

Housing Strategy 2009-2014



**South
Derbyshire**
District Council

**Making South Derbyshire
a better place to live, work
and visit**

Housing Services



INVESTOR IN PEOPLE

South Derbyshire Changing for the better

CONTENTS

Chapters		Page
	Overview of the Housing Strategy	1
1	A Strategy for South Derbyshire	2
2	The Corporate Context	4
3	The Wider Priorities for Housing	9
4	Partnership Working	11
5	Housing Needs in South Derbyshire	14
6	Housing Needs Across the Derby Sub-region	17
7	Housing Needs of Specific Household groups in South Derbyshire	18
8	Housing Stock Condition	27
9	Planning for the Future	30
10	Action Plan and Monitoring of the Strategy	32
Appendices		
1	Progress in delivering the previous Housing Strategy 2003 – 2009	34
2	Summary of the key issues for the 2009 – 2014 Housing Strategy	51
3	Housing Strategy Action Plan 2009 – 2014	53
4	Performance Indicators	57
5	Resources	58
6	Local Rural Housing Needs	59
7	Definition of Affordable Housing	62

OVERVIEW OF THE HOUSING STRATEGY

I am pleased to introduce South Derbyshire's new Housing Strategy, which sets out our housing priorities for the coming five years.

We recognise that housing is at the heart of achieving the social and economic well-being of communities. Hence this housing strategy sets out our vision for housing across all tenures, considering both the new and existing supply of housing.



Since publication of our previous housing strategy in 2004 we have worked closely with our local and regional partners to commission research and gather evidence to help us to assess both current and future housing needs. With limited resources it is a priority that we focus on the key issues, which will make a difference to our communities. Therefore in consultation with our partners we have agreed to focus our resources on addressing the shortfall in affordable housing and preventing the loss of a home.

Our evidence indicates that there is a shortfall of 400 affordable homes per year. This is a major challenge for the district. We recognise that to meet this need we must work closely with all of our partners to build capacity and take a strong strategic housing lead. As one of the fastest growing districts in England and Wales we have an opportunity to work with our developing partners to ensure that there is a balance of all housing tenures and property sizes across our communities to meet the needs of people from all ages and income groups.

We also recognise that with the current economic slowdown more households are likely to struggle in the future to sustain their home. Hence, we will be focusing on assisting households to reduce their household expenditure and to get more value out of their spend on items such as fuel and maintenance costs as well as supporting those that do find themselves in financial difficulties.

This strategy has been prepared in consultation with our partners. We encourage you to comment and make suggestions on how we can improve our service delivery to meet both current and future housing needs.

Councillor John Lemmon

Chair of Housing and Community Services Committee

1. A STRATEGY FOR SOUTH DERBYSHIRE

1.1 Profile of the District

- 1.1.1 South Derbyshire covers an area of about 340 square kilometres and has a population of 91,000¹. The district population has grown by some 12% between 2001 and 2007 making it the sixth fastest growing local authority area in England and Wales.
- 1.1.2 Swadlincote is the main administrative and commercial centre of the district where approximately a third of the population live. The town is located on the former South Derbyshire coalfields. Coal and clay workings have all but disappeared. The rest of the district is mostly rural in character, marked by open countryside, the valleys of the Trent and Dove and a patchwork of villages and settlements.
- 1.1.3 According to the 2001 Census, the district's population age structure is broadly similar to the national average, but with a marginally higher proportion of people of working age. At the 2001 Census, some 3% of the population classified themselves as 'non-white'. The largest ethnic minority group is 'Asian or Asian British' accounting for some 1.6% with the majority residing in the parish of Stenson Fields which borders Derby City in the north of the district.
- 1.1.4 The 2001 Census shows that household average size for the district is at 2.43 compared to 2.35 for Derbyshire and 2.36 for England. The most common household size in South Derbyshire is two-person household (40%) followed by single person households (23%)².
- 1.1.5 In November 2008, South Derbyshire had an unemployment rate of 1.6%. Whilst this is lower than that for Derbyshire (2.5%) and England (2.8%) there are some wards, which have rates above the national average. These include Newhall and Stanton at 3.0% and Woodville at 3.1%.
- 1.1.6 In the Indices of Multiple Deprivation 2007 South Derbyshire is ranked 235th out of 354 in England and Wales. There are considerable variations across the district where some parts of the district such as Hartshorne are amongst the most deprived areas the county.
- 1.1.7 Businesses in South Derbyshire employ some 27,000³ people of which the service sector provides the majority (62%) followed by manufacturing (29%). The high level of manufacturing can be attributed to the presence of Toyota at Burnaston.

¹ Office National Statistics Mid 2007 Estimate reported in 21 August 2008 News Release report available from: <http://www.statistics.gov.uk/pdfdir/popest0808.pdf>

² South Derbyshire Strategic Housing Market Assessment 2007/08.

³ Official Labour Market Statistics available from: <https://www.nomisweb.co.uk/reports/lmp/la/2038431980/report.aspx>

- 1.1.8 51% of homes in the district are in Council Tax band A & B⁴. This is 9% lower than that for the East Midlands. A higher proportion of these homes are in the urban core around Swadlincote.
- 1.1.9 South Derbyshire's housing stock is predominantly low-rise semi-detached and detached family homes. Approximately 9.5%⁵ is social rented with the remainder being privately owned.

1.2 Regional and Sub-Regional Context

- 1.2.1 South Derbyshire has been identified as being in the 3-Cities sub-area for the East Midlands. In 2005, the East Midlands Regional Assembly commissioned research⁶, which identified sub-regional market areas operating across the East Midlands. The administrative areas of South Derbyshire, Amber Valley and Derby City have been identified as operating as a single housing market area. However, this research also identified that this market area extends across into the West Midlands along the boundary of South Derbyshire and East Staffordshire due to a sizeable household migration between the two administrative areas. Therefore, this Housing Strategy recognises that the housing market for South Derbyshire extends beyond the administrative area and considers the impact of the neighbouring authorities.

1.3 Aims and Objectives

- 1.3.1 With our Housing Strategy we aim ***'to ensure that the existing and future housing stock meets the housing needs of South Derbyshire residents by offering affordable homes located in safe, healthy and sustainable communities'***.
- 1.3.2 We developed our Housing Strategy in consultation with a wide range of stakeholders, and within a framework of our corporate aims and objectives, regional strategies and government policies to deliver local solutions for local problems.
- 1.3.3 The objectives of this Housing Strategy are to continue to:
1. Improve our understanding of the housing needs and aspirations of our residents.
 2. Provide new affordable housing to meet current and future housing needs.
 3. Prevent and reduce homelessness.
 4. Ensure vulnerable people have access to appropriate and stable housing and support.
 5. Improve the quality of the existing housing stock.
 6. Ensure that housing providers deliver high quality customer focused services.

⁴ Source: CLG valuation list, September 2008, available from: <http://www.local.communities.gov.uk/finance/stats/data/ctbdwell2008.xls>

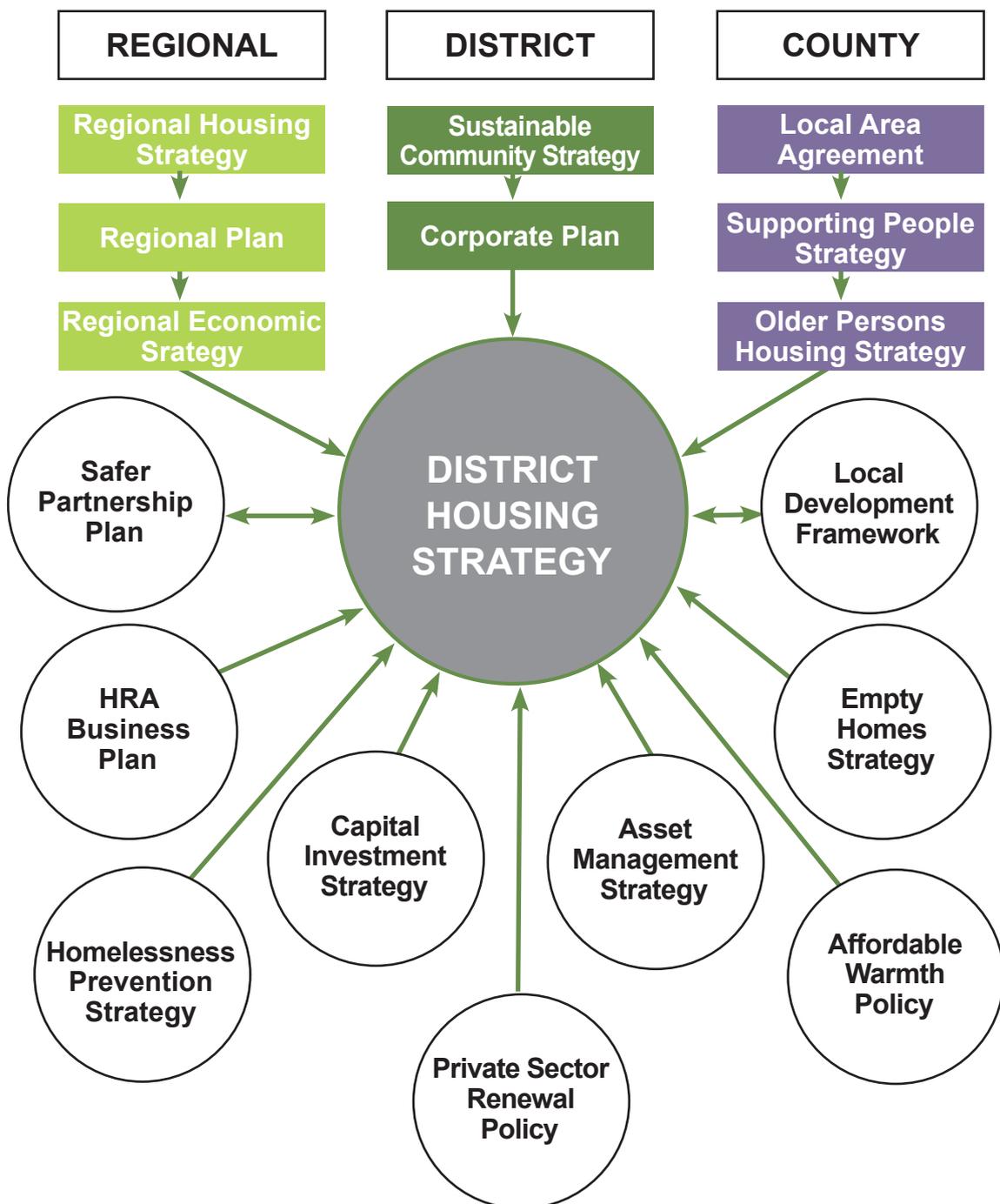
⁵ Source: Housing Strategy Annual Statistical Return 2008

