



Strategic Asset Management Plan 2024



**North East
Derbyshire**
District Council

Contents

Forword	3
Our Council Plan at a glance...	4
Our Assets	5
Our assets in numbers	7
Executive Summary	8
Context	9
The role of Rykneld Homes	11
Strategic Asset Management Plan - 2023/24 to 2027/28	12
The SAMP principles	15
The SAMP objectives	16
How do we monitor and measure performance?	18
Delivery and Action Plan	20
Policy and regulation context	26

Forword

Building a brighter future: Our Strategic Asset Management Plan

North East Derbyshire District Council (“the Council”) is committed to building a thriving and sustainable future for our communities. Our Strategic Asset Management Plan (SAMP) is a crucial tool in achieving that vision.

Just like our dedicated workforce - our ONE TEAM - the success of this strategy hinges on collaboration and a shared commitment. We will work closely with residents, businesses, and other stakeholders to ensure that our land and buildings serve the needs of our district in the best possible way.

Our focus is clear. We want to use council land to deliver high-quality, affordable housing. This directly addresses the needs of our residents and fosters a strong sense of community. Furthermore, we are committed to integrating green spaces and promoting biodiversity in all new developments, ensuring a healthy and beautiful environment for generations to come.

Thriving businesses are the backbone of a strong local economy. Our investment assets play a vital role by providing flexible and affordable workspace. By empowering small enterprises to flourish, we can create jobs and contribute to the economic vibrancy of our district.

Environmental responsibility is a core value at NEDDC. We are dedicated to operating in a sustainable manner, ensuring our assets are managed with energy efficiency and reduced carbon footprints in mind.

This Strategic Asset Management Plan is a dynamic document, evolving alongside our Council Plan to reflect the ever-changing needs of our communities and the environment.

Together, through the strategic use of our assets, we can shape a brighter future for North East Derbyshire - a future that is prosperous, sustainable, and offers a high quality of life for all.



Cllr Nigel Barker
Leader of the Council



Matt Broughton
Director of Growth and Assets

Our Council Plan at a glance...

-  Creating a great place to live well
-  Creating a great place to work
-  Creating a great place to access good public services
-  Creating a great place that cares for the environment



