

# Housing Strategy 2024



**North East  
Derbyshire**  
District Council



# Contents

Foreword	3
The North East Derbyshire Housing Market	4
Achievements	6
Our priorities for the future	7
The homes that North East Derbyshire needs	10
More opportunities to live independently	20
No one forgotten, no one left behind	28
Monitoring	33

*Pictured below: Housing on Market Street, Clay Cross*



# Foreword

**I am delighted to introduce our Housing Strategy. It is underpinned by a strong evidence base, has been significantly influenced by residents' feedback, and sets out our ambitious agenda to improve our housing offer.**

Whilst we call it a Housing Strategy, it is really about people. To us safe, secure, and affordable housing is the cornerstone of wellbeing. It improves general health outcomes and enables people to maintain independence; it is the platform on which people can build their future. It can prevent physical and mental ill health and reduce hospital admissions; it can support us to get better more quickly and enable timely discharge from hospital.

Good health is an asset that we will support and build on, and good quality homes and communities will help to achieve it. Good quality housing is also the cornerstone us delivering on many of our priorities within our Council Plan. It helps people to become work ready and can retain and attract skilled employees which then attracts new businesses to the area which bring new jobs and well planned and maintained homes can increase social cohesion and bring our communities closer together.

Our focus provides a very clear message about our values:

- We need to ensure that our housing offer meets the needs of all residents, regardless of income, age, or vulnerability and that is why we are looking at new ways to deliver and fund homes, how to make the best use of the homes we already have, and how we can work in partnership with others to do this.
  - We want to ensure people live in the right type of home for their needs, in the right place, and with the right support. We believe that people with even the most intensive and complex health and social care needs still should have a range of choices open to them and be supported in the right accommodation, which continues to maximise their independence and support their continued involvement in existing social networks.
  - When we get people into the right homes, we know that some people will continue to need support and through this Strategy, we are focusing on how we can ensure that support is available so that 'nobody is forgotten, and nobody is left behind.'
- We know that we cannot deliver this agenda on our own and the role that our partners play is critical to the success of this Strategy. Where people do not have safe, secure, and affordable homes, the impact is often felt elsewhere. For example, children may not do well at school, the health service will feel the increasing demand for services, the demand for social care services and support will increase, and there will likely be more complaints about anti-social behaviour and crime to the police. That is why, in this Strategy, we are focusing on how we can better work with partners, share knowledge and resource, and create more preventative approaches so the benefits are felt across communities and service providers.
- Finally with this Strategy, we aim to set out plans that we will see mature over many years and reflects and responds to a global call to ensure that our actions now are made with a full understanding of their potential to leave a positive environmental legacy.

# The North East Derbyshire Housing Market

## At a glance

The population of the district of North East Derbyshire in 2021 (ref: ONS Mid-2022 Population estimates) was 103,800. This equates to a growth of around 4.5% since 2012.



There are currently 47,271 dwellings in the district.

70% of households own their own homes. 10.2% rent a home on the private rented market and 18.7% live in social housing. The Private Rented market is increasing in its percentage size of the overall market.



36.7% of properties are detached, 43.1% semi-detached, 12.8% terraced and 6.9% flats. Overall, the most common dwelling types are 2-bed and 3-bed homes. There are a very low proportion of 1 bed homes (6%) and just one fifth of homes have 4 or more bedrooms.

37.8% are under occupying a home with 2+ or more bedrooms than they need, higher than the England level of 30.2%.

We own around 7,600 homes across the District, which are managed by our housing delivery partner Rykneld Homes.



In the year to March 2023, the median house price in the district was £240,000. Over the past 10 years, property prices have increased by 69% overall. Over the past five years this increase was 33.3%.



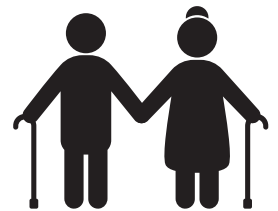
The affordability ratio in the district standing at 7.73 in 2021.

The average rent across the district was £675pcm. This cost reduced to £495 for 1 bed properties and increases to £1000pcm for 4+ bed properties.



24.8% of the population are aged over 65.

The median (mid-point) household income is £30,900 per annum and the mean gross household income level is £38,100 per annum. Around 29% of households have an income below £20,000 and 10% above £80,000.



**Our Council Plan invests in communities with lifelong good health, that people value and where people enjoy spending time.**



Based on this data, 24% of households would be unable to access the market. Focussing on non-owners, an estimated 71% are unable to afford. Additionally, the analysis points to a particular difficulty in non-owners buying homes, with just 19% being able to buy a lower quartile home.

In a recent household survey we commissioned, 24% of households stated they need or are likely to move over the

next 5-years, with the main reason for moving being that the current home is too small.

There is a notable need for affordable housing for rent and sale, and it is clear that provision of new affordable housing is an important and pressing issue in the District.



## Recommended Mix

Bedrooms	Market	Affordable home ownership	Affordable housing (rented) General needs	Affordable housing (rented) Older persons
1 bedroom	35%	15%	25%	30%
2 bedrooms	-	45%	45%	70%
3 bedrooms	45%	40%	25%	-
4+ bedrooms	20%	-	10%	-

Source: Icení Analysis

Between 2022-44 there is forecast to be:

- A 25% increase in the population aged 65+ (potentially accounting for 42% of total population growth);
- A 50% increase in the number of people aged 65+ with dementia and a 40% increase in those aged 65+ with mobility problems;
- A need for around 2,200 housing units with support (sheltered/retirement housing) - just over half in the affordable sector;
- A need for around 1720 additional housing units with care (e.g. extra-care) - the majority (around 70%) in the market sector;
- A need for additional nursing and residential care bedspaces (around 850 in the period and mainly for nursing care); and
- A need for around 600 dwellings to be for wheelchair users (meeting technical standard M4(3)).