⁶ DTZ Peda, 2005, Identifying the Sub-Regional Housing Markets for the East Midlands. Available from: <http://www.goem.gov.uk/497296/docs/191913/232488/300191/subregionalhousingmarkets>

2. THE CORPORATE CONTEXT

2.1 Relationship with other strategies

2.1.1 This Local Housing Strategy does not exist in isolation. It forms a link between national, regional and local policies helping to deliver regional priorities in a way that is appropriate to the district. The relationships are illustrated below:



2.2 The Corporate Plan

- 2.1 The Corporate Plan 2009 - 2014 sets the Council's plans and priorities for the district. It describes how the Council will work with partners to improve the quality of life for residents, the vitality of community groups and the success of local businesses. The Council's vision is: - ***'Making South Derbyshire a better place to live, work and visit.'***

Table 1: How the Housing Strategy Contributes to the Corporate Plan.

Corporate Plan Priorities	Examples of how housing contributes
Facilitate new affordable housing for people unable to access market housing. Improving the sustainability of rural communities through proportionate growth in housing particularly social housing.	The Council is now securing up to 40% affordable homes on large developments which trigger provision via a S106 agreement, which supports housing needs both locally and across the sub-regional housing market area. Funding for local rural housing schemes have been secured in the parishes of Shardlow and Coton in the Elms.
Reduce the number of vulnerable households experiencing fuel poverty with a package of targeted measures.	The UK Fuel Poverty Strategy suggests a SAP of 65 as minimising the risk of fuel poverty. Investment in the Council housing stock means that the stock currently has an average SAP (2001) rating of 68. Since 2003 the Council has carried out a wide range of energy efficiency improvement programmes including loft installation and providing households with free low energy light bulbs.
Improve the current housing conditions across the public/private sector stock. Maintaining at least the Decent Homes standard in the public and private sector.	Based on current levels of funding the Council is on target to achieve the Decent Homes Standard for all council owned properties by 2010. It is estimated that the Council will meet the PSA target of 70% of vulnerable private household homes meeting the Decent Homes standard by 2010.
Enabling people to remain in their own home for longer through Telecare.	SDDC have a Service Level Agreement with Derbyshire County Council to install, monitor and respond where occupational therapists assessments have identified a need. Between April 2007 to September 2008, 295 installations had been completed.
Deliver the Swadlincote Extra Care project in partnership, which will provide the largest single development of such housing in Derbyshire linked in a unique way to a residential care model.	In 2007 a partnership between the District and County Council and Trident Housing Association secured funding and land to develop a unique scheme, which includes 88 extra care units and 32 units for residential/dementia care.

2.3 The Sustainable Community Strategy

- 2.3.1 The Sustainable Community Strategy 2005 – 2010 has been written by South Derbyshire's Local Strategic Partnership. The Partnership includes representation from public services, local businesses, voluntary groups and individuals who live and/or work in the district. The Partnership's vision is: ***'Working together for a better South Derbyshire.'***

Housing plays a key role in delivering this vision, by delivering new affordable homes, preventing homelessness and supporting those vulnerable as well as minority groups who may feel socially excluded.

- 2.3.2 The Sustainable Community Strategy supports the Local Area Agreement, which sets out the priorities across Derbyshire. In recognition of these priorities the Local Strategic Partnership (LSP) have recently reviewed its structure including the merging and creation of some new sub-groups. Registered Social Landlords who operate in the district continue to have representation on the LSP board and as well as housing representatives on a number of sub-groups including the Sustainable Development and Health and Wellbeing groups.

2.4 Economic Development Strategy

- 2.4.1 The Local Economic Development Strategy 2007 – 2012 sets out the Council's understanding of the economic challenges and opportunities facing the district. The Economic Development Strategy vision is: ***'To promote greater economic wellbeing in South Derbyshire, in order that it becomes a healthier, more prosperous and safer place to live with better jobs and prospects for local people and businesses.'***

- 2.4.2 The strategic housing role supports this strategy by delivering affordable homes to meet the housing needs of employees of local businesses and the regeneration of local areas. Example: A Registered Social Landlord recently worked in partnership with the Council to secure Affordable Housing Grant to develop 39 affordable homes as part of a multi-purpose project to regenerate Swadlincote town centre.

2.5 Local Development Framework and the Local Plan

- 2.5.1 In October 1999, the Council began a formal review of the District's Local Plan. However, due to a technicality out of the control of the Council this was withdrawn. Therefore, the current Local Plan is that which was adopted in 1998, which sets out the delivery mechanism for shaping the future of the district in terms of development and use of land.

- 2.5.2 Following the introduction of the Planning and Compulsory Purchase Act 2004 the Council is now preparing the Local Development documents which will make up the Local Development Framework for the district. The key Local Development Framework document, the Core Strategy, is anticipated to be adopted in 2011.
- 2.5.3 Housing policies seek to ensure that a mixture of type, style and affordability of housing is provided, located in well-designed and sustainable environments, which have easy access to employment and a range of facilities and services. The Council's planning and housing service departments' work closely on a number of initiatives to meet housing needs across the district. This includes jointly participating in numerous local and sub-regional meetings including the Derby Sub-regional Local Housing Partnership and on the negotiation of affordable housing delivered via planning gain on large sites. In addition, to assist developers, in March 2008 the services jointly prepared and published an *'Affordable Housing Guide'* which provides a single reference point with the aim of providing clarity on the Council's approach to affordable housing in the district.

2.6 Capital Investment Strategy

- 2.6.1 The Council's Capital Investment Strategy 2008 sets out the ways in which capital investment will help deliver the Council's services and priorities and how investment will be financed.
- 2.6.2 The Council evaluates bids for new capital projects in accordance with a scoring system that is designed to ensure that future investment is targeted at the Council's priorities. Capital investment helps deliver the Council's priorities for housing by ensuring that the council stock is maintained to minimum standards, meeting the decent homes standard in the private sector, provision of disabled adaptations and the provision of low cost affordable rural housing.

2.7 Asset Management Plan

- 2.7.1 The Council's Asset Management Plan 2008-2011 links with the Capital Investment Strategy setting out how the Council will use its assets to deliver the corporate aims. A separate Housing Asset Management Strategy sets a framework as to how the Council effectively manages its housing stock including meeting the decent homes standard. Both of these strategies are important in delivering the Council's strategic housing aims.
- 2.7.2 In February 2008 members of the Council's Housing and Services Committee agreed to the capital receipt generated from the sale of housing assets to be used to improve the standard of existing sheltered housing, facilitate the provision of new rural housing and support a leasing scheme designed to bring empty private properties back into use.

2.8 Community Safer Partnership Plan

- 2.8.1 The Safer South Derbyshire Partnership Plan 2008 – 2010 aims, ***'To work together to provide the people of South Derbyshire with a community in which it is safe to live, work, play and visit'***. Criminal damage and anti-social behaviour as well as the fear of crime all impact on sustainable communities. The Housing Strategy supports this plan by ensuring housing related support is available for those fleeing domestic violence.

2.9 Housing Revenue Business Account

- 2.9.1 The Council's Housing Revenue (HRA) Business Plan January 2006 vision is ***'Through high quality services, delivered in partnership with customers, the provision of well maintained affordable homes that meet the requirements and aspirations on the people of South Derbyshire.'***
- 2.9.2 The HRA Business Plan is a key plan in the delivery of some of the Housing Strategy objectives. In February 2008 Members agreed to the use of capital receipts to improving the existing sheltered housing stock, deliver rural affordable housing and investment in the private rented sector. For example: in October 2008 Members agreed to the *'free'* use of land currently occupied by two low demand sheltered schemes for the development of a new 88 bed extra-care housing development.