To view our Council Plan scan the QR code

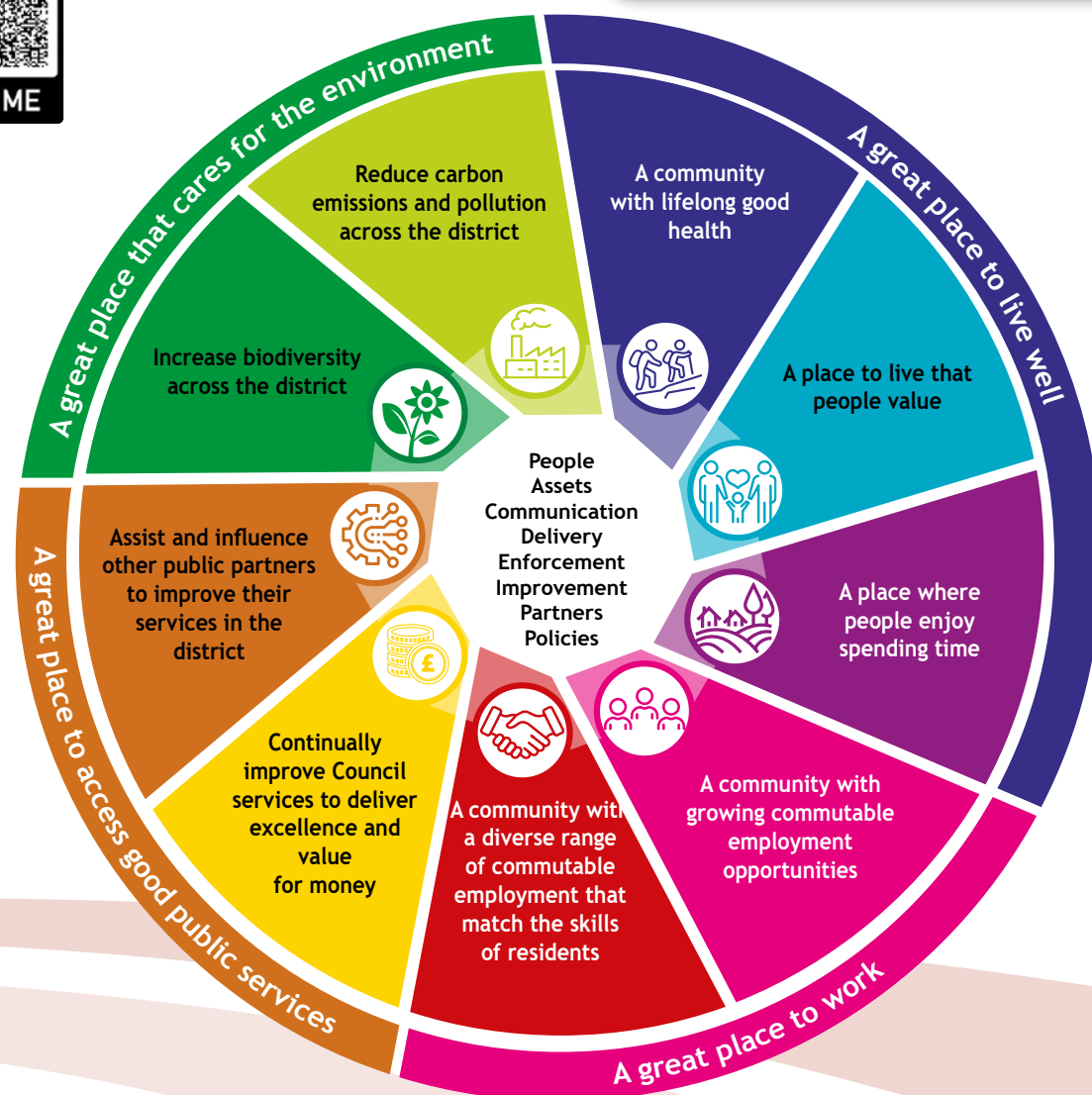
Our Vision

Putting strong community leadership at the heart of everything we do, we will create *A Great Place...*

Our Values

Our Values are:

- Be honest and accountable.
- Treat everyone fairly and with respect.
- Listen, involve and respond.
- Embrace change and innovation.
- Be collaborative, open and transparent.



Our Assets

Our assets play a very important part of everything we do and the strategic asset management of them is vital to the success of the Council.

The overarching principle is that all assets can be broadly categorised as follows;

- **Operational** - held and needed for continued service delivery and use.
- **Investment** - held for income generation/capital appreciation or to support business growth.
- **Strategic** - no current active use but being held for some long term strategic goal or vision.

If it is not any of the above then is it **Surplus** and disposal should be considered to generate a capital receipt or reduce future liabilities.

Operational (land and property)

The general strategy for operational assets is to ensure they are well maintained, meeting the expectations of customers, residents, users and staff alike. A rolling 5-year stock condition survey programme supported by a well planned capital programme is a key element to achieving this.

This is especially important for our housing stock where physical inspection of our assets is a regulatory requirement

The pace of digitisation and technological advances will constantly change the demands of how we use our assets. This will require more frequent review than in previous asset management strategies and result in more frequent renovation, co-location, disposal and acquisition to support service delivery.

The public sector is under significant pressure to reduce operational cost. This is likely to impact on public service delivery across the district. The Council should at all times be open to and actively pursue co-location of public services. There are good examples from recent years, Killamarsh Library, Clay Cross Clinic, however, this will be more important to protect from the loss of public services in the future.

The Council also owns and manages a large number of operational parks, open greenspaces and children's play areas. Other than frequent grass cutting and safety inspections, there is no clear maintenance or investment strategy to ensure their long-term sustainability. These assets need to be considered and included within the annual operational capital programme.



Investment Assets

The Council’s investment assets have for many years generated a significant revenue income stream that supports the Council’s wider financial position and helps fund services and supports the local economy. The age and condition of the current investment stock, which is largely small industrial units, is a strategic risk. The Council also has a number of shared ownership properties categorised as investment properties.

Over the period of this Strategic Asset Management Plan, a clear direction and future strategy will be developed and adopted by the Council to ensure long-term income generation and compliance with the Non-Treasury Investment Strategy, updated and approved by Council as part of the suite of treasury management strategies each year.

Strategic Assets

At national, regional and local level, the need for affordable housing is significant and this is further demonstrated in the Council’s Housing Strategy. One of the major bottlenecks to housing supply is land release and availability.

This should be our highest priority when considering future use of assets and any developable land reserved for development purposes should be brought forward in a timely fashion whenever possible.

Surplus Assets

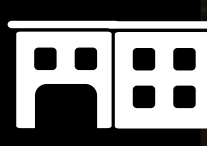
Any land asset that has little or no value in supporting the Councils strategic aims should be considered for disposal, generating (small) capital receipts and reducing long-term costs and liability.



Our assets in numbers



7,600
Homes



94
Small business units



Four
Leisure centres



Two
Business centres



One
Depot Facility



380 hectares
of parks and open spaces



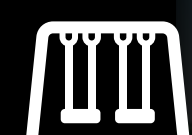
1000's
of parcels of land



50
potential
development sites



200
Garage Sites



22
Children’s outdoor
play areas



Executive Summary

The Council is committed to getting the best outcomes for residents by strategically managing its assets. These assets include buildings, leisure facilities, parks, and land, and all play a vital role in supporting council aims and delivering services to our communities.

Our Vision: This Strategic Asset Management Plan outlines a five-year plan for optimising how we use our assets, ensuring they are sustainable in the long term, and minimising any risks associated with them.

The SAMP will take the form of a 4-stage process, all equally important in the overall successful delivery of the plan. They are the principles we adopt and adhere to throughout the process, what clear objectives are we trying to achieve in the plan, how do we deliver them (our Action Plan) and finally how well have we done.

Principles

We will adopt a number of key principles - we will be asset informed, service enabling, place based, make the best use of resources, deliver to sector standards, be digitally enabled, sustainability focused and adopt a life cycle approach.

Objectives

Our objectives are clear - we will; ensure that a comprehensive information system is held for all our assets, deliver a fit for purpose estate, ensure statutory compliance, support regeneration,

increase income growth, improve leisure & cultural activities, maximise partnering opportunities, increase biodiversity & reduce carbon emissions, and have sound governance around all decisions.