# Achievements

Developed and completed in 2024 a Housing Needs Study at Parish level.

31 homes deliver in partnership with developers under the First Homes Scheme.

102 (2023/24) affordable houses completed with Registered Providers.

25 new build affordable homes purchased through S106 in 2023/24 to increase the Councils Housing stock - in the process of purchasing 20 more new units over the next 2 years.

6 ex council houses were purchased (Right to Buy Back) during 2023 - 2024.

Completed a Private Sector Strategy and Action Plan to include the recommendations from the Stock Condition Survey and health and housing in the private sector.

2 Annual Landlord Events were held over the last 3 years.

Working in partnership 11 Supported housing units was completed in 2024 (Ellen House).

Developed a new North Derbyshire Homelessness Strategy in partnership with Bolsover District and Chesterfield Borough councils - completed 2023/24.

Provided Grant funding to NCHA

to build eleven super energy efficient (SAP rated A - low carbon) homes at Market Street, Clay Cross.



Funded Domestic Abuse Liaison Work in partnership with The Elm Foundation to improve engagement and outcomes for victims of Domestic Abuse.

Rykneld Homes development at Whiteleas Avenue, North Wingfield - 70 new homes 48 for affordable rent and 22 will be sold on the open market.

Set up The Salus Project

with Bolsover DC, Amber Valley BC & Chesterfield BC to provide additional specialist short term accommodation for domestic abuse victims and their families.



1,525 External Wall Insulation carried out to Council homes to improve energy efficiency.



# Our priorities for the future

**Our Housing Strategy aligns with the Council's Plan to...**

*'Create a great place to live and work in North East Derbyshire, a place where people can earn a decent living have a comfortable home and enjoy our beautiful district.'*

The Strategic Objectives within our Housing Strategy align and reflect national and local strategic context and have been informed by the leadership of our members and engagement with our officers and stakeholders.

## Our objectives

The Housing Strategy is set out under the following three overarching objectives:

### Objective 1: The homes that North East Derbyshire needs

We are open for business and 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.

We are thinking differently about how we work with developers to secure affordable homes and how we can create new sites and create new housing choices.

We have partners and developers who will build, and so we see our role as setting out very clearly what homes the district needs and helping to unlock any barriers that exist in delivery.

This may mean we will invest in the housing market and recycle funding in the future and we will consider new opportunities from external investment.

### Objective 2: More opportunities to live independently

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.

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.

### Objective 3: No one forgotten, no one left behind

Whilst 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. For example, the level of health and life expectancy of people living in the district differs significantly between those people living in the most deprived areas compared with those in the least deprived areas.

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.

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.

We have three cross cutting themes that have a significant impact and influence in all of our decision making and priorities within our Strategy:

- How can our actions improve the health of our people and communities.
- How can our actions improve social cohesion for our people and communities.
- How can a partnership approach deliver more, better outcomes for our people and communities.

*Pictured below: Bungalows in Killamarsh*





# North East Derbyshire District Local Plan 2014-34

## sub areas



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# The homes that North East Derbyshire needs

## New housing supply

North East Derbyshire is a district of significant opportunity, popular with developers and Registered Providers alike. Whilst we will actively enable and invest in new housing, we will also work in partnership with developers and Registered Providers to deliver that housing. There is an excellent track record of historic delivery from our partners and developers but the continued need for new homes means that creating new sites, that protect and enhance the district's natural environment, will be a priority. The North East Derbyshire Local Plan 2014-2034 and future iterations of the spatial framework for the district will be key to this, as will the Neighbourhood Plans, designed to allow local communities to make their own decisions on how their towns or villages change or develop.

When sites are available in the right location, there is an appetite to deliver new homes and so our focus will be to identify additional housing land and site supply options over the short, medium, and longer term. This will be a collaborative process, between Housing Strategy, our Estates team, via the strategic asset management plan and the Planning teams working together to engage the local community and other stakeholders in making sure that the identified needs of the district are met.

## Improve the health of our people and communities

The Council Plan includes commitments to enhance design quality through the adoption of Design Codes. We will investigate the use of these codes to produce guidance to ensure a good standard of amenity for occupiers. This will include investigating the possibility of clear rules in relation to space standards.

Design codes and future planning policies will also promote sustainable homes in line with our Climate Change Strategy.

We will seek to maximise the delivery of affordable units through maximising density in town centre and sustainable locations, including the purchase of land and buildings (including considering Compulsory Purchase where appropriate). We will collaborate to ensure that planning policies respond to the need to boost affordable housing, that the potential of council-owned assets are maximised as part of this process, and that the capital receipts achieved are used in the most innovative ways to deliver the objectives of this Strategy.



## Delivering affordable homes

We all need housing that we can afford and there is a need for more affordable housing across the district. In the most recent household survey, 56.5% of households agreed or strongly agreed that the district needed more affordable housing.

Our housing need evidence base confirms a need for 290 affordable rented homes and 66 affordable home ownership homes per annum, and where viability allows, we will seek social rent to underpin affordability. Registered Providers are key partners in the provision of affordable housing in the district and Rykneld Homes, our housing delivery partner, is a Homes England developer partner giving them the funding, flexibility, and confidence to build much needed affordable homes.

We will consider innovative opportunities that can increase delivery of affordable homes and work more closely with our Registered Provider partners.

## Improve social cohesion for our people and communities

We want to build longer term relationships with Registered Providers, creating solutions to our challenges, sharing risk and reward, and delivering with a focus on the needs of local people to encourage social cohesion through community organisations.

We will work with Registered Providers who are able to make commitments to us about future investment and resources over longer time periods. We will strengthen the commitments that we make to them; in return we will expect the same.

*Pictured below:  
Ellen Gardens Scheme*





The 2021 census confirms that 18.7% of homes in the district are affordable but in some local markets this figure is much higher. In parts of Clay Cross for example, the levels are over 30% and in Wingerworth less than 5%. In some areas, we need more affordable housing, in other areas more tenure choices.