2.10 Homelessness Prevention Strategy

- 2.10.1 The district Homelessness Prevention Strategy 2007-2012 aim is, ***'To prevent homelessness by ensuring that South Derbyshire residents have access to affordable accommodation and support to sustain a home.'***
- 2.10.2 This strategy includes prevention of homelessness, securing suitable accommodation and support for those who find themselves homeless. It is a key strategy in delivering some of the specific objectives of the housing strategy. For example: funding has been secured to develop a *'Supported Lodging Project'* for young vulnerable people. This links to objective 4 of the Housing Strategy.

2.11 Private Sector Housing Policy

- 2.11.1 The district Private Sector Housing Policy 2008 aim is, ***'to make the best use of available resources to deliver housing assistance, which is effective and proportionate to local housing conditions and need within our district.'***
- 2.11.2 This policy supports the Housing Strategy by targeting resources at key areas, particularly to vulnerable households, to tackle fuel poverty, the condition of private homes and assisting people to live independently in their own home.

3. THE WIDER PRIORITIES FOR HOUSING

3.1 National and Regional Priorities

3.1.1 This Housing Strategy sits within the context of wider national and regional priorities and aims to deliver these at a local level. This includes proposals to increase the supply of housing, to provide well-designed and greener homes and providing more affordable homes to buy and rent. The following sets out some of the key National and Regional priorities.

3.2 2005 Sustainable Communities: Homes for All

3.2.1 This sets out the Government's vision for Sustainable Communities as, ***'A flourishing, fair society based on opportunity and choice for everyone depends on creating sustainable communities – places that offer everyone a decent home that they can afford in a community in which they want to live and work, now and in the future.'***

3.2.2 This Plan is based on promoting choice, fairness and the opportunity to own or rent a good quality home that meets people's needs. It sets out an ambitious programme to tackle the different housing challenges we face including increasing opportunities for affordable home ownership and tackling homelessness. The plan also aims to create sustainable, mixed communities whilst protecting and enhancing the environment, historic towns, cities and the countryside and with the provision of housing related support.

3.3 2007 Housing Green Paper: Homes for the future; more affordable, more sustainable.

3.3.1 The Government's vision is that they ***'want everyone to have access to a decent home at a price they can afford, in a place where they want to live and work.'***

3.3.2 Proposals include a large increase in the supply of new, including affordable, homes, speeding up of the planning process, the use of public sector land, emphasis on the use of brown field sites and bringing empty properties back into use, homes and places to be well-designed and greener and developing a workforce with skills and capacity to meet the future needs. The Housing Strategy includes actions to locally deliver a number of these proposals. For example: Supporting the planning process to increase the supply of homes on the fringes of Derby City, working with Registered Social Landlords to raise the standard of affordable homes.

3.4 2008 Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society.

- 3.4.1 The Government says, ***'We want to prepare our communities for the multiple changes that we will face; to 'future proof' our society so that it does not alienate or exclude; and to allow everybody, regardless of age, to participate and enjoy their home and their environment for as long as possible.'***
- 3.4.2 Meeting the housing needs and aspirations of an ageing population is likely to be one of the main challenges for South Derbyshire. The Office of National Statistics predicts that between the periods of 2005 – 2015 the older people population in the district will increase by some 30% compared to 20% for England over the same period. The Council is currently working in partnership with the Derbyshire County Council and a Registered Social Landlord to develop an extra care housing project to increase older persons housing options and developing telecare services to older persons in private homes.

3.5 Worklessness

- 3.5.1 John Hills 2007 report ***'Ends and Means: the Future Roles of Social Housing in England'*** states that, "... a third of those unemployed in the spring 2006 are within the social rented housing sector". Tackling worklessness is a key priority for the Government and housing providers who already have relationships with their tenants are seen as important partners to address this issue.
- 3.5.2 In September 2008, unemployment in South Derbyshire was lower than that for Derbyshire and England; however some wards have rates above the average. These include Newhall and Stanton, Woodville and Hartshorne where there are also high concentrations of social rented properties.
- 3.5.3 The District Council is involved in numerous economic activities including working closely with partners attracting inward investment through the promotion of the area and available sites and properties, together with assistance to potential investors to provide employment opportunities for local people. This includes major inward investment at *'Tetron Point'* in Swadlincote from Bison Concrete Limited (manufacturer of floor units and structural components) and Fakro GB Limited (manufacturer of roof windows) as well as Toyota Motor Manufacturing UK at Burnaston.

3.6 East Midlands Regional Housing Strategy 2004 - 2010

- 3.6.1 The objective for housing set out in this Strategy is, ***'to ensure that the existing and future housing stock is appropriate to meet the housing needs of all parts of the community'***.

- 3.6.2 To contribute to the vision and changing situation in the East Midlands, policies have been grouped into three overall strategic aims of balance, inclusion and co-ordination. Policies to deliver these aims include:
- Increasing the quantity, securing quality and choice.
 - Addressing low demand including options for unpopular or unsuitable sheltered housing.
 - Delivering decent homes and neighbourhoods.
 - Tackling the causes of homelessness.
 - Ensuring that in rural areas there is provision of quality housing to meet a range of needs.
 - Developing the role of sub-regions and supporting economic growth in partnership.
- 3.6.3 A new draft Regional Housing Strategy entitled '**Managing Growth: Managing Change 2008- 2016**' is currently being developed by the East Midlands Regional Assembly. A key emerging challenge will be to meet the housing needs for a predicted household growth across the region of some 20% between 2001 and 2006.

3.7 East Midlands Regional Plan (Published March 2009)

- 3.7.1 The Regional Plan is the Regional Spatial Strategy for the East Midlands and sets out a broad development strategy up to 2026. It identifies the scale and distribution of new housing and other priorities such as environment, transport and economic development.
- 3.7.2 For South Derbyshire this plan proposes development of 600 dwellings per year. This recently published plan is currently the subject of a partial review, including re-examining housing requirements.

4. PARTNERSHIP WORKING

4.1 Strategic Development

- 4.1.1 We recognise that people do not restrict where they choose to live based on administrative areas and that we need to work with our partners to meet both local housing needs as well as the wider sub-regional needs.
- 4.1.2 During the period of the previous 2003 – 2008 Housing Strategy we increased our partnership working with the aim of developing more efficient ways of delivering affordable housing and other strategic priorities such as homelessness and improving the private sector housing stock; e.g. We have secured permission for some 2,500 new homes to be developed on the fringes of Derby to meet a housing need for both Derby City and South Derbyshire.

4.2 Consultation

- 4.2.1 The Council consults regularly on developing its strategic approach with tenants, residents and partner organisations. In developing this strategy, the outcome of other consultations has also been considered. This includes development of the Homelessness Strategy, Community Strategy and Local Development Framework, as well as findings from 'face to face' research carried out to assess residents housing needs including specific research to consider the needs of the Black, Minority and Ethnic communities and Gypsy and Travellers.
- 4.2.2 In addition to the above, wide-ranging consultation has been carried out in developing this strategy. This includes a special event held in January 2009 with stakeholders to specifically challenge the key issues identified by our research and to set the strategic housing direction for the district for the next 5-years. At this event stakeholders agreed that the current key housing issues are to meet the shortfall in affordable housing and to ensure that people can sustain their existing homes. These two issues were seen as the most significant issues to target limited resources. However, it was also widely acknowledged that they were probably the most challenging to address with the early 2009 economic slowdown. There was also concern from several housing providers that they are experiencing an increase in tenants involved in alcohol and substance misuse which may increase further as the recession starts to impact on household's disposable incomes.

4.3 Local Partnerships

- 4.3.1 The Council has a Local Strategic Partnership that includes Derbyshire Police, Derbyshire County Council, Primary Care Trust, Community & Voluntary Sectors and local businesses. This partnership leads on delivery of the Sustainable Community Strategy. Joint working is not an end in itself but a means of helping facilitate the provision of appropriate services. Housing is only one area, which impacts on a vibrant economy. Bringing together partners and professionals from a range of organisations and backgrounds enables a holistic approach to promoting community well-being.
- 4.3.2 Affordable housing is a key issue for this district. To build capacity to deliver rural housing the Council is a member of the Trent Valley Partnership, which brings together three Local Authorities and three Registered Social Landlords to improve delivery of rural affordable housing. As a key priority for this district the Council contributed to the funding of a research post to access local housing needs.
- 4.3.3 With a predicted increase in South Derbyshire of some 37%⁷ between 2005 – 2015 of the older population the Council recognises that it will need to work closely with its partners to meet the anticipated demand on services and supported accommodation. Hence the district is currently working in partnership

⁷ Source: Office for National Statistics, Sub-national population projections

⁸ Telecare is the continuous, automatic and remote monitoring of real time emergencies and lifestyle changes over time in order to manage the risks associated with independent living.

with Derbyshire County Council to expand telecare⁸ systems into the homes of older people both in the private and social housing sector.

The Council is also working in partnership with Derbyshire County Council, the Homes and Communities Agency and a Registered Social Landlord to develop an extra-care housing scheme. This will include specialist residential care units and extensive community facilities to cater for people’s changing needs as they get older avoiding the need to move home.

