

North East Derbyshire District Council

Cabinet

23 January 2025

Private Sector Housing Strategy

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

This Private Sector Housing Strategy is the first such strategy that North East Derbyshire District Council has published and supports the Council's over-arching Housing Strategy by setting out our detailed plans for both home ownership and private rented housing.

Private sector housing performs a vital role in supporting our economic growth and meeting housing need in the district. Improving property conditions and management standards across the private sector is a primary objective of this strategy.

It is therefore essential that we work with our partners, including Landlords, to both improve property standards and provide access to well-managed private sector housing.

RECOMMENDATIONS

1. To agree and adopt the Private Sector 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 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 priorities will be risk assessed on their own merit.

On Behalf of the Section 151 Officer

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

Details:

The 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 	In progress
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 the 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 it was agreed that this document would be developed using an external specialist consultant. ARC4 was commissioned to develop the Strategy on behalf of and in conjunction with the Council.
- 1.2 Homes to buy have become increasingly unaffordable which has contributed to an expansion in private renting, providing homes for a diverse range of households. As demand has outstripped supply, rents in the Private Rented Sector have risen substantially.
- 1.3 Many homes in the private sector in North East Derbyshire are in poor condition, 45% do not meet EPC C. 14.6% of owner-occupied homes and 17.5% of private rented homes fail the Decent Homes Standard for having a Category 1 hazard, which poses a serious and immediate risk to a person's health. The case for well-insulated and energy efficient homes has never been greater.

- 1.4 Empty homes in the District can lead to deterioration, anti-social behaviour and community tension.
- 1.5 The Strategy's challenges and objectives are based on robust evidence, national and local policy, and current and emerging legislation.
- 1.6 The Strategy will be reviewed at least every three years, however the Strategy may be reviewed more frequently as a result of changes in legislation.

2. Details of Proposal or Information

- 2.1 To meet the districts private sector housing need the Strategy sets out four overarching objectives. A Delivery Plan has also been developed which contains the suite of actions proposed to deliver the objectives.
- 2.2 The four overarching objectives are:
- 2.3 **Objective 1: Improve property and management standards.**
- 2.4 Improving the housing stock is an essential part of protecting the health and wellbeing of our residents. Private Rented homes can play a very valuable role in helping to make more properties available to lower income households unable to access social housing, help vulnerable households to find suitable well-managed accommodation, and reduce homelessness. We believe everyone should have a good quality home no matter what tenure they live in.
- 2.5 All private housing should at least meet the minimum standards that comply with the legislative standards ensuring that the property does not cause a physical hazard or nuisance to residents and the local neighbourhood. We want to work with landlords to increase security, certainty, affordability, and stability for tenants.
- 2.6 **Objective 2: Increasing and improving the supply of good quality, well-managed homes in the Private Rented Sector.**
- 2.7 A priority for the council is to maximise the number of high-quality and genuinely affordable homes in the district for all our residents. Increasing access to the number of private sector homes which can be used to support move-on accommodation for people who are homeless is critical if we are to reduce our reliance on temporary accommodation and provide stable and secure homes for people.
- 2.8 We are building a dedicated team that will work to engage with private sector landlords and agents and explore new ways of securing access to the Private Rented Sector.
- 2.9 **Objective 3: Ensuring that housing standards and living conditions in North East Derbyshire contribute towards better health outcomes for all.**
- 2.10 Good quality housing is essential for everyone's health and wellbeing; safe and sustainable housing can support good physical and mental health, reduce fuel

poverty, decrease carbon emissions, reduce hospital admissions, and help people live independently for longer.

- 2.11 As well as promoting adaptations, we will be supporting older people or people with a disability or complex needs in the Private Rented Sector, exploring options to better inform and advise landlords of the challenges for older people living in unsuitable properties and the potential support landlords can offer.
- 2.12 **Objective: 4: Ensuring all areas, neighbourhoods, and streets in North East Derbyshire, irrespective of housing tenure or type, are places where people want to live and are proud to live.**
- 2.13 A good mix of housing types and tenures is vital for creating sustainable communities and meeting the district's housing needs. It is important that all our residential areas feel welcoming and safe and are locations where people are more likely to be invested in their homes and neighbourhoods.
- 2.14 As well as bringing empty homes back into use, we will support officers from both the council and its partner organisations to be able to report concerns by introducing a Triage Service, designed as a portal for professionals to report and discuss housing issues and explore potential solutions with housing colleagues.
- 2.15 **Consultation**
- 2.16 A robust consultation exercise was carried out with the public, stakeholders and face to face meetings with officers and members to shape the Strategy.
- 2.17 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 = 93%
 - Objective 2 = 91 %
 - Objective 3 = 95%
 - Objective 4 = 100%

3 Reasons for Recommendation

- 3.1 The Private Sector Housing Strategy provides a strategic framework and sets out a plan which considers the different solutions the council may be able to offer to support these households and landlords.
- 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 which will help achieve the objectives.

4 **Alternative Options and Reasons for Rejection**

- 4.1 An alternative option was not to have a Private Sector Housing Strategy, this was rejected as the Strategy will inform the public, landlords 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
1	Private Sector Housing Strategy
2	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	