In driving forward this agenda, we will continue to enable new affordable homes through various funders; Homes England programmes, potential opportunities arising from the East Midlands Combined County Authority, and S106 agreements. Through collaborative working to align housing delivery and planning objectives, we shall ensure that we:

- Maximises the delivery of Affordable Housing provision on each site.

- Takes a flexible approach to delivery arrangements that are based on both viability and current provision.
- Explores all options available to ensure that maximum gain is delivered through the deployment of Commuted Sums.

This means that on some sites, we will want to maximise on-site delivery, whilst on others we will negotiate where a Commuted Sum that can be invested elsewhere in the district. We will be developing updated guidance setting out our affordable housing requirements.

A revised Commuted Sum policy will be developed that will establish the future opportunity and mechanism to secure off-site financial contributions. This will include investigating a 'North East Derbyshire Housing Investment

*Pictured below: One bedroomed quarter houses in Shirland.*





Fund'. This fund will be used flexibly as a grant or investment to deliver more affordable housing and to increase access to affordable housing. Priorities will be determined annually but could include:

- Developing community-led housing models.
- Unlocking challenging sites.
- Purchasing land to enable the development of affordable housing.
- Financially supporting rightsizing schemes.

The Housing Investment Fund would also be available for Registered Providers to apply for and provide match funding. Whilst Commuted Sums would form part of this fund, other funds may be utilised. The fund will invest and therefore recycle for continued investment in the housing market. We will investigate the feasibility study around the use of contributions that are too low to fund new stock (either on or off site and on the basis of robust evidence provided by the developer) to fund the re-purposing of existing empty stock as affordable housing managed by a Registered Provider.

## New funding for affordable homes

Institutional investment in affordable housing has been gaining traction as a response to the growing housing crisis. New types and sources of capital are entering the social market.

Whilst there are many different models, the basic investment model is that the investor buys/builds property for social use, retains ownership, and receives the rental income to provide a yield. We believe that institutional investors have an opportunity to play a crucial role in delivering affordable housing and will be exploring the options and delivery models that benefit our district and housing markets.

### Partnerships delivering more and better outcomes for our people and communities

We are working with Rentplus in Clay Cross to deliver new homes. Rentplus offers an opportunity for tenants to build up their credit history for a minimum of five years so that they have a better opportunity to get a mortgage. When they buy their homes, Rentplus provides a 10% gifted deposit.

This is a good example of where private investment can deliver more affordable housing in the district and we will look to expand such schemes as opportunities arise.

# New models of delivery

## Build to Rent

The household survey confirmed that the Private Rented Sector accommodates around 10.2% of households across the district and makes an important contribution to the market, particularly for those people who cannot afford to buy.

The current Private Rented Sector is relatively small, but the evidence confirms a buoyant market that lets quickly. These are all signals that the market is popular, but our evidence also tells us that quality and management need improving and we will be exploring the opportunities that Build to Rent may offer to do this and the potential sources of funding.

We will be exploring what constitutes Build to Rent and affordable private rent and the potential target market it could support. We believe that Build to Rent can offer:

- A more diverse property market from what is currently on offer by introducing different property types and tenures to support a range of incomes.

- An opportunity to deliver smaller housing that assists people to rightsize their home as they move through their life cycle.
- Support for home working, as schemes can be developed with shared workspace opportunities.

We will proactively support the growth of the private market rented sector, developing evidence for potential demand and viability. We will be working with developers, investors, and Registered Providers to consider opportunities for investment and delivery.

### Partnerships delivering more and better outcomes for our people and communities

We recognise that over time, more people will be living in the Private Rented Sector as they age. We are exploring opportunities using investor funding to deliver affordable later life living.



## Community-led housing

We will also explore and support community self-build models of delivery to contribute to affordable housing. This model typically delivers high design quality, high standards of construction and energy efficiency, and uses progressive, innovative building techniques. It supports the smaller house building companies and helps sustain the local economy by providing homes that are affordable to local incomes.

### Improve social cohesion for our people and communities

Over the lifetime of this Strategy, we will consider:

- How we can promote rural exception sites with the presumption that it is to be community led.
- How empty homes may be linked with community-led housing.
- Which sites may be suitable for community-led developments.
- Funding and advice that we may be able to offer.

## Creating a more affordable housing offer

North East Derbyshire, in common with many other areas, is experiencing an ageing population. This will have implications for certain types of housing and other infrastructure such as access to the health service provision. It also means

there is a need to provide more family and affordable housing and job opportunities so as to attract and retain younger people which will serve to re-balance the district's population profile.

The average house price in the district was £240,000 in March 2023. Over the past 10 years, property prices have increased by 69% overall. Over the past 5 years this increase was 33.3%. The household survey 2024 confirmed 66.3% of households agreed or strongly agreed that more support is needed for first-time buyers to access the housing market.

With a house price to household income ratio of 7.73 (calculated from the responses to the recent household survey within the district), affordability of housing is a key issue for many parts of the district. . Accessing a deposit and potentially some mortgage restrictions, particularly where employment is temporary, are the main barriers that limit peoples' ability to buy their own home.

We need to better understand this market and to achieve that, we will establish a register for individuals looking to buy and rent on the open market, to express their interest and individual circumstances. We will ask about preferred tenure, location, type, and size of home, savings, and affordability, and we will use this evidence when negotiating future developments and consider how we may be able to provide support. For example, through the Housing Investment Fund we could explore the option of offering equity loans. This would support access to the housing ladder and recycle council funding when the homes were sold, potentially offering equity uplift. We may also consider a range of rent levels to support need from social to a sub market rent.