4.4 Regional Partnerships

- 4.4.1 The Council recognises that people do not choose where to live on the basis of administrative boundaries and that there are benefits to authorities as well as our customers in sharing resources and working jointly to resolve each others housing issues.
- 4.4.2 South Derbyshire forms part of the sub-regional market area known as the Derby sub-region. We have successfully worked in partnership with Derby City and Amber Valley Borough Council to deliver a number of sub-regional initiatives. This includes assessing housing needs, developing choice-based lettings and agreeing affordable housing nominations for new developments on the edge of the Derby fringe to meet housing needs for the City.
- 4.4.3 The Council also plays an active role in a wide range of countywide and sub-regional partnerships. This includes the Local Strategic Partnership in implementing and developing the Local Area Agreement which has identified affordable housing as a high priority; Derbyshire Supporting People partnership to meet the supported housing related needs of vulnerable people and the Derby sub-region Local Housing Partnership in meeting housing needs across the sub-region.

4.5 Summary Partnership Outcomes

Table 2: Summary of Partnership Outcomes

Partnership	Positive Outcomes
Trent Valley Rural Housing Partnership	<ul style="list-style-type: none"> • Knowledge of housing needs of local people in rural parishes across the whole district. • Funding secured to develop 21 units of rural housing.
Derby Sub-region Local Housing Partnership	<ul style="list-style-type: none"> • Joint sub-regional funding and development of the Strategic Housing Market Assessment and the Strategic Housing Land Assessment. • Secure affordable housing in the district to meet wider sub-regional housing needs.

Derbyshire Supporting People Partnership	<ul style="list-style-type: none"> • Funding secured to develop housing related support projects for young people and women fleeing domestic violence.
Choice Based Lettings	<ul style="list-style-type: none"> • Partnership with Derby City making it easier for residents to cross administrative boundaries. • Pooling of resources, skills and experiences.
Hi4EM Partnership	<ul style="list-style-type: none"> • Secured additional funding to meet decent homes standard in the private sector.
Telecare and Derbyshire County Council	<ul style="list-style-type: none"> • The Council is at the forefront of Telecare provision across Derbyshire and is offering services to both those in the private sector as well as the public sector.
Registered Social Landlord Partnership	<ul style="list-style-type: none"> • Increased capacity. • Identified land and increased funding opportunities in the district.

5. HOUSING NEEDS IN SOUTH DERBYSHIRE

5.1 Generally

- 5.1.1 The Council has an on-going programme of studies, which assess future housing needs for the district. This includes studies that look at the housing needs of specific groups such as gypsies and travellers, black and minority ethnic groups and local housing needs in rural parishes with populations of less than 3,000.
- 5.1.2 As a growing district the Council recognises the need to understand the housing pressures of our neighbouring districts and how people move across administrative boundaries. To strengthen our understanding of the housing market, since publication of the 2004 Housing Strategy we have taken steps to proactively work in partnership with our neighbouring districts. This includes jointly funding the Derby Sub-region Strategic Housing Market Assessment, the Derbyshire wide Gypsy and Travellers research and working with our regional partners to review the condition and energy efficiency of the private sector housing stock.

5.2 Housing needs in South Derbyshire

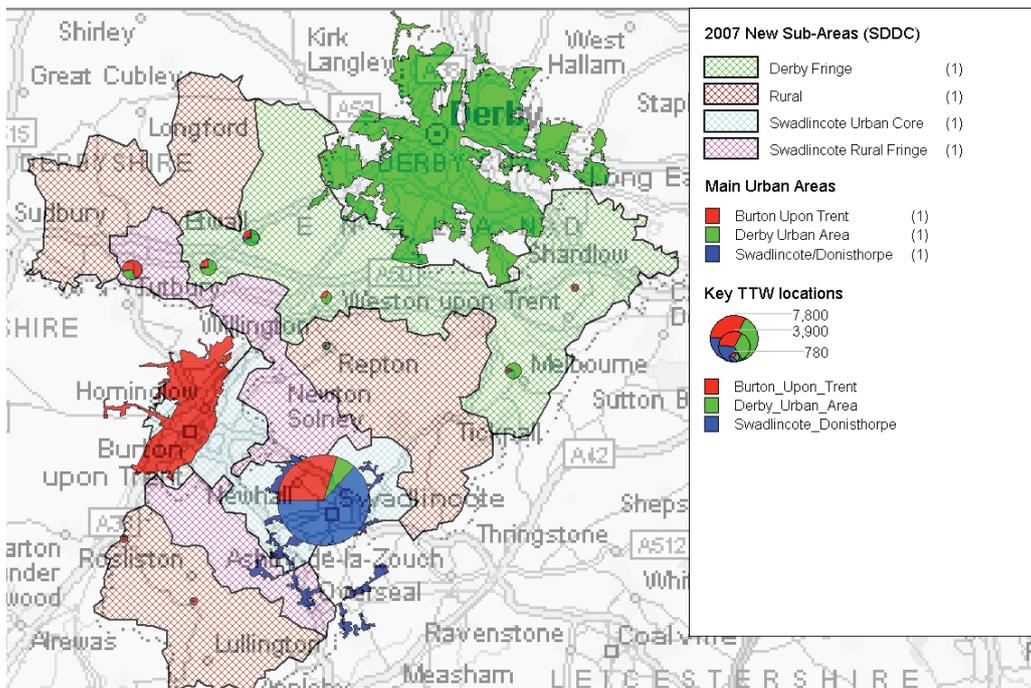
- 5.2.1 In 2007/08 the Council worked in partnership with Derby City to jointly fund both a district-wide Strategic Housing Market Assessment and a Derby sub-region Strategic Housing Market Assessment. The district assessment was published in the autumn of 2008; the sub-regional study was published in May 2009. The following sets out the key findings from these two studies.

5.2.2 Housing market areas. South Derbyshire has three strong overlapping influences on its housing markets:-

- The central Swadlincote urban area in the south of the district has strong links with Burton upon Trent for commuting and migrating.
- Derby on the northern edge includes the suburbs on the edge of the principal urban area and villages are strongly linked to the City.
- Rural areas, which are to a considerable extent free standing, with residents travelling to work in many diverse locations.

The map below shows the sub-areas and their travel to work connections with the nearby major settlements.

SDDC Revised Sub-Area Boundaries (based on settlement gravity and influence of key urban areas)



Source: 2007/8 South Derbyshire Strategic Housing Market Assessment

5.2.3 House prices and the active housing market. As with the rest of the country house prices increased substantially up to 2007 leading to problems of affordability. In late 2007 prices started to fall. This fall has been more dramatic for new build flats.

5.2.4 There are wide variations in house prices across the district with prices tending to be higher in the rural parishes and towards the edge of Derby. The lower quartile house prices vary from £103,000⁹ in the Swadlincote urban core to £144,000 in the rural parishes.

⁹ Source: Land Registry - lower quartile and average prices for the period 2006 – 2008

- 5.2.5 **Housing need and tenure.** The 2007/08 District Strategic Housing Market Assessment indicates a net shortfall in affordable housing supply of 396 units per year. The shortfall is higher in the north of the district towards Derby than the southern urban core around Swadlincote.
- 5.2.6 In terms of tenure, the Swadlincote urban area has lower entry level prices and intermediate housing such as homebuy and shared ownership will not compete with this as well as in Derby sub area and rural areas. The district Strategic Housing Market Assessment suggests that 90% of the new supply of affordable housing should be for social rent and 10% intermediate housing in the Swadlincote urban core. This compares to 60% for social rent: 40% intermediate housing in the Derby sub-area.

Key Issue: An annual shortfall of 396 affordable homes.

5.3 Housing Needs in rural parishes (settlements of < 3000 residents).

- 5.3.1 In recent years the district has seen infrastructure investment to some key trunk roads; particularly road network links to the M1, A50, A38 and A42 making it easier and quicker to commute both in and out of the district. Improved road networks are one of the reasons for an increase in the district population. The draft Regional Spatial Strategy suggested that there be major housing developments on the fringes of Derby to meet the needs of the City.
- 5.3.2 Rural settlements tend to be popular with more affluent households. This can result in pressure on local housing markets at a parish level where there is limited housing stock but high demand. Members, including some parish council members, have expressed concern as to the affect this has on the long-term sustainability of some rural settlements as young people are increasingly finding it difficult to access housing. Furthermore, the district has seen a large number of rural social housing units lost through the '*right to buy*' system to the extent that there is virtually no affordable housing in some settlements. Ensuring that there is a range of housing tenures/types is a key issue for the long-term well being of some rural communities.
- 5.3.3 In 2006 the Council became an active member and financial contributor to the local rural partnership known as the '*Trent Valley Partnership.*' Local housing needs across all of the rural parishes in the district have now been assessed, see appendix 6. 171 affordable homes in 32 rural communities have been identified. For the last 3-years East Midlands Housing Association has been working closely with the Council to identify and assess suitable sites. This has resulted in funding being secured to deliver 21 affordable homes in Coton in the Elms and Shardlow. Suitable sites have also been identified in Etwall, Hatton, Linton and Weston on

Trent with the potential to develop a further 41 affordable homes. A key barrier has been landowners not willing to sell land at a discount price in a rising market, as well as a reluctance to commit until the outcome of the current Local Development Framework is known as the land may potentially have a higher value if allocated for speculative housing.

Key Issue: Outstanding rural housing need of 119 affordable homes; long-term sustainability of some rural parishes.