Delivery and Action Plan

This is key to the overall effectiveness of the SAMP, we will have a clear well mapped out action plan, together with achievable timescales, of how we deliver our priorities, themes and actions to address our objectives set out in the plan.

Monitor and Evaluate Performance

We will regularly monitor and evaluate the performance of the asset management function. A number of measures will be introduced to determine this and continual measurement will also help us to identify any areas for improvement.

We will work closely with and fully engage stakeholders, including residents, businesses, and community groups, as we develop and implement our asset management plans. This will help to ensure that the strategy meets the needs of the community. The expected outcome of the SAMP will be that we manage our assets in a sustainable and efficient manner, delivering the best possible value for money for residents.

Context

The Council has reviewed how its land and property assets can be best used to support and enable the delivery of the key corporate priorities and ambitions identified in the new Council Plan 2023-2027 (adopted July 2023).

The Council Plan makes several commitments which effect the Strategic Asset Management Plan (SAMP). These are:

Leader's welcome

- “We are committed to achieving this by building and acquiring more affordable houses to rent and will be working closely with our housing delivery partner Rykneld Homes Ltd. (RHL) to do this.”

A community with lifelong good health

- Invest in modern and accessible leisure facilities.
- Ensure council housing is well maintained and meeting the health needs of residents in partnership with RHL.

A place to live that people value

- Explore housing development and regeneration opportunities.
- Develop an Asset Rationalisation Programme.

- Act to reduce empty homes.
- Build, acquire and facilitate delivery of sustainable and affordable homes across the district.
- Ongoing delivery programme improving the energy efficiency and appearance of our Council Houses, in partnership with Rykneld Homes.
- Increase the number of sustainable and affordable homes across the district.
- Enable housing growth across tenures to meet the housing need.
- Work with Housing Providers to facilitate supported housing to meet all needs.

A place where people enjoy spending time

- Deliver the new Clay Cross Active.
- Provide accessible facilities with an inclusive programme for residents.

A community with growing commutable employment opportunities

- Offer flexible terms and initiatives for Council lettings to encourage and support growth.
- Provide business accommodation to meet local needs.
- Unlock potential development sites for employment use.

Continually improve Council services to deliver excellence and value for money

- Deliver services from fit for purpose, customer friendly facilities.
- Utilise capital receipts to improve medium term financial plan.

Assist and influence other public partners to improve their services in the district

- Co-location of services with partners.

Continually Reduce the District's Carbon Emissions

- Lead by example as a Local Authority and continue to introduce energy efficient plant such as ASHP and solar to reduce carbon emissions.

- Ongoing delivery programme improving the energy efficiency of our properties.
- Offer incentives across the Commercial Property Portfolio for tenants to address these issues.

Increase biodiversity across the district

- As appropriate, utilise Council assets to increase biodiversity.
- Encourage Council development schemes to deliver improved biodiversity.

Reduce pollution across the district

- Review the practicality and benefits of implementation of ISO 14001 Environment Management System across Council assets.

The role of Rykneld Homes

The Council's housing stock is managed through a contract with its housing delivery partner Rykneld Homes Ltd (RHL). RHL is a non-profit registered provider which manages, maintains, and improves the Council's circa 7,600 properties and the neighbourhoods in which they are located.

The Services RHL deliver on behalf of the Council include:

- Property management and maintenance.
- Rent collection.
- Tenancy and estate management.
- Community development initiatives.
- Regeneration and Development.

RHL's business plan aligns closely to the Council Plan objectives detailed earlier in this plan. In their business plan RHL

have committed to delivering 400 more affordable homes by 2027 and seek to achieve this by:

- Regeneration and densification of poor-quality estates (Generally non-traditional build).
- Purchase new build, S106 units from developers.
- Acquire additional homes through right to buy buybacks or market sales.

The partnership between the Council and RHL is critical to the successful asset management of the Council's housing stock. Collaboration is achieved through joint working and joint representation at both the Asset Management Board and Officer Group.

RHL's Affordable and Social Housing Asset Management Delivery Policy provides the framework to deliver the objectives in this SAMP.



Strategic Asset Management Plan - 2023/24 to 2027/28

Purpose

The purpose of the Strategic Asset Management Plan (SAMP) is to set out the Council's direction for their asset base for the next 5-years. This plan framework will allow for the effective and efficient management of the Council's diverse asset base, whilst demonstrating excellent service delivery and value for money (VfM).

The SAMP will provide the appropriate processes and governance arrangements to ensure that these assets are best managed, effectively and efficiently, to support the Council in its corporate priorities for the district, its communities, businesses and residents.

Having a sound well thought through asset management plan is vital in ensuring that assets are managed in a structured way, through the SAMP, whilst providing flexibility within the context of public sector and the ever changing LA environment.

This SAMP covers the period 2023/24 to 2027/28 to ensure effective delivery of the Council's medium term priorities.

Given the plan covers a 5-year period it is proposed that the documents will be reviewed annually (or more frequent if required) to ensure that they still align with the organisation's priorities.

Vision

The Council Plan vision is putting strong community leadership at the heart of everything we do, we will create a great place;

- A great place to live well.
- A great place to access good public services.
- A great place to work.
- A great place that cares for the environment.

The vision for this strategy is:

NEDDC's public estate is a well-managed estate, where all land and property assets are considered against the Council Plan, and where appropriate support the delivery of the Council's key priorities in the plan.