## Our existing housing offer

We have approximately 48,000 homes across the district, the majority of which will continue to be in use for many decades to come. There are many challenges ahead for private sector housing nationally, as well as locally. These range from carbon reduction work, bringing long term properties back into use, stock condition, and excess cold.

We have recently developed a comprehensive Private Sector Housing Strategy which will:

- Improve Property and Management Standards.
- Increase and improve the supply of good quality, well-managed homes in the Private Rented Sector.
- Ensure that Housing Standards and living conditions in the district contribute towards Better Health Outcomes for All.
- Ensure all areas, neighbourhoods, and streets in the district, irrespective of housing tenure or type, are places where people want to live and are proud to live.

We will continue to work with partners to make the best use of social housing in the district. This will require us to continue to have clear and transparent nomination agreements with Register Providers. This establishes a process for the management of allocations and lettings in order to fulfil the obligations in respect of homelessness and make the best use of housing stock in the area to meet housing need. Robust asset management data of social housing in the district will enable us to make informed decisions regarding investments, disinvestments, and lifecycles.

### Improve the health of our people and communities

Empty properties can have a serious impact on communities and their local environment. They can often attract anti-social behaviour (ASB) and can become a drain on local authorities and other public services. The longer a property lies empty, the more it will deteriorate.

### Improve social cohesion for our people and communities

The household survey 2024 confirmed that 73.3% of households agreed or strongly agreed that we need to bring more empty homes back into use.

We are therefore prioritising bringing empty homes back into use and our priority is to reduce the number of private sector homes that have been empty for more than six months, extending the ambition set in our Empty Homes Strategy.



## Reaching net zero carbon

Our Climate Change Strategy provides a commitment to reducing the Council's operational emissions by 80% by 2030 (from the 2014 baseline) and the District emissions to reach net zero by 2050.

According to the statistics published by the Department for Energy Security and Net Zero (DESNZ), in 2022 the emissions generated by residential buildings accounted for 13.7% of the total territorial UK greenhouse gas emissions, making residential buildings a key focus area in order to reach the net zero ambition for the District by 2050.

To achieve this, we will continue to:

- Adopt a fabric-first approach to our council-owned homes to achieve significant carbon reduction and cost savings in the wider area.
- Invest in external wall insulation and heating to improve the energy efficiency of our and privately owned non-traditional housing stock, supported through national initiatives and grant funding schemes.
- Engage with social and private landlords to improve the standard of social and private sector housing.
- Promote and support the use of renewable energy sources, such as solar panels and air source heat pumps.

## What is the importance of energy efficiency?

Improving energy efficiency of the buildings is essential in order to reduce carbon emissions.

Currently, the majority of the houses within the District and nation-wide rely on natural gas, solid fuels, such as coal or wood pellets, or oil for heating. Furthermore, a significant portion of electricity supply is also still being generated from non-renewable energy sources. The less energy efficient is the house, the more gas and electricity it needs for heating and appliance use, which means higher costs for the residents and more CO2 emissions for the environment.

## New buildings approach

As a result of the Building Regulation Amendments which came into effect in June 2022, new homes will need to be 'net zero ready', meaning they must be designed and built to be capable of achieving zero carbon status through the installation of renewable energy technologies such as solar PV or heat pumps and prepare to accommodate electric vehicle charging. We will continue to work with our development partners to ensure homes in the district are sustainable, energy efficient, and explore current and new resources to reduce the carbon emissions.

## Social housing

The Regulator of Social Housing's new consumer standards came into effect on 1 April 2024, which started a programme of routine inspections of large social landlords. Under the new standards landlords need to:

- Ensure tenants are safe in their homes.
- Listen to tenants' complaints and respond promptly to put things right.
- Be accountable to tenants and treat them with fairness and respect.

- Know more about the condition of every home and the needs of the people who live in them.
- Collect and use data effectively across a range of areas, including repairs.

In July 2024, we were inspected by the Regulator of Social Housing and granted a C2 grade (C1 the highest grade and C4 the lowest).

Alongside Rykneld Homes who play a key role in delivery, we are committed to working towards a C1 grade by March 2026, conducting a physical assessment of all homes to ensure that they meet the requirements of the Decent Home Standard. This will be through the ongoing stock condition survey programme.

The Decent Homes Standard, which sets minimum standards for the condition of social homes, has been under review for a number of years. The government relaunched its review of the Decent Homes Standard in June 2023. The government has confirmed it will be extending the Decent Homes Standard to cover the Private Rented Sector for the first time. We will explore ways to work with the Private Rented Sector Landlords to enable them to achieve the Decent Homes Standards, ensuring their properties are safe, energy efficient, and fit for purpose.

As part of our decarbonisation efforts, the Economic Development Team are offering businesses fully funded training to support their workforce with green skills, such as training for installations of air source heat pumps, electric vehicle chargers or external wall insulation.

North East Derbyshire District Council and Chesterfield Borough Council are working together to support businesses with this training with funding from the UK Shared Prosperity Fund.

The construction sector is being helped by providing businesses with the skills to be able to comply with the 2025 Future Homes Standard, which will require new homes to be built producing less carbon emissions, contributing to the UK achieving its 2050 net zero target.

Higher digital skills courses are being offered to businesses of all sectors, to help them learn more about Artificial Intelligence and cybersecurity. Courses are being delivered face to face and on line and are available until March 2025.



## Creating vibrant towns and neighbourhoods

One of the key priorities for this Strategy is to deliver a mix of homes that is more aligned to local need across the district, ensuring that our communities have a sustainable future.

Over the lifetime of this Strategy, we will establish clear priorities for new development in each parish, setting out what the need and demand is and identifying what new housing would be required to create more balanced communities. This process will again involve close collaboration between our Planning and Housing Strategy teams to ensure that the evidence of housing need is plugged in to the emerging spatial framework that will be required for the next iteration of the Local Plan.