6. HOUSING NEEDS ACROSS THE DERBY SUB-AREA

6.1 Generally

- 6.1.1 A housing market is defined in the Communities and Local Government (CLG) Strategic Housing Market Assessment Practice Guidance (August 2007) '*Identifying Sub-Regional Housing Market Areas*' (Annex to Strategic Housing Market Assessment Practice Guidance) as typically comprising of an area in which around 70% of moves are contained. The market area is likely to cover the administrative areas of a number of local authorities. Research commissioned by the East Midlands Regional Assembly (DTZ Piedad 2005) identified that South Derbyshire, Derby City and Amber Valley as operating in a single housing market area.
- 6.1.2 South Derbyshire, Derby City and Amber Valley have been working in partnership to assess housing needs across the Derby Sub-area. The Derby Sub-area Strategic Housing Market Assessment suggests a net shortfall in affordable housing supply of 1,576 per year. The highest shortfall is in the City at around 614 per year. To meet such a shortfall in a City where the supply of land is limited is likely to be a challenge for the sub-regional partners. There is pressure for South Derbyshire to meet some of Derby City needs in the district on the fringes of Derby. Meeting some of the housing needs of the City in South Derbyshire may in the long-term have wider implications for the district including meeting the housing needs of the next generation's homelessness and housing related support services such as those for the older people, etc.

Key Issue: The long-term impact of housing growth on the fringes of Derby.

7. HOUSING NEEDS OF SPECIFIC HOUSEHOLD GROUPS IN SOUTH DERBYSHIRE

7.1 Older People

7.1.1 Table 3 below shows the percentage of population projected to be aged 65 and over.

	South Derbyshire	Derbyshire	England
Population aged 65 and over as a proportion of the total population			
2008	14.47%	17.53%	16.08%
2015	16.75%	20.50%	17.88%
2025	18.98%	23.12%	19.87%
Population aged 85 and over as a proportion of the total population			
2008	1.71%	2.32%	2.19%
2015	1.90%	2.65%	2.49%
2025	2.50%	2.58%	3.28%

Source: Based on the Office of National Statistics (ONS) sub national population projections available for England based on the 2006 mid-population estimates

7.1.2 Whilst South Derbyshire's older population appears to be proportionally lower than Derbyshire and England, it is the rate of that growth which the district will need to plan for. The table below shows that the district's population aged 85 and over is the fastest growing in Derbyshire with some 88% growth between 2008 and 2025.

Table 4: Growth in the population aged 85 and over

District	Population aged 85 and over as a proportion of the total population (000s)		
	2008	2025	% change
Amber Valley	3	5	67%
Bolsover	1.6	2.9	81%
Chesterfield	2.4	3.9	63%
Derbyshire Dales	2	3.7	85%
Erewash	2.5	4.3	72%
High Peak	2.3	4	74%
North-East Derbyshire	2.3	4.2	83%
South Derbyshire	1.6	3	88%
England	1,125	1,913	70%

Source: Based on the Office of National Statistics (ONS) sub national population projections available for England based on the 2006 mid-population estimates

- 7.1.3 The 2001 Census shows that the population in South Derbyshire is relatively younger compared to the other Derbyshire districts. Between 2001 and 2007 the district population has grown by some 12% making it the sixth fastest growing area in England and Wales. Growth in family homes around the parish of Hilton and on the fringes of the Swadlincote urban core have been significant contributing factors. The anticipated growth in homes on the fringes of Derby is also likely to contribute to the future population growth in the district.
- 7.1.4 As birth rates have been declining in recent years, it is likely there will be a peak in the older population and then a steady decline. Buildings are long-term assets with the potential for over a 60-year life. A challenge will be to meet the current anticipated needs, yet maintain a degree of flexibility to adapt to the changing profile age range and associated needs as well as people's aspirations.
- 7.1.5 Since 2003 the Council has taken steps to reconfigure its Sheltered Housing Service to one which has community based wardens rather than the traditional residential warden model and has carried out a programme of refurbishments and improvements to the sheltered housing stock as well as declassified some 10% of the stock to general-purpose accommodation. The Council has also been at the forefront of delivering telecare services across Derbyshire and works closely with the occupational therapist installing monitoring equipment to assist independent living.
- 7.1.6 The previous Housing Strategy identified a gap in supported housing provision between sheltered housing and residential care. To address this the Council is currently working in partnership with Derbyshire County Council using its own land assets to facilitate an 88 bed extra-care scheme which will also provide a 32-bed specialist residential dementia care unit.

Key Issue: Growth in the older population and a need to provide a range of flexible care.

7.2 People with Physical and Sensory requirements

- 7.2.1 The Disability Living Allowance (DLA) is payable to people who are disabled and who have personal care needs, mobility needs or both. As at February 2005, 46.3¹⁰ per 1000 of the population in England (2,673,000 people in total) were in receipt of this benefit compared to 45.3 per 1,000 of the population in the East Midlands (192,600). In South Derbyshire 3,000 people were in receipt of this benefit. Table 5 below shows that South Derbyshire as one of the lowest level of claimants across Derbyshire.

¹⁰ Source: Quarterly Disability Allowance Statistics for February 2005 available from: http://www.dwp.gov.uk/asd/asd1/dla/dla_feb05_rounded.xls

7.2.2 Table 5: Percentage of the population in receipt of DLA as at February 2005.

Region	% of population in receipt of DLA ¹¹
England	5.26%
East Midlands	4.41%
Derbyshire	4.93%
Derbyshire Dales	2.86%
South Derbyshire	3.34%
High Peak	3.58%
Erewash	4.16%
Amber Valley	5.17%
North East Derbyshire	5.32%
Chesterfield	7.16%
Bolsover	7.71%

7.2.3 Under Part 1 of the Housing Grants, Construction and Regeneration Act 1996 Councils are required to provide grants to qualifying disabled people to help towards the cost of providing adaptations and facilities to enable them to continue to live in their home. In 2007/08 South Derbyshire provided the second highest level of grants in Derbyshire.

Table 6: Number of Mandatory Disabled Facility Grants made by Councils in Derbyshire.

	Number of DFG grants in 2007/08 ¹²	% of population based on mid 2007 estimates
Derbyshire Dales	39	0.06%
South Derbyshire	118	0.13%
High Peak	54	0.06%
Erewash	132	0.12%
Amber Valley	114	0.12%
North East Derbyshire	56	0.06%
Chesterfield	63	0.06%
Bolsover	78	0.11%

The Council provides more disabled facilities grants per person than any other district in Derbyshire and above the East Midlands rate of 0.08 per person.

¹¹ Population is as at Mid-2006 estimates, available from: <http://www.statistics.gov.uk/statbase/Product.asp?vlnk=15106>

¹² Source: HSSA Annual Statistical Return 2007/08

7.3 People with Mental Health Problems

- 7.3.1 According to the Office for National Statistics Psychiatric Morbidity Report published in 2001, it is estimated that 1 in 6 adults at any one time will be suffering mental distress. Based on these statistics approximately 11,000 adults in South Derbyshire will at any one time be suffering mental distress.
- 7.3.2 To aid those suffering mental distress in South Derbyshire, both P3 and Metropolitan Support Trust provide housing related support to those suffering a mental health problem in the district.

7.4 People with Learning Disabilities

- 7.4.1 About 2%¹³ of the population has a learning disability. Around 60% of adults with learning disabilities live with their families. The remainder either live in care homes, hospitals, hostels or in shared houses with support.
- 7.4.2 There are currently four residential care homes for adults with learning disabilities in South Derbyshire. These are all based in and around the Swadlincote urban core providing some 43 residential places.
- 7.4.3 In South Derbyshire, experience shows that this particular client group have difficulty securing suitable affordable large properties in the district, which allow a small group to share a house plus accommodation for a support worker.

Key Issue: Difficulty securing affordable large properties suitable for small groups to live independently.

7.5 Homelessness

- 7.5.1 In 2007 the Council carried out a review of homelessness in the district and published a new Homelessness Prevention Strategy. In 2007/8 the Council experienced an overall reduction in the number of people presenting themselves as homeless (158, 2007/08; 222, 2006/07). In the last 18 months the Council has refocused the Homelessness Service into a Housing Options Service with a much greater emphasis placed on preventing homeless and assisting all who present themselves as potentially homeless.

¹³ Source: Estimating Future Need/Demand for Supports for Adults with Learning Disabilities in England, Institute for Health Research, Lancaster University (2004).

7.5.2 Table 7 shows a comparison of those found to be unintentionally homeless and in priority need across Derbyshire.

	Number per 1000 of households/1000 accepted as homeless and in priority need	
	2007/08	2006/07
England	3.0	3.5
East Midlands	2.7	3.3
Amber Valley	1.9	4.0
Bolsover	3.4	N/A
Chesterfield	2.9	N/A
Derbyshire Dales	1.7	3.1
Erewash	0.9	3.9
High Peak	3.4	4.4
North East Derbyshire	1.1	1.9
South Derbyshire	2.2	3.2

Source: CLG Live Table 627: Local Authorities actions under the Homelessness Provision Acts. Available from: <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/homelessnessstatistics/livatables/>

7.5.3 Some of the key areas to be tackled as part of the Homelessness Prevention Strategy 2007 – 2011, include the need for additional affordable housing in the district and helping people sustain their existing homes. With the current ‘credit crunch’ and rising unemployment, monitoring the number of people who present themselves as homeless may provide an indication as to whether people are finding it increasingly more difficult to sustain their homes. A review of the Government’s PIE statistical return for the 3rd quarter of 2007 compared to the same period for 2008 shows similar levels of homelessness presentations. Early indications are that the Council’s Housing Options team are seeing a steady increase in the number of people seeking advice. The demand for homelessness services will need to be closely monitored so that the service can readily react to meet people’s housing needs.