Our land and property assets are a key corporate resource and they should, where appropriate, support the delivery of the Council Plan. We want our buildings and public spaces to be positive places where people feel comfortable, welcome, and know they will have a good customer experience. Through our land assets we also need to regenerate and develop our communities to deliver sustainable outcomes for housing, employment, recreation and the environment.

Therefore, effective management of our diverse portfolio will enable delivery of services for our residents and communities.

Consideration will be given to reduce the running and maintenance costs from a combination of asset rationalisation and efficiencies, whilst maximising the commercial opportunities with the estate. It is also important that the scale of the Council's property portfolio is proportionate to the resources available.

The Council has introduced new ways of working, bringing a combination of home-based, office-based, and site-based working. This has resulted in the reconfiguration of workspaces and a stronger focus on collaboration, team working and hybrid technology. In addition, as services reimagine their delivery models it may lead to further asset rationalisation. To respond to the changing operational property requirements ongoing review and regular monitoring of the office accommodation portfolio will be required. This strategy takes account of these changes.



The strategic alignment of this work and the contribution it will make to other agendas, strategies, and plans has been documented below in Figure 1.

Figure 1

Objectives	A great place to live well	A great place to work	A great place to access good public services	A great place that cares for the environment
Key Strategy Documents	- Local Plan - Housing Strategy - Strategic Asset Management Plan - Healthy NED Partnership Plan	- Local Plan - Growth Strategy - Strategic Asset Management Plan	- Local Plan - People Strategy - Talent Pipeline Strategy - Risk Management Strategy - Engagement and Improvement Strategy - Strategic Asset Management Plan - Medium-Term Financial Plan	- Local Plan - Climate Change Strategy - Strategic Asset Management Plan
Supporting Strategy Documents	- Visitor Economy Strategy - Private Rented Sector Strategy	- Visitor Economy Strategy - Employment and Skills Strategy	- Digital Strategy - Communication Strategy - Disposals and Acquisitions Strategy	Climate Change Action Plan
Regional Strategy Documents	- Active Derbyshire - Making Our Move - Derbyshire Health and Wellbeing Strategy 2022 Refresh - Derby and Derbyshire Integrated Care Strategy 2023 - Derbyshire Homelessness Strategy 2022 - 2027	- Derbyshire Strategic Growth and Infrastructure Framework - Derbyshire and Nottinghamshire Local Skills Improvement Plan	ICB - People and Communities Strategic Approach to Engagement 2022-2023	- Vision Derbyshire Climate Change Strategy: 2022-2025 - Derbyshire County and Derby City Air Quality Strategy 2020-2030 - Derbyshire Natural Capital Strategy

The SAMP principles

The following ten SAMP principles will be adopted;

Principle 1 - Corporate landlord

The adoption of the Corporate Landlord model is imperative as it centralises all estate related budgets, decision making and activities to the Property, Estates & Assets service areas.

Principle 2 - Asset informed

Decisions we make about our assets are governed by the ongoing maintenance requirements of the asset itself enabling us to take a holistic approach to managing the portfolio.

Principle 3 - Service-enabling

All our assets exist to enable teams to deliver better services and outcomes, by taking an asset led approach we can ensure that they are fit for purpose for the services being delivered from the asset.

Principle 4 - Place based

All our assets are in the towns, urban centres, villages, and rural areas of the district. Often, we have several different assets in one place, so we need to take a strategic view of our assets in each location to ensure the appropriate services are being delivered from the right assets in the right location.

Principle 5 - Best use of resources

The SAMP will provide an effective management framework to actively maximise the value of existing assets and provide a strategic context for future investments or disinvestments.

Principle 6 - Delivered to sector standards

Royal Institution of Chartered Surveyors (RICS) guidelines are aimed at those engaged in property asset management and will support how we use data to support organisational objectives and inform the strategic management of assets.

Principle 7 - Digitally enabled

The SAMP needs to be supported by an appropriate digital resource - information and data capture on all assets needs to be relevant, up to date and fit for purpose. Without this informed property decisions cannot be made. This needs to be linked to the Council's Asset Register.

Principle 8 - Sustainability

We will manage our assets in a sustainable way, considering their environmental and social impacts. This means reducing the carbon footprint of our buildings, improving their energy efficiency, and using sustainable materials and construction methods wherever possible.

Principle 9 - Lifecycle approach

Each asset goes through 5 main stages during its life: plan, acquire, use, maintain, and dispose. Adopting this approach helps to achieve the 8 principles set out above.

Principle 10 - Good quality homes

The Council must have an accurate, up to date and evidenced understanding of the condition of our homes that reliably informs our provision of good quality, well maintained and safe homes for our tenants.

The SAMP objectives

To enable the effective delivery of the SAMP the principles above will be employed to help achieve the strategic objectives of the plan. The strategic objectives of this strategy are as follows;

Objective 1

Develop a comprehensive understanding of the Council's non housing asset portfolio, including its condition, value, and risks.

Objective 2

Implement effective asset management practices to ensure that assets are maintained and improved in a timely and cost-effective manner, delivering an efficient and fit for purpose estate, for now and the future, whilst supporting service delivery.

Objective 3

Statutory compliance and legal obligations are discharged.