This will focus on addressing the shortfalls identified through our evidence base in terms of size and type of housing and will support the emerging local Plan to proactively encourage the rebalance of markets. These Local Housing Strategies will explain how new housing development could, over time, change the housing make-up in each location, and in doing so, how it could contribute to developing the role and identity of that place.

Each Local Housing Strategy will:

- Set out both the current future target mix of type, size, tenure, and affordability of homes relative to local incomes, together with any non-traditional residential forms envisaged;
- Set out challenges of affordability and the plans to address them;
- Set out the number of new homes of each type, size, tenure, and affordability (income) that would be required in order to move from the current to the new position; and
- Provide a description of the types of households that are likely to live in the new homes, including their contribution to the local economies.

### Improve the health of our people and communities

Collaborative working between our Planning and Housing Strategy teams will ensure that new development will protect urban open spaces and make a positive contribution to the quality of place and the wellbeing of people, delivering genuinely sustainable neighbourhoods with supporting facilities and services.

Good sustainable solutions for travel, local transport connections, and resilient social infrastructure are fundamental to improving access to all the opportunities.

Ensuring that development is located close to local transport connections and maximises opportunities for/access to sustainable travel, and resilient social infrastructure are fundamental elements of creating high quality places.

# More opportunities to live independently

Ensuring that people have appropriate, good quality housing can help them retain their independence and promote their health and wellbeing for longer. It can help delay or reduce their need for social care and health services in the future.

There is a wide range of supported and specialist accommodation in the district, but we need to ensure we are providing the right accommodation and support to people with specific or complex needs. This is a challenging environment; we must work with partners and ‘invest to save’ so that the longer-term solutions deliver better value for money so that we can help more people.

Our plans are supported by Derbyshire County Council as the commissioning organisation to effectively support people with complex needs to remain independent and in their own home now and in the future.

## Improve the health of our people and communities

It is now well recognised that as well as wishing to live in their family home for longer, people also remain healthier for longer if they are able to do so.

We will provide the right support, for the right person, at the right time.

## A specialist accommodation prospectus

In developing our Housing Strategy, a full needs assessment was developed which sets out the number of individuals with a range of disabilities. This includes, but is not limited to, people in later life, care leavers, people with dementia, mobility problems, Autistic Spectrum Disorders, and learning disabilities. Invariably, there will be a combination of those with disabilities and long-term health problems that continue to live at home with family, those who choose to live independently with the possibility of incorporating adaptations into their homes, and those who choose to move into supported housing.

Using our evidence base, we will work alongside stakeholders including service providers and service users, to set out the aspiration and vision for accommodation, models of support, and tenures in the right location.

We will then consider where we need to be, against where we are and through an accommodation assessment review, define the most appropriate use of our existing accommodation. We will approach this from an ‘invest to save’ model and expect options may include remodelling and decommissioning, and new schemes may be commissioned.

## Partnerships delivering more and better outcomes for our people and communities

Our focus is to identify and work with the partners that need to engage with this agenda and plan to achieve this such as housing support services, charities, specialist accommodation providers, and private landlords.

We know from discussion with partners that we need:

- Around 2,200 housing units with support (sheltered/retirement housing) - over half in the affordable sector.
- Around 720 additional housing units with care/support.
- Additional nursing and residential care bedspaces.

- Specialist accommodation for deaf people.
- Provision for those experiencing domestic abuse, including rapid safe provision together with advocacy support.
- Smaller Extra Care schemes for people younger than 55 living with a disability.
- Options to support people who require short-term placements to access cheaper and better 'home environment' support.
- Options to support 'step up' / 'step down' initiatives to unblock hospital beds for those waiting for or recovering from medical interventions.

This will be formalised into a specialist accommodation prospectus to engage with the market and commission new accommodation.





## Supporting our ageing population

Where and how people live in later life depends on their individual needs, aspirations, taste, and financial circumstances. We know that the majority of people will want to live in their current home for as long as possible, but others will want to or need to move. Some people will need accommodation with access to specialist care and support.

Engaging residents to think earlier about their choices in later life so that they never have to reach crisis point is a priority for us. . The household survey 2024 confirmed that 62.3% of households agreed or strongly agreed that support packages to enable older people to live well at home for longer were needed. This could be in their current home or in a different home.

### Our older population:

Provide the largest proportion of unpaid carers (60% of carers in Derbyshire are aged 50 years and over).

Bring skills and expertise to our workforce.

Provide a significant contribution to our Voluntary Community Social Enterprise (VCSE) sector.

Are integral in supporting social cohesion and providing intergenerational learning.

## Improve social cohesion for our people and communities

Living in a home that is easier to manage can improve the quality of life for residents, particularly older adults or those with mobility issues and rightsizing can help create more balanced communities, with a mix of different household types, leading to better social cohesion.

We will be exploring how best we can offer specific help to residents to support them moving or adapting their current home. This may include peer support from people who have moved or stayed, what drove their decision-making, and the benefits, which will help people make better informed decisions. We will consider practical support that we may be able to offer to people looking at alternative housing choices.

The household survey 2024 confirmed that 43.7% of households are under-occupying their home. We will be exploring the barriers that people are facing to move and focus on tailoring support accordingly. Rightsizing involves encouraging or facilitating the move of households from properties that are too large for their current needs to more appropriately sized homes.

We know from our data that under occupying is happening across our district and we will work with our housing providers to explore options to help make better use of the district's available housing.

## Increasing the number of accessible homes

Our evidence base confirms there is a need to increase the supply of accessible and adaptable homes as well as providing supported housing to meet our residents' accommodation needs.

We offer a comprehensive adaptations service, futureproofing existing housing stock with relatively low-cost adaptations such as small ramps, grab or handrails, small steps to entrances, or moving power sockets. Through our Private Housing Strategy, we have committed to continue to promote the take up of adaptations to both owners and landlords and we will introduce products that help people live well at home for longer such as small level dementia grants to help people with dementia have the right equipment to better navigate their environment.