Key Issue: The effect of the current economic downturn on demand for housing advice and support is currently not clear at this stage. Demand for services need to be closely monitored with a flexible strategy in place to enable the service to respond to changes in demand.

7.6 Young People – Generally

- 7.6.1 In the last two decades there has been a trend towards fewer young householders living in owner-occupied accommodation and more living in the private rented sector. In 2006, 52%¹⁴ of 16 – 24 year olds lived in the private rented sector with only 30% living in the social rented sector. Those living in the rented sector tend to be single, where as those living in owner-occupation generally live with a partner.
- 7.6.2 In South Derbyshire there is limited 1-bedroom accommodation available for young people to rent in both the private and social rented sector. Approximately 6.3% of the private rented stock in the district is 1-bedroom. In the social sector the supply of 1-bedroom accommodation is somewhat higher (20%), however this is distorted as the majority is designated for older people.
- 7.6.3 In terms of supported accommodation, there are currently two designated young persons' accommodation projects, which operate in the district. A 32- bed Foyer scheme in Newhall and an 8-bed scheme designated for young vulnerable females including young single mothers in Swadlincote. Both schemes offer low-level support.
- 7.6.4 In 2008, the Joseph Rowntree Foundation published a paper, which reviewed 'The Housing Choices and issues for young people in the UK.' The key housing issues identified include:
- Owner-occupation is beyond the means of most working-class young people.
 - Access to private rented housing may also be curtailed by landlords' preferences to rent to students and older tenants.
 - Student debt impacts negatively upon their likelihood of early entry to the property market.

Key Issue: Limited accommodation for young people to rent in both the private and social housing sector.

7.7 Young People – Vulnerable Groups

- 7.7.1 **Care Leavers:** Transition to independence among care leavers occurs at a relatively young age, usually around 17. Care leavers are designated as a priority group for housing services under the Housing Act 1996. However, the Act fails to specify precisely who is responsible for prioritising their needs (housing or social services). The Children's (Leaving Care) Act 2000 sought to ensure that enhanced support in the move to independent living is provided by Social Services. Under the Act, all care leavers are allocated a personal adviser, with responsibility for co-ordinating the provision of appropriate services. Support is provided until at least the age of 21 or completion of full-time education.

¹⁴ Source: English Household Surveys Live Table S102, available from: <http://www.communities.gov.uk/documents/housing/xls/139265.xls>

- 7.7.2 In South Derbyshire there are relatively few care leavers each year, currently less than 4. Acknowledging that generally there is a lack of affordable housing for young people in the district; one of the key issues, which this group faces, is making the transition to independent living. Therefore, ensuring that they have access to suitable affordable accommodation is important to a successful housing transition.
- 7.7.3 **Young Offenders:** This group also find it increasingly difficult to access affordable housing. At a recent Homelessness event partners highlighted that a key issue for this group was securing suitable temporary accommodation which could be used whilst the offender is waiting sentencing. More often than not, young offenders are being sent to prison/ young offender institutes merely because they are unable to provide a fixed address.
- 7.7.4 The Council has recently secured funding to pilot a 'Supported Lodging' project for this group.

7.8 Substance and Alcohol Misuse

- 7.8.1 It is widely recognised that housing and support can play a key role in helping people tackle their substance misuse. Housing with support can provide a stable base for those with a substance issue and wish to stabilise their lives in order to progress into detoxification or rehabilitation.
- 7.8.2 In the East Midlands in 2006/07 there were 2,673¹⁵ adults aged 16 to 59 years reported to have a drug problem.
- 7.8.3 In 2005 South Derbyshire Council for Voluntary Services was commissioned by the District's Substance Misuse Action Team to undertake research into the housing provision of drug and alcohol users in the South Derbyshire. Workers and service users were interviewed in addition to discussions with partners such as Burton Addiction Centre and local housing providers. This research identified that there are problems associated with housing including tenancy failure, properties being kept in poor condition, arrears and anti-social behaviour. It recommended that 'special' types of tenancy agreements should be considered which include additional contract conditions such as the tenant's agreement to continue seeking treatment. In addition, the report recommended the need for a specialist tenancy sustainment floating support worker who has experience with working with people with a substance misuse to provide housing related support and improve the link between the tenant and the housing provider.

¹⁵ Source: nhs drug statistics, available from:
<http://www.ic.nhs.uk/webfiles/publications/drugmisuse07/Drug%20Misuse%202007%20tables.xls#2.8!A1>

- 7.8.4 At the January 2009 Strategic Housing event social housing partners expressed concerns that they were seeing an increased number of their tenants suffering alcohol misuse. The true extent of this problem is often difficult to establish, as many sufferers will try to hide their addiction. However, it was felt that trying to better understand the extent of this problem, would help providers and other partners to agree a way forward.

Key Issue: To understand the extent of alcohol abuse

7.9 Domestic Violence

- 7.9.1 In 2007, 3%¹⁶ of homeless households in England and Wales accepted as homeless and in priority need were due to domestic violence this compares to approximately 5%¹⁷ for South Derbyshire during 2007/08. In the district, Trident Housing Association provides 10 units of supported accommodation for women fleeing domestic violence and a specialist floating support worker to assist both those wishing to re-settle back into the community or stay in their own home. This facility is not available in neighbouring districts and may account for the district figure being higher than that nationally.
- 7.9.2 The Council works closely with 'Next Steps' which is a voluntary organisation that offers free support to victims and survivors of domestic abuse and contributes towards the funding of a sanctuary scheme which helps those who wish to remain safely in their own home, while protecting them from their abuser.

7.10 Lone Teenage Parents

- 7.10.1 The Social Exclusion Unit's 1999 report on Teenage Pregnancy included a target that by 2003 all lone parents under the age of 18 who cannot live with family or a partner should be placed in supervised semi-independent housing with support.
- 7.10.2 According to the latest conceptions rates for under 18 year olds for 2005, conception rates in South Derbyshire accounted for 26.5 per 1,000¹⁸. This is considerably lower than that for the East Midlands at 40.2 per 1,000, which is similar to that for England.
- 7.10.3 In South Derbyshire the Metropolitan Support Trust (MST) (formerly Walbrook Housing Association) provides 8 units of supported accommodation for young vulnerable females, which include lone teenage parents. MST also provides floating support to those who wish to live in private accommodation.

¹⁶ Source: Communities Live Homelessness Table 632.
Available from: <http://www.communities.gov.uk/documents/housing/xls/141487>

¹⁷ Source: Governments official P1E Statistical Homelessness Returns for 2007/08.

¹⁸ Source: Local Neighbourhood Statistics for South Derbyshire. Available from: <http://neighbourhood.statistics.gov.uk/dissemination/LeadTrendView.do?a=3&b=276924&c=south+derbyshire&d=13&e=46&f=23693&g=435390&i=1001x1003x1004x1005&l=1340&o=141&m=0&r=1&s=1231251843515&enc=1&adminCompld=23693&variableFamilyIds=6888&xW=758>

7.11 Gypsy and Travellers

- 7.11.1 The Housing Act (2004), in conjunction with Circular ODPM 1/06, requires councils to assess the needs of Gypsies and Travellers and, via the Regional Planning Body, to include how this need will be met in local development plans.
- 7.11.2 In 2007 the Derbyshire District Authorities and Derby City Council commissioned research to assess the accommodation needs of gypsies and travelers across Derbyshire. This study recommends a need for a minimum of 58 new pitches across Derbyshire and
- That all Derbyshire Local Authorities look favourably upon planning applications for private sites.
 - 16 pitches are provided in Derby City UA area.
 - Public sites would be better spread across a wider area of Derbyshire and not in the immediate vicinity of existing sites. Hence it is recommends that new sites in Amber Valley Borough and Derbyshire Dales are considered as locations for new public sites in the south of Derbyshire.
- 7.11.3 There are currently two public sites in South Derbyshire. A long-stay site providing 22 pitches at Woodyard Lane, Church Broughton and a short-stay site providing 11 pitches at Lullington Crossroads, Lullington. In addition, at the time the research was carried out there were 9 private sites. Since then a further two planning applications for private pitches have been approved – site provision for 3 caravans in Mills End, Hilton and 6 caravans and 3 amenity blocks at Park Lane, Overseal.
- 7.11.4 Traditionally gypsy and travellers are one of the hardest groups to reach and will tend to support family members within their communities with a reluctance to accept external support. Derbyshire Supporting People have recently approved commissioning of a housing related support worker to work across Derbyshire, initially for a 3-year period. This should provide a greater understanding of their supported housing needs.