Objective 4

Supporting regeneration, housing, and economic growth with increasing affordable housing across the district a key driver.

Objective 5

Maximise long-term income growth from commercial and non-operational activities and disposals and housing rents.

Objective 6

Support leisure and cultural activities to make NEDDC a destination we can be proud of.

Objective 7

Maximising opportunities available with key stakeholders and partners (OPE).

Objective 8

Increase biodiversity and reduce carbon emissions and pollution relating to Council assets.

Objective 9

Enable strategic decision through appropriate governance.

Objective 10

Ensure an accurate record at an individual property level of the condition of our homes, based on physical assessment, is maintained. This data must be used to inform provision of good quality, well maintained and safe homes for tenants.



How do we monitor and measure performance?

We will monitor our performance against each of the SAMP objectives by introducing a number of differing measures identified below;

Measures for Objective 1

- Introduce a single asset register of non housing land and property assets including stock condition data and life cycles for repairs.

Measures for Objective 2

- Annual rolling programme of condition surveys across the estate.
- Annual rolling programme of planned preventative maintenance across the estate.
- Robust process in place to address reactive maintenance.
- Capital programme of works in place to address both of the above.
- Maintain the operational risk register, which includes risks such as physical deterioration, obsolescence, and natural disasters (flooding) and report to Asset Management Board.
- Evidence of compliance with Regulator of Social Housing Safety and Quality Consumer Standard.
- Evidence of compliance with Housing Health and Safety Rating System.
- Evidence of compliance with Building Safety Standards.

Measures for Objective 3

- SMT Management Dashboard (Facilities Compliance).
- Tenant Satisfaction Measures reported to RHL Board demonstrating compliance with the Safety and Quality Consumer Standard.

Measures for Objective 4

- Approvals granted by LPA for new build residential units.
- Number of units delivered through NEDDC land disposals.
- Number of units delivered through NEDDC land acquisitions.
- Custom and Self Build units delivered.
- Housing Land Assessment - 5-year programme.
- Number of additional homes delivered through acquisition and regeneration programmes.

Measures for Objective 5

- Commercial Property Portfolio (Annual Performance Report).
- Revenue Income - Fees & Charges from Estates function and housing rents.

Measures for Objective 6

- Leisure Centres - membership numbers.
- Journey towards non-subsidised service area.
- Visitor/tourists numbers.

Measures for Objective 7

- One Public Estate funding opportunities taken.
- Other partnership grant funding opportunities maximised.
- Homes England Partner status (RHL).

Measures for Objective 8

- Carbon footprint statistics.
- Carbon neutral position.
- Utility cost monitoring across the estate.
- EPC rating of assets.

- Number of council homes improved by decarbonisation measures.

Measures for Objective 9

- Leadership, Cabinet and Council meetings.
- Rykneld Board Meetings.
- Asset Management Board (AMB).
- Asset Management Officer Group (AMOG).
- Delegated Authority Approvals/Decisions (DDA).

Measures for Objective 10

- Percentage of council owned homes with an up to date physical stock condition survey.

Delivery and Action Plan

SAMP Objective	Action	Description	General Fund	HRA	Target Completion Date	Lead Officer (Rykneld)	Lead Officer (NEDDC)	Other Services Included	Resources Required	Key Projects	Success Measures
1	Asset Inventory & Data Management.	1. Complete a comprehensive inventory of all non-housing council assets (Title, CAD Files, Maintenance History, warranties, etc.).	x	x	April-26	TBC	Facilities and Contracts Manager.	Estates, Leisure, Streetscene, Engineers, Legal.	Officer time.		100% of assets documented in files.
		2. Develop a standardised data collection process for non-housing asset condition assessments.	x	x	Apr-26	TBC	Facilities and Contracts Manager.		Training sessions, external advice.		Consistent and accurate condition data for all assets.
		3. Implement an Asset Management System for storing and managing non-housing asset data.	x	x	Apr-26	TBC	Facilities and Contracts Manager.	ICT.	Officer time, external advice, staff training.	• IDOX/UNIFORM system review - retain or implement new.	System functional and data populated on shared electronic platform (S:drive, FM System?).
1,2,3	Condition Assessment & Prioritisation.	1. Conduct condition assessments of all critical assets (based on risk & impact) - this to also include the physical inspection of all Council owned homes.	x	x	Apr-25	TBC	Facilities and Contracts Manager.		External consultants, budget.		80% of critical assets assessed. Undertake the survey of highest risk, then resolve any issues. Move to medium risk and so on. (Buildings, Wingerworth Lido, closed church yards, bridges, retaining walls, etc).
		2. Develop a risk-based asset prioritisation framework.	x	x	Apr-26	TBC	AD Property, Estates & Assets.	SMT.	Officer time.		Clear prioritisation, agreed by Risk Management Group, based on risk & impact.
		3. Create a 5-year maintenance plan for prioritised assets.	x	x	Apr-26	TBC	Facilities and Contracts Manager.	Finance, Estates, Leisure, Streetscene, Engineers, Legal.	Officer time, condition data.		Affordable plan for maintaining key assets.
		4. Review £500k Capital Programme (non-housing) against maintenance plan to ensure budget remains suitable.	x		Apr-25	TBC	Facilities and Contracts Manager.	Finance.	Cost consultancy.		Budget allocated to deliver the annual maintenance plan.
1,2,3,4,6	Investment & Optimisation.	1. Develop a capital investment plan (non-housing) aligned with asset needs and council priorities.	x	x	Apr-26	TBC	Facilities and Contracts Manager.	Estates, Leisure, Streetscene, Procurement.	• Budget • Professional advice • Architect • Cost Consultancy • Project Management • M&E Consultancy.	• Mill Lane Accommodation Review • Depot replacement Coney Green Improvements • Baileys Square (Clay Cross) • Leisure capital investment.	Affordable programme of capital investments to support council objectives.
		2. Explore opportunities for land/asset rationalisation (sell, lease, share). Exclude development land.	x	x	Apr-26	TBC	AD Property, Estates & Assets	Facilities, Estates, Leisure, Streetscene, legal.	Commercial Agent, OPE.	• Clay Cross Active.	Increased asset utilisation, financial efficiency, reduce liabilities.
		3. Implement sustainable practices in asset management (energy efficiency, green infrastructure).	x	x	Apr-26	TBC	AD Property, Estates & Assets	Estates, Engineers.	Sustainability expertise, grant funding.	• Coney Green - • Green Technologies • EWI Programme • LEVI EV Charging.	Reduction in environmental impact and operating costs.

