in the online consultation campaign. From the online consultation there were 42 respondents with the majority agreeing with the strategic Objectives:

Objective 1 = 69%

Objective 2 = 93%

Objective 3 = 95%

3 **Reasons for Recommendation**

3.1 The Housing Strategy provides a strategic framework for meeting the districts housing needs and sets out a clear plan of how this will be implemented.

3.2 The Strategy provides evidence of the Council's ambitions which will help secure external funding as opportunities arise.

3.3 The Strategy demonstrates a partnership approach to enable housing growth in the district, including supported housing and housing for our most vulnerable residents. 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.

4 **Alternative Options and Reasons for Rejection**

4.1 An alternative option was not to have a Housing Strategy, this was rejected because without such a document, opportunities may be missed resulting in the loss of new homes including homes for our most vulnerable residents.

4.2 The Strategy will inform the public, developers and stakeholders of our commitment to provide good quality sustainable housing and improve neighbourhoods for all our residents, which will also provide evidence to help secure funding from external sources when opportunities arise.

DOCUMENT INFORMATION

Appendix No	Title
A	Housing Strategy
B	Stage 2 Equality Impact Assessment
Background Papers (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	