7.12 Black, Minority and Ethnic Communities (BME)

- 7.12.1 In the 2001 Census, some 3% of the population in South Derbyshire classified themselves as 'non-white' of which 1.6% classified themselves as Asian British. The majority live in the Stenson ward, which borders Derby City. Although this is well below the national average of 9% it is the highest percentage in Derbyshire, outside the City.
- 7.12.2 In February 2008 the Council commissioned research into the Housing Needs of the BME communities in the district. This concluded that residents are generally content with most aspects surrounding their housing in the area. Anti-social behaviour was highlighted as the main reason for dissatisfaction for residents. Further discussions with the Council's anti-social behaviour officer found that this

was not specifically targeted at this group, but that the Stenson ward suffers from anti-social behaviour due to the proximity to the urban settlement of Derby City; i.e. which such higher density of residents it is likely to suffer from a higher proportion of anti-social behaviour compared to rural settlements.

- 7.12.3 In recent years South Derbyshire has seen the migration of this group from within the City. In January 2009, the Secretary of State approved development on three sites on the fringes of Derby City within South Derbyshire. This will eventually see the building of some 2,500 new homes. The extent of migration and future housing needs of this group will need to be closely monitored.

Key Issue: To understand the potential impact of BME migration from Derby City.

8 HOUSING STOCK CONDITION

- 8.0.1 A person's physical environment can significantly affect their health and well-being. Improving the condition of homes across all tenures in the district can be of benefit not only to the occupants but also to the wider community by reducing crime, improving employment and educational achievement and reduce low housing demand.
- 8.0.2 In July 2001 the Government introduced the Decent Homes Standard with a target for all social housing to attain this standard by 2010. Later this standard was extended to include vulnerable households in the private sector. The Council is also committed to helping people live in energy efficient homes, which use environmentally friendly products as well as reducing fuel costs.

8.1 Council Housing Stock

- 8.1.1 The Council is the largest provider of social rented homes in the district providing some 3,100 properties (April 2008). In 2002 only 21% (774) of the stock was classed as failing to meet the Decent Homes Standard. Based on current levels of funding the Council is on target to achieve this standard for all properties by 2010.
- 8.1.2 The Council is currently undertaking a Council Housing Stock Options Review to establish what improvements and services Council house tenants are looking for in the future and to consider how best their expectations can be met. A similar review was undertaken in 2004. At that time, the Council concluded that it could still deliver what the tenants wanted and therefore no change was needed. The outcome of this review is anticipated in the Autumn 2009.
- 8.1.3 A key objective of the Council is to maximise value for money. In accordance with the 'Egan' partnering principles and best practice the Council have entered into

medium term (3 – 5) year contracts to deliver a range of planned maintenance and improvement projects.

- 8.1.4 The Council continues to improve the energy efficiency of the stock to tackle fuel poverty in the social sector. This includes reducing the number of homes heated by solid fuel and improving thermal efficiency. Since 1st April 2004 the Council has made incremental improvements to the energy efficiency of the stock from a SAP rating of 61 to 68¹⁹ in April 2008.

Key Issue: Completion of the stock options review.

8.2 Register Social Landlords Housing Stock

- 8.2.1 Registered Social Landlords (RSLs) manage some 586 (April 2008) properties for social rent. These are mainly located in and around the Swadlincote urban area. A high proportion of this stock has been built since the late 1980's; hence overall the stock is in good condition meeting the decent homes standard.

8.3 Private Sector Homes

- 8.3.1 Approximately 83% of the district's housing stock is owner-occupied with the remaining comprising of approximately 9.5% (586) social rented and 7.5% (2609) private rented. The district stock condition survey carried out in 2009²⁰ finds: -

- The proportion of long-term empty properties was estimated to be 1.5% (530 properties), on a par with the national average of 1.5%.
- An estimated 12,100 dwellings in South Derbyshire (27.8% of the stock) are non-decent. These are most associated with low-rise purpose built flats and converted flats, the private rented sector and properties built pre-1919.
- At present 7,100 (20.4%) of dwellings are estimated to have at least one Category 1 Hazard as defined by the Housing Health and Safety Rating System. The highest proportion was found in northeast of the district.
- The average SAP rating for all dwellings is estimated to be 53, which is above the all England average of 49.
- 27.8% of all dwellings in the district fail the Decent Homes Standard.

- 8.3.2 The Council is committed to improving the standard of living for vulnerable people and disadvantaged groups. Meeting the decent homes standard makes a major contribution to wider objectives such as tackling fuel poverty. Up until the 1 April 2008, the government target for achieving decency standards in the private

¹⁹ Figure is from the Government's Business Plan Annual Monitoring return for April 2008.

²⁰ CPC (2009) Private Sector Housing Condition Survey.

sector was that set by PSA7, where 65% of all dwellings occupied by vulnerable residents should be made decent by 2006/07. In practice, the most challenging target was the 70% to be met by 2010/11. Although PSA7 target no longer exists, it is still a CLG²¹ Departmental Strategic Objective under DSO2, 2.8.

- 8.3.3 The district stock condition survey carried out in 2009²² estimated that South Derbyshire does not meet either target as 64.1% of vulnerable households live in decent homes. An estimated shortfall of 396 homes occupied by vulnerable households need to be made decent to make up the shortfall. Current evidence shows that there are some areas in the district, particularly in the south of the district in the Seales and Linton wards where it is estimated that only 44.2% of vulnerable households homes are decent and the Swadlincote urban area where 62.4% of homes are decent.

Key Issue: Tackling non-decent homes occupied by vulnerable households in locations with higher proportions of non-decent.

8.4 Energy Efficiency and Fuel Poverty

- 8.4.1 Fuel poverty is defined as when fuel costs are more than 10% of disposable income. In addition, the term 'severe fuel poverty' and 'extreme fuel poverty' are sometimes used to indicate where fuel costs are more than 20% and 30% of disposal income respectively. The 2009 District Stock Condition survey estimated that 12.3% (4,300) of private households were experiencing fuel poverty.
- 8.4.2 The UK Fuel Poverty Strategy, published 2001, sets a government target to end the blight of fuel poverty in vulnerable households by 2010. Fuel poverty is caused by a combination of factors including poor energy efficiency of the home, high fuel costs and household income. Hence, only improving the energy efficiency of homes is unlikely to eradicate all cases of fuel poverty. The UK Fuel Poverty Strategy suggests a SAP of 65 as minimising the risk of fuel poverty. In April 2008 the average SAP of the council stock was 68. The average SAP rating for private housing was 53 in 2009.
- 8.4.3 Since 2003 the Council has carried out a wide range of energy efficiency improvement programmes including loft installation and providing households with free low energy light bulbs. It is likely that with rising fuel costs experienced in 2008 and predicted increase in unemployment due to the economy slowdown that fuel poverty will increase. A more holistic approach tacking all the factors affecting fuel poverty including low income should be considered.

Key Issue: Improving energy efficiency alone is unlikely in the long-term to reduce fuel poverty and a more holistic approach to address all contributing factors should be considered.

²¹ CLG – Communities and Local Government.

²² CPC (2009) Private Sector Housing Condition Survey.

8.5 Empty Properties

- 8.5.1 In 2008 the Council published a new Empty Property Strategy, which considers properties that have been vacant for more than 6-months. Properties become vacant due to a combination of factors including a lack of funds to maintain, abandonment and reluctance by the owner to let. In April 2008 there were estimated to be 437 properties in the district, which have been vacant for more than 6 months. The Council has recently appointed a dedicated Empty Property officer to target bringing these properties back into use. As a further incentive the Council has adopted changes to the council tax rules; from 1st April 2009 long-term empty property owners will no longer benefit from a discount on their council tax.

9 PLANNING FOR THE FUTURE

9.1 Strategic Housing Service

- 9.1.1 In 2008 the Audit Commission inspected the Strategic Housing Service delivered by the Council and found it to be providing a good, two-star strategic housing service, which has excellent prospects for improvement. There are currently²³ only two other authorities in England who have been awarded such a high rating. This is a major achievement for a small district council with limited resources. The Council is committed to continuous improvement and providing quality, value for money services. Maintaining a clear understanding of the housing needs of people who live in or wish to live in the district is paramount to successful planning, as is ensuring that we develop appropriate partnerships both at a district and wider regional level.
- 9.1.2 In recent months the Council has worked with its strategic partners to assess the housing needs across the district and the wider Derby housing market sub-area. This includes:
- Strategic Housing Market Assessment
 - Homelessness Review
 - Gypsy and Travellers Assessment
 - Local Rural Housing Needs
 - Black, Minority and Ethnic Needs
 - Private Sector Stock Condition Survey (report currently being finalised)

²³ As at January 2009.

- 9.1.3 The Council will need to consider how best to maintain and fund up to date housing needs research as well as develop its understanding of the current and future needs. As the district continues to grow with an anticipate growth of some 605 homes planned each year it is particularly important to understand the needs of minority groups who may choose to migrate to the district. e.g. the Asian communities are likely to migrate further into the South Derbyshire area from Derby City as housing grows on the fringes of Derby.
- 9.1.4 Like most Councils, resources are limited, therefore it is important that resources are targeted to those issues, which are strategically important. There are several other strategies in existence both led by the Council and other partners, which include housing related actions. The Housing Strategy provides the overall strategic direction for housing in the district and links directly to the Sustainable Community Strategy. The 'theory' is that all housing action planned for the district should be delivering the objectives set out in this strategy. Therefore a review of all housing related actions needs to be undertaken to ensure that they are delivering the strategic housing aims.