Delivery and Action Plan continued

SAMP Objective	Action	Description	General Fund	HRA	Target Completion Date	Lead Officer (Rykneld)	Lead Officer (NEDDC)	Other Services Included	Resources Required	Key Projects	Success Measures
5,9	Performance Monitoring & Reporting	1. Establish key performance indicators (KPIs) for asset management.	x		Sep-25		AD Property, Estates & Assets.	Performance Team.	Council Plan, Service Plans, officer time.		Meaningful KPIs aligned with action plan goals.
		2. Develop a system for regular monitoring and reporting on asset performance.	x	x	Apr-25	TBC	AD Property, Estates & Assets.		Officer time.		Regular transparency and accountability. Annual report to AMB, monthly compliance reporting to SMT.
		3. Commercial property portfolio annual review to recommend actions to maintain and grow income.	x		Apr-25		Head of Property & Estates.	Facilities.	Officer time, consultancy support.		
		4. Conduct annual reviews of the Asset Management Plan and action plan.	x	x	Apr-26	TBC	AD Property, Estates & Assets.		Officer time.		Plan remains relevant and adapts to changing needs.
4	Enable new housing development through the release of Council land.	1. Encourage partnerships with developers to build mixed-use projects with a significant portion (e.g., 20-40%) allocated for affordable housing units.	X		Ongoing		AD Communities.	Estates & Planning.	Developer forums, seminars/networking, development partnerships.		Number of affordable units built. NEDDC 'open for business'. Good feedback from developers who have engaged with our services.
		2. Review Council land assets to identify developable and deliverable sites to dispose of for affordable housing.	X	X	Dec-25	TBC	Head of Property & Estates.	Planning, Econ Dev, Housing.	Officer time with some surveys to 'de-risk' land.	- Manor Farm - Pioneer House - Development Pipeline.	A list of sites which Cabinet allocate to enable affordable housing development.
		3. Review Council land assets to identify sites to dispose of for self & Custom Build.	X	X	Ongoing	TBC	Head of Property & Estates.	Planning, Econ Dev, Housing.	Officer time.		A list of suitable serviced plots of land to assist in meeting the demand for self-build and custom housebuilding in the district as set out in the council's Self and Custom Build Register.
		4. Strategic acquisition or infrastructure improvements to 'unlock' development land.	X	X	Dec-26		Head of Property & Estates.	Planning, Econ Dev, Housing, Rykneld.	Grant funding, professional advice.	Mill Lane Junction.	400 new Council owned affordable housing by 2027. Year on year growth of affordable housing in the district.
1,8	Regeneration and retrofit existing assets to improve energy efficiency and affordability.	1. Implement programs to upgrade aging assets, focusing on energy-saving measures (e.g. insulation, solar panels) and reducing rents for tenants or running costs.	x	x	Ongoing	TBC	Head of Property & Estates.		Funding, contractors, energy efficiency expertise.	- EWI Programme - Coney Green - Green Technologies.	Reduced energy consumption, improved tenant comfort, affordability increase.
		2. Where assets are beyond life or not cost effective for retrofit, consider alternative options.	x	x	Ongoing	TBC	Head of Property & Estates.		Technical expertise (Feasibility/viability), funding support.	- Whiteleas - Stonebroom - Manor Farm - Pioneer House - Sharley Park Redevelopment.	Long-term programme of estate regeneration to inform financial forecasting and grant funding support (Residential or commercial).
		3. In suitable location and type, buy S106 affordable units from developers.		x	Ongoing		AD Communities (in partnership with Rykneld Homes).	Finance, Rykneld Homes.	Homes England Funding, Housing needs data.	- Oaks Farm, Calow - Arcam House, North Wingfield.	400 new Council owned affordable housing by 2027. Year on year growth of affordable housing in the district.