We will continue to shape the already commissioned P3 mental health homelessness support service to meet the needs of residents with complex mental health issues experiencing or facing homelessness.

### Improve the health of our people and communities

New minor adaptation products could include hospital discharge grant (funding for urgent adaptations, repairs, or modifications that will allow someone to be discharged from hospital sooner) and dementia grants (small grants to fund modifications that would allow someone with a diagnosis of dementia to remain living safely in their home for longer.)





## Supporting care leavers

Derbyshire County Council's Leaving Care Service provides a robust support and transition offer for young people, creating a smooth pathway into adulthood with ongoing support to ensure a successful move from a supported care environment to independent living. However, we know that for many care leavers, housing choices can still be limited if people do not have the skills to manage their own tenancy.

We are planning to work with partners to develop 'trainer flats' in dispersed accommodation with live-in support or external support where young people can learn to manage a tenancy, and when they move into permanent accommodation, if they are struggling, know that they can rescind the tenancy and step down back into trainer flats if they are not coping. This service will go at the pace our care leavers need.

We are also exploring the potential of acting as a guarantor in the Private Rented Sector for young people to take up private sector tenancies.

### Improve the health of our people and communities

With partners, we will seek to provide accommodation and support such as social and life skills leading to employment opportunities. We will focus on a whole person approach that provides person centred solutions to provide young people with the best start into adulthood.



## Improving the current supported accommodation offer

Ideally, anyone who needs a social tenancy should be able to access one and this is particularly so for residents with support needs. Whilst many supported housing services meet temporary needs, such as routes out of homelessness and acute mental health needs, some residents will have long term support needs. In these cases, supported housing helps residents have their core needs met and develop tenancy skills to access general needs housing. The shortage of social housing has meant that there is an increased dependency on the Private Rented Sector to enable move-on from supported housing services.

Whilst there are many models of good practice, private rented accommodation that offers support can be expensive and often has few safety nets in place to help people if they start to experience difficulties in their homes, be that financial or otherwise. Referred to as exempt accommodation, if it is badly managed, it can exacerbate existing challenges and create new problems for residents and the community.

There are concerns that the sector is under-regulated and a view that the growth of exempt provision is associated with investors looking to maximise returns, putting profit before the care, resulting in poor housing conditions and ineffective care and support for vulnerable residents.

### Improve social cohesion for our people and communities

Supported housing with insufficient or inconsistent support services for residents can leave them without the necessary assistance for managing health issues, accessing education or employment opportunities, or addressing personal challenges. This can contribute to disruptive behavior among residents, including conflicts, substance abuse, or anti-social activities, which can negatively impact the well-being of the community.

Addressing these problems requires proactive management, proper training and support for staff, transparent communication with residents and stakeholders, and adherence to relevant regulations and best practices in housing and social care.

Locally, guidance on the rights and responsibilities for exempt accommodation will be implemented. We recognise we have many good private landlords of exempt accommodation, which we will encourage to achieve Registered Provider status. To ensure that supported housing provision is able to meet our customers' increasingly complex and multiple needs, we will continue to undertake a detailed needs assessment of housing related support services, to understand the current and future needs of our residents. This will provide the basis for a robust Delivery Strategy.

# Our commitment to people that are homeless and rough sleeping

Our comprehensive Homelessness and Rough Sleeping Strategy commits to:

- Make homelessness everyone's responsibility through a system wide approach;
- Prevent and respond to homelessness through early intervention and personalised solutions;
- End rough sleeping and repeat homelessness; and
- Develop sustainable supported and settled housing solutions.

## Improve social cohesion for our people and communities

The household survey 2024 confirmed that 44.8% of households agreed or strongly agreed that more support for people who are threatened with or are homeless is needed.

We want to maximise every mechanism to increase the number of affordable housing options available across the district to both prevent and relieve homelessness, ensuring long-term solutions to people's housing situation. We will work with all Registered Provider developers to increase the provision of appropriate and affordable social housing to meet the identified need in each area.





The Private Rented Sector plays an increasingly critical role in meeting the housing needs of those who are experiencing homelessness or threatened with homelessness. There are clear opportunities to increase access to the Private Rented Sector through the development of an attractive and comprehensive landlord offer. Alongside this, we will work with the partners to explore the feasibility of developing a countywide private sector leasing scheme.

Where homelessness cannot be prevented, temporary accommodation is an essential part of a household's journey out of homelessness. By ensuring a continued focus on early intervention and prevention work, we aim to reduce the flow of new placements into temporary accommodation.

However, we need to ensure that we have a sufficient supply of temporary accommodation to meet demand, of the right type, and in the right place. This will be essential to avoid the high use of bed and breakfast. In order to achieve this, we will undertake a review of temporary accommodation, identifying future need, and an options appraisal for future delivery arrangements.

## Gypsy and Travellers

Gypsy and Travelling communities are at risk of becoming homeless because of the shortage of places to site caravans and other mobile homes.

In 2015 the government amended national Planning Policy for Traveller Sites (PPTS) to include a new definition of Gypsies and Travellers, which had the effect of excluding those members of the Gypsy and Traveller community who have ceased to travel permanently.

A further amendment, with effect from 19 December 2023, amended the Planning Policy for Traveller Sites, reverting the definition of Gypsies and Travellers to that previously adopted in 2012. This means the policy includes all members of the Gypsy and Traveller community, not just those who are currently travelling.

A new Gypsy and Travellers Accommodation Assessment (GTAA) was completed for the District in July 2023, predating the latest amendment. This sets out a definition-based requirement for 18 additional permanent pitches during the assessment period 2020 - 2040. However, the assessment also recognises the differences in defining Gypsies and Travellers and provides a second needs figure based on the ethnic identity definition, which concludes a requirement for 22 additional permanent pitches over the assessment period.