Delivery and Action Plan continued

SAMP Objective	Action	Description	General Fund	HRA	Target Completion Date	Lead Officer (Rykneld)	Lead Officer (NEDDC)	Other Services Included	Resources Required	Key Projects	Success Measures
8	Identify and protect green spaces and wildlife corridors on council-owned land.	Conduct ecological surveys, map green spaces, and establish protected areas, integrating them into development plans.	X	X	May-26		AD Streetscene.	Planning Policy, P&E, Rykneld Homes.	Ecological expertise (Derbyshire Wildlife Trust), GIS mapping tools, community outreach.	• Heartwood Community Forest.	Number of protected areas, increased biodiversity indicators
		1. Enable tree planting across the district on Council land and partners.	X	X	Ongoing	TBC	AD Streetscene.	Programmes Team, Estates.	Landscaping specialists, funding for materials, volunteer engagement.	• Heartwood Community Forest.	Increased green space coverage, improved biodiversity indicators, community participation.
		2. Create pollinator areas and sustainable landscaping practices in parks and open spaces.	X	X	May-26	TBC	AD Streetscene.		Landscape architect.		Increased number of pollinator habitat.
7, 8	Develop partnerships with local organisations for biodiversity conservation and education.	Collaborate with NGOs, schools, and community groups on initiatives like citizen science projects and habitat restoration on council land	X		Ongoing		Programmes Manager.	Estates.	Partnership development, educational materials, funding support (CAG).		Number of active partnerships, participation in conservation activities, increased public awareness.
2, 8	Conduct energy audits (DEC's & EPC's) of all council assets and consider energy efficiency upgrades.	Identify energy-saving opportunities (e.g., LED lighting, HVAC improvements) and prioritize upgrades based on cost-effectiveness.	X	X	Ongoing	TBC	Facilities and Contracts Manager.	Estates.	Energy auditors, contractors, funding for upgrades.		Reduced energy consumption, carbon footprint reduction, financial savings, fit for purpose and 'lettable' assets.
8	Develop a plan for transitioning vehicles to electric and low-emission alternatives (Where feasible and viable).	Assess feasibility, secure funding, and establish a timeline for replacing petrol/diesel vehicles with Ultra Low Emission Vehicle (ULEV).	X	X	May-26	TBC	AD Streetscene.	Rykneld.	Technical expertise, infrastructure upgrades, charging stations.		Number of electric/low-emission vehicles, year on year fleet emission reduction.
8	Deliver sustainable building practices and renewable energy installations in new developments.	Where affordable and achievable, deliver high fabric standards, use low-carbon heating and 'zero-carbon ready' developments.	X	X	Ongoing	TBC	AD Property, Estates & Assets.		Professional advice, budget.		Increased adoption of sustainable practices, renewable energy generation increase through policy review.

Policy and regulation context

There are a number of policies and strategies that directly impact the Council's SAMP, these are:

National policy

- **The Local Government Finance Act 2022:** This Act introduced a number of new requirements for local authorities, including a requirement to produce a long-term financial strategy and a requirement to consider the impact of their decisions on future generations.
- **The National Planning Policy Framework (NPPF):** The NPPF sets out the Government's planning policies for England. It includes a number of requirements that are relevant to asset management, such as the requirement to consider the impact of

development on climate change and the requirement to promote sustainable development. The asset management strategy should be aligned with the NPPF to ensure that it supports the Council's planning objectives.

- **The Climate Change Act 2008:** This Act sets out the Government's targets for reducing greenhouse gas emissions. Local authorities have a legal duty to contribute to these targets, particularly with regards reducing their own carbon emissions.
- **The Building Regulations 2010:** These regulations set out the minimum energy efficiency standards for new and existing buildings as follows:

Non-domestic (Commercial) Minimum Energy Efficiency Standard (MEES) regulation, which came into force in April 2023. MEES prohibits landlords from signing new leases with tenants if their building has an EPC rating below 'E'. This is proposed to increase to a 'C' rating by 2027 and a 'B' rating by 2030.

Domestic (Residential) Minimum Energy Efficiency Standard (MEES) Since 1 April 2020, landlords can no longer let or continue to let properties covered by the MEES Regulations if they have an EPC rating below E, unless they have a valid exemption in place. It is anticipated, the minimum standard will be EPC C in 2025, although, at the time of writing, the government have announced a potential delay to this.

- **The Equality Act 2010:** This Act prohibits discrimination on the basis of a number of protected characteristics, including disability, age, sex, and race. The asset management strategy should ensure that the Council's assets are accessible to everyone, regardless of their protected characteristics.
- **The Social Housing (Regulation) Act 2023:** from April 2024 regulation of social housing includes all stock owners including local authorities. The new regulatory regime seeks to strengthen the accountability of social housing landlords for providing safe homes and quality services and treating tenants with respect. The Act encompasses Awaab's Law which requires landlords

to fix damp and mould within strict time limits. Four Consumer Standards are also now in place with which all social landlords must comply, the most relevant to this plan being the Safety and Quality Standard.

Local Policy

Housing Strategy

The objectives within our housing strategy align and reflect national and local strategic context and have been informed through engagement with stakeholders.

The strategy comprises of three objectives:

- The Homes that North East Derbyshire needs our strategy commits to building 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.
- More opportunities to live independently we want to ensure people live in the right type of home for their needs, in the right place with the right support.
- No-one forgotten, no one left behind. While 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. With our partners we are building on existing support to create well rounded vibrant communities in which residents lead fulfilling healthy and prosperous lives.



Growth Strategy

North East Derbyshire aspires to be a thriving, sustainable, and inclusive district that fosters business growth. The council, alongside its partners, will actively support community-level development by offering guidance, advice, and facilities to local businesses. We further aim to maximise public and private investment while attracting inward investors whose vision aligns with ours. Our focus lies on sustainably capitalising on our natural, cultural, leisure, and heritage assets, minimising environmental impact, embracing technological advancements, and ensuring all aspects of our development are conducted with equality and inclusivity in mind.

Climate Change Strategy

Climate change, driven by rising greenhouse gas emissions, threatens ecosystems and our way of life.



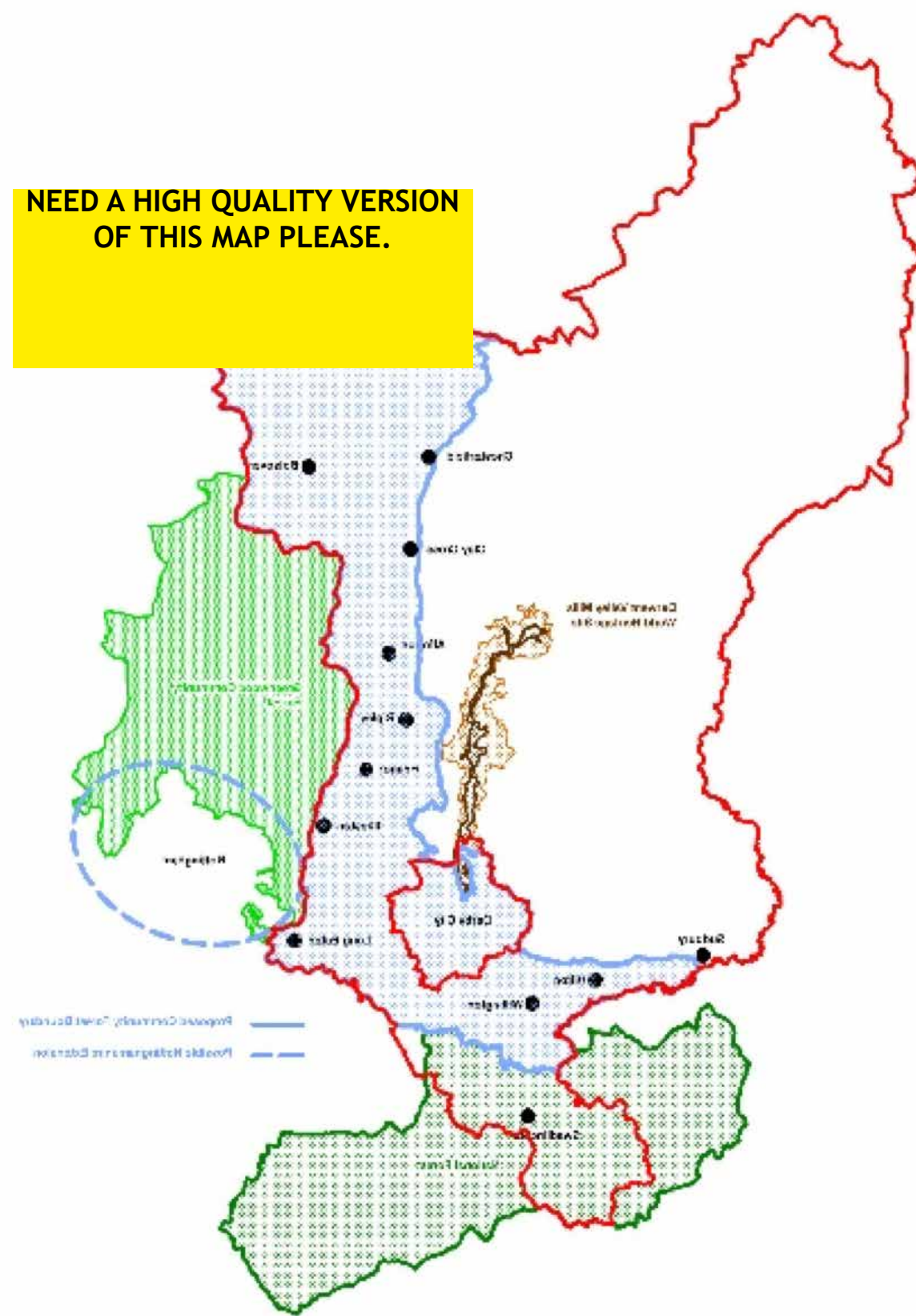
To address this global challenge, the Council is committed to reducing its carbon footprint and promoting sustainability through its operations, services, and regulations. By working collaboratively and adopting guiding principles like “reduce, reuse, recycle,” we can ensure a clean and healthy environment for future generations.

Heartwood Community Forest

Derbyshire is proud to be creating one of two new Community Forests in England, planting 300,000 trees by 2025 across 289 square miles. This “Heartwood” forest will connect existing woodlands, improve air quality, and provide green spaces for residents in urban areas. The project is supported by government funding and aims to involve local communities in creating a lasting legacy. In our district the areas are Aston, Clay Cross, Dronfield, Eckington and Killamarsh, Sutton, Wingerworth, Shirland (See the plan right)

Heartwood Community Forest Plan

NEED A HIGH QUALITY VERSION OF THIS MAP PLEASE.



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
- 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](#).