The findings of this study will inform the development of the Local Plan to ensure that the Gypsy and Traveller site needs are met in the district. It is most likely that the Local Plan will adopt the 'ethnic' definition accommodation needs figure going forward, in order to comply with the most up to date national policy.





# No one forgotten, no one left behind

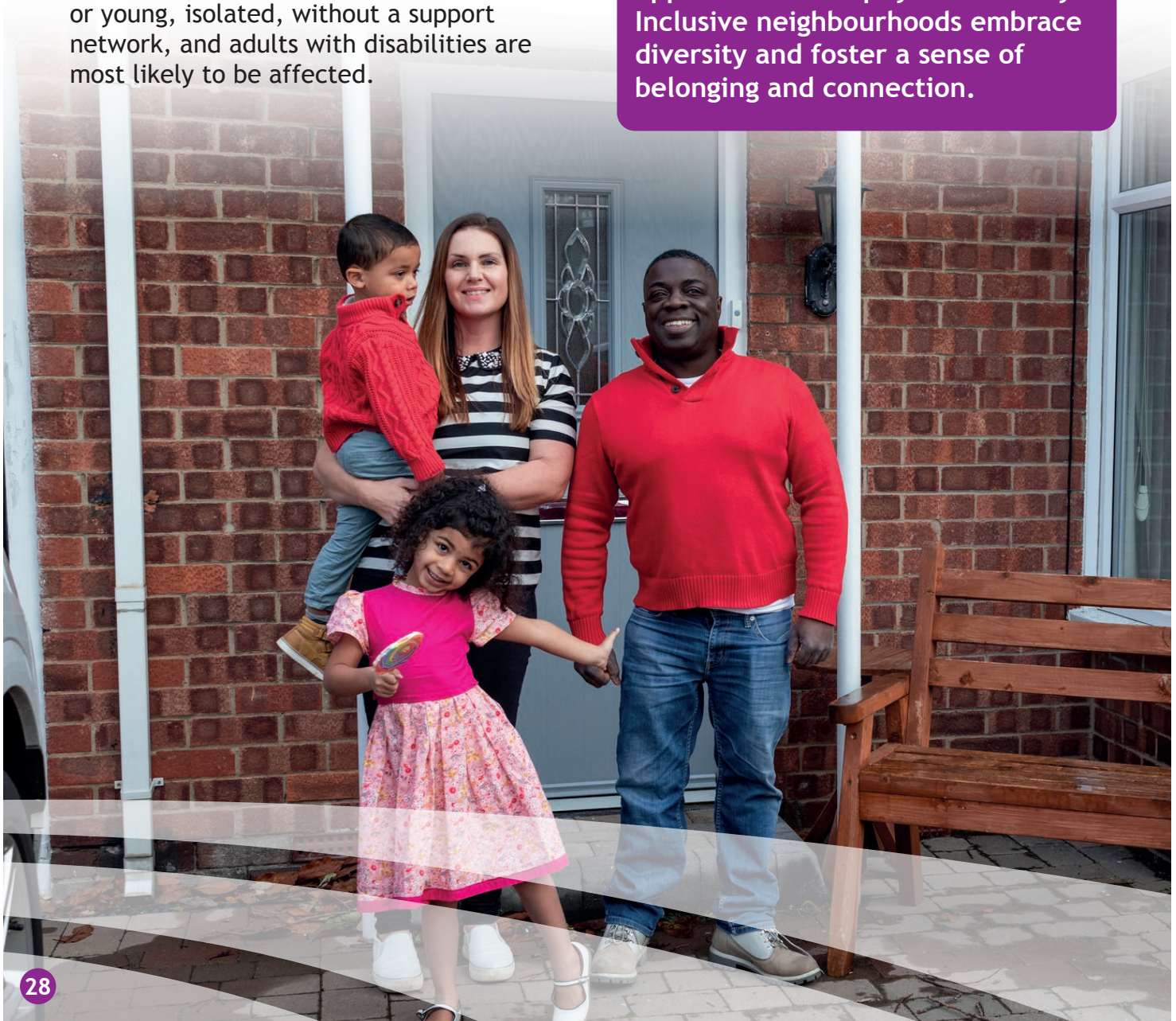
We understand that good quality housing is a platform for change for our communities and neighbourhoods. Our Housing Strategy is the cornerstone of well-being and sets out our plans to build successful lives, create strong and resilient communities, invest in a local and vibrant economy, and promote healthy lives.

But not everyone has equal access to opportunity. Those who are elderly or young, isolated, without a support network, and adults with disabilities are most likely to be affected.

We believe that with our partners, we can do more to ensure that all of our residents have equal access to opportunities.

## Improve the health of our people and communities

Safe neighbourhoods allow residents to live free from fear and anxiety. Healthy neighbourhoods provide easy access to green spaces, healthy food options, and opportunities for physical activity. Inclusive neighbourhoods embrace diversity and foster a sense of belonging and connection.



## Maximising our impact

We will undertake what we are calling a housing and health ‘deep dive’ to develop an evidence base that sets out where our actions are maximising the opportunity for residents and where we need to work more closely with partners, sharing resources, skill, and knowledge.

For example, the negative impact that unhealthy, unsuitable, or unstable (risk of eviction) housing can have on our health is multiple and include conditions such as respiratory conditions, falls, fires, carbon monoxide poisoning, greater transmission of infection, and deterioration in mental health through additional stress and anxiety, as well as making it more difficult to access and sustain education, training, and employment. The financial impact of this is felt by the health service, adult and children’s social care, and the welfare system. We want to create partnership interventions that jointly focus on preventative action so that positive outcomes are achieved.

### Partnerships delivering more and better outcomes for our people and communities

Our evidence base will identify where we are and how we can create better partnerships and outcomes through investing in preventative measures.

## Creating successful tenancies

When residents are offered a social rented home, some people need extra support to make it work well. This is so important; when people have secure, stable housing, they are less likely to fall into homelessness, are able to contribute to stronger, more cohesive communities, are more likely to experience better physical and mental health, reducing the strain on healthcare services, and it allows people to access and maintain employment.

### Improve the health of our people and communities

We will work alongside Living Well Derbyshire, a service focused on helping local people recover from mental health illness within the community and aims to offer more accessible support for people’s mental health and wellbeing. It encompasses both a shorter term and longer-term offer and can be accessed via the GP.

Social housing tenancies can fail for a variety of reasons, often rooted in complex social, economic, and personal issues. We want to better understand what type of support we can offer to help ensure that people can live well in social housing.



We will explore opportunities to use data and technology to provide support for new or more vulnerable residents living in social or affordable housing. Helping people to identify their real needs while inspiring them to make the changes that are required can transform their lives and help sustain their tenancies. At the same time, this will allow us and other housing providers to respond more swiftly and effectively and signpost to existing support networks.

### **Improve social cohesion for our people and communities**

**We want to tackle furniture poverty where people are without one of 11 essential items of furniture, such as a bed or a fridge. Furnishing a home is the biggest underlying cause of debt in new tenancies and without furniture, tenancies can fail.**

**We want to ensure that tenants' rent payments can be counted towards their credit score in a similar way to mortgage payments are for homeowners. This will help people access affordable credit or better tariffs for services.**

Over the lifetime of this Strategy we will explore the feasibility of setting up a tenancy sustainment floating support service for more vulnerable people living in our homes.

Many of our neighbourhoods are made up of both social housing and private rented homes, often with different housing quality and management standards. Tenure-blind

management refers to the practice of managing housing developments in a way that does not distinguish between different types of tenure. By treating all residents equally, tenure-blind management promotes a sense of community and belonging, encouraging positive interactions between neighbours, and if there are any problems such as anti-social behaviour, it can be dealt with quickly from one management service.

## **Our approach to anti-social behaviour**

Anti-social behaviour can have a devastating impact on people's lives, leaving them feeling helpless, desperate, and hugely impact on their health and well-being. We understand that for these challenges we need to continue to keep a local focus on what needs to be done to keep people safe in the district against a backdrop of change and reductions in provision in the public sector.

The North East Derbyshire Community Safety Partnership (NEDCSP) brings together all of the agencies in the district who can have an impact on crime, anti-social behaviour, and the fear of crime. Our Community Safety Partnerships (CSPs) are made up of representatives from:

- Derbyshire Police and Derbyshire Police and Crime Commissioner
- The local councils
- Derbyshire County Council
- Derbyshire Fire and Rescue
- Clinical commissioning groups
- Probation services (responsible authorities)

We are committed to working with other statutory and voluntary agencies to agree effective measures to prevent anti-social behaviour from occurring within our communities, to support vulnerable residents, take firm and prompt action when anti-social behaviour occurs, and when we can, rehabilitate perpetrators back within our communities.

## Community Outreach workers

Our Community Outreach Service offers help to families and individuals providing targeted one-to-one support. We meet people where they feel safe and comfortable, which may be in their own home, or at our offices or those of another agency.

The service can assist residents by making sure that they are receiving all the benefits, grants, and funding that they are entitled to and helping to complete any necessary forms and applications.

Other services that we can also assist with include help and support in financial matters, assisting people who may be suffering financial hardship, food and fuel poverty, improving all round health and well-being, social interaction, referrals to specialist agencies, signposting to other services, and providing general advice and information on local services.



## Tackling fuel poverty

Energy efficiency of the buildings plays a big role not only in reducing the carbon emissions, but also tackling social issues, particularly those related to fuel poverty and public health.

Even if the property is powered by 100% renewable energy and is not generating carbon emissions from its energy use, more energy will be required to keep energy inefficient homes warm. This means energy efficient homes, no matter the energy sources they use, will have smaller energy costs and will be cheaper to live in long-term, than the energy inefficient homes using the same energy sources.

According to the data from Derbyshire Observatory, in 2021 13.1% of North East Derbyshire District residents were facing fuel poverty.

A household is being classed as fuel poor if:

- The energy of efficiency of the property they live in rating is D or below

AND

- The disposable income of the household, after housing and energy costs, is below the poverty line.

Improving the energy efficiency of homes within the District, helps to address this issue and tackles the fuel poverty by reducing energy requirements and consumption and leading to lower bills and warmer homes.

Energy efficient properties are also more resilient to energy price increases, thus offering more financial stability and security for households affected by fuel poverty.

## Improving health

Energy inefficient and poorly insulated homes usually mean other issues, such as damp and mould, which, especially in prolonged periods of time, can lead to negative health effects.

This is particularly true for respiratory problems due to inhaling mould spores, that can cause allergic reactions and increase risk of other airway infections.

In addition to measures to improve energy efficiency described earlier, we are currently working with Derbyshire County Council to promote the District to energy suppliers so they can meet their obligations to install energy efficiency measures in homes.





We will work with partners to explore opportunities to widen this offer across tenures so more residents can benefit from warmer homes.

We also offer:

- Home Improvement Co-ordinator visits to residents to assist them in reducing their carbon footprint and reducing their energy bills.
- Work with our tenants to help them reduce their energy and water usage and carbon footprint.
- Energy advice and financial support available on our website Energy - North East Derbyshire District Council.

## Improve the health of our people and communities

Low Carbon Challenge Fund is a programme of support to help stimulate the transition to a low carbon economy and is targeted at developers of new homes and also at developers or tenants/owners of commercial property in the Clay Cross Town Deal area.

This could include improved insulation, lighting, heating, and renewable energy.

# Monitoring

A draft action plan has been developed to direct the implementation of this Strategy and will be reviewed on an annual basis. The action plan is a working document, and key milestones will be monitored.









## 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](#).