Key Issue: Continuously improving; ensuring that limited resources focus of the key strategic issues to be addressed; maintaining up to date housing needs data.

9.2 Value for money and resources

- 9.2.1 With limited resources it is imperative that the Council provides value for money. The Council's Financial Strategy sets out how the Council will plan and manage its financial resources. This sets out a criteria as to how funding is allocated to meet priorities. This process includes setting out how a project will meet local, regional and national priorities, the level of risk involved, and the level of partnership working including external funding levered in. Each project is assessed by a Member and officer panel and scored.
- 9.2.2 The Council's funds are held in two separate accounts. The General Fund is made up of income from Council Tax, business rates, government grant and Council services and is used to deliver all Council services except those directly connected with Council housing sock. The Housing Revenue Account (HRA) uses income from rents and service charges to provide management and maintenance services to Council tenants.
- 9.2.3 Of the Housing Revenue Account resources the Council also receives a 'ring-fenced' allocation which government stipulates is used on housing related projects. This includes the Major Repair Allowance which assists with the improvement of council homes to meet the decent homes standard, capital receipts from the sale of council homes may be used, a grant for the prevention of homelessness and a supporting people grant to assist older people to live independently.

10 ACTION PLAN AND MONITORING OF THE STRATEGY

10.1 Action Plan – addressing the key issues

- 10.1.1 An action plan for this strategy has been developed to focus on delivering the strategic housing objectives, see Appendix 2. With limited resources both in terms of budgets/funds and staff resources this strategy recognises that it is not possible to meet the 'wish list' of all of our partners and residents. Hence, following consultation with our partners and taking into consideration the current economic slowdown this strategy will focus on delivery two key issues of concern:-
1. Shortfall in affordable housing; 2. Sustaining a home. Linked to this will be the need to continuously improve the quality and delivery of services and to maintain an understanding of people's housing needs.
- 10.1.2 **Shortfall in affordable housing.** The district Strategic Housing Market Assessment identifies a shortfall of 396 affordable homes per year. The current draft Regional Spatial Strategy recommends 600 new homes should be built each year in South Derbyshire. This equates to approximately 65% of all new homes being affordable. Taking into account such factors as development viability, the need to balance communities, environmental factors, etc. it is highly unlikely that the Council could deliver 396 new affordable homes per year. Therefore, action planned in this strategy includes making better use of the existing supply both in terms of bringing empty properties back into use, making housing markets work more effectively and ensuring that intermediate housing is appropriately marketed to those who have aspirations to buy rather than rent.
- 10.1.3 **Sustaining a home.** Whilst the full effect of the economic slowdown is not yet fully understood the Council is seeing an increasing number of people seeking advice who are concerned about losing their home. We also know with a growing ageing population that more people wish to stay in their own home rather than move to special supported accommodation. When the economy slows down people on fixed incomes such as those on housing benefit, pensions, etc. potentially find it increasingly more difficult to afford to maintain their homes. Therefore, we need to consider action to help people reduce their outgoings whilst at the same time maintain their property in good repair. Struggling to maintain a home can affect people from all social groups, living in both the rented and owner-occupied housing. At a time of economic slowdown it is important that we take action to tackle this issue across all tenures and age groups.

10.2 Monitoring the Strategy

- 10.2.1 The key to delivering this action plan will be to ensure that there is a co-ordinated approach linking up housing related actions planned in other strategies as well as the actions in this strategy and to ensure that action planned also links to the Sustainable Community Strategy and Corporate Plan.
- 10.2.2 In March 2003 a '*Core Strategic Housing Group*' was established. This group comprised of five Members representing both political parties including the Chair of Housing and Community Services Committee and one is the Chair of Environmental and Development Committee. Officers representing the key cross-departmental strategic housing themes such as asset management, finance, housing strategy and housing management, planning, private sector housing and economic development also attend. This provides a unique opportunity for the cross-departmental co-ordination of strategic housing across the council. In particular, the group is well placed to ensure the co-ordination of strategic housing activity with the emerging Local Development Framework.
- 10.2.3 The Council uses a range of tools to monitor delivery of strategies and performance. This includes feedback from clients, consultation with partners and monitoring performance indicators. However, it is the primary purpose of the Core Strategic Housing Group to ensure delivery of the Housing Strategy.

PROGRESS IN DELIVERING THE PREVIOUS HOUSING STRATEGY 2004 – 2009

Appendix 1

1	Objective: Understand and plan around housing markets	Successes
1.1	<p>Review 2002 market and needs.</p> <p>Study and Commission a new market and needs study.</p>	<p>In 2006 the Council entered into a partnership with Derby City Council and Amber Valley Borough Council to carry out both a district level and a Derby Sub-region Strategic Housing Market Assessments. The partnership was successful in securing £50,000 from the Regional Housing Board and £20,000 from the RSLs partners. Derby City and South Derbyshire pooled additional funds for detailed primary research to be carried out in both the respective authority areas. South Derbyshire's district level research is complete and indicates a shortfall of some 400 affordable homes across the district. This report provides detail as to how this shortfall relates to three sub-market areas which function across the district providing the opportunity for affordable houses numbers/ tenure splits to be more specific. The sub-regional assessment is due to be completed early spring 2009.</p>
1.2	<p>Conduct a survey of the black and minority housing needs.</p>	<p>In 2008 research to assess the housing needs of the black, minority and ethnic (BME) groups was completed. This indicated that no specific special housing needs required for this group although more in-depth research is proposed to verify initial findings.</p>
1.3	<p>Conduct a survey of the housing needs of Gypsies/ travellers</p>	<p>Research assessing the accommodation needs of Gypsy and Travellers across Derbyshire was completed in 2008. This was commissioned by a successful partnership, which included all 8-district councils across Derbyshire, the County Council and Derby City. Each of the partners made a financial contribution as well as securing £45,000 from the Regional Housing Board. The study indicates need for additional pitches and suggests a further public site in the south of Derbyshire should be located in either Amber Valley or Derbyshire Dales.</p>

1.4	Commence a programme of parish surveys.	Rural Parish Local Housing Needs Research across 44 rural parishes was completed in 2008. This research identified a need of 171 affordable homes in 31 communities.
1.5	Work with partners to improve understanding of the Housing Need of Vulnerable Groups.	SDDC is an active member of the Derbyshire Supporting People Management Framework, which regularly monitors housing needs of vulnerable groups. A Review of Homelessness Needs in South Derbyshire was completed in 2007 and New Homelessness Strategy published in 2008. Officers participate in a number of groups working to assist vulnerable people including County Young Persons Group, County Homelessness Group, Priority and Prolific Offenders group, key partner in development of Sanctuary scheme.
1.6	Commission a new private sector stock condition survey.	An updated Private Sector Stock Condition report was published in 2004. Consultants have been commissioned to undertake a new survey. The fieldwork has been complete and the report is due to be published in March 2009.
1.7	Detail study of the housing market in an urban parish, possibly Woodville.	The New Strategic Housing Market Assessment considers the sub-housing markets across the district providing detail of the housing need around the Swadlincote urban core including Woodville and on the fringes of Derby.
1.8	Analyse both the Council Housing and Registered Social Landlord housing waiting lists.	In 2004 the Council introduced a new IT system for recording applicants on the housing waiting list. The Council successfully secured additional funds to introduce Choice Based Lettings (CBL) in partnership with Derby City. All of our RSL partners participate in this scheme, which went live in December 2008. Reports that provide detailed analysis of this new CBL system are to be developed in 2009.
1.9	Establish a Young Persons Accommodation Housing Group to monitor Housing Needs and develop appropriate accommodation.	This group was established but lost momentum in 2007, possibly because membership is similar to other groups and hence there was little added value for members to participate. Young Persons homeless issues are now considered as part of the district wide Homelessness Partnership Steering group.

1.10	Study of migration on the Derby fringe.	The Derby Sub-regional Strategic Housing Market Assessment considers cross boundary issues between Derby City and South Derbyshire. The Planning Inspectorate has recently approved development of some 2,500 homes on the fringes of Derby. This area has traditionally seen migration of black and minority ethnic groups from the City to the district. Hence, the Derby Sub-regional group is seeking funds to carry out further in-depth research to consider the potential future movement of the BME communities across the sub-region.
1.11	Seek views from Citizen Panel on key housing issues. The Citizen panel was consulted again in February 2006.	The Citizen panel was consulted again in February 2006. Approximately 50% were aware that the Council published a Housing Strategy and approximately 77% thought affordable housing was a big issue for the district in the next 10 years.
2	Objective: Accommodation for singles and childless couples in the Swadlincote sub-area.	Successes
2.1	Map the rented accommodation in the sub-area.	The social rented sector has been mapped for the whole district. Work has been undertaken to identify private landlords from the Council Tax register.
2.2	Examine the feasibility of a private landlord purchasing new property for rent.	This was explored; however members of the Council Core Strategic Housing Group agreed that resources were to be focused on delivering more properties for social rent and making better use of the existing private rented sector.

2.3	Re-designate low demand sheltered properties for general purpose.	November 03 – Committee agreed to declass of 103 flats. Progress: - January 05 – 12 flats, April 05 –20 flats, February 07 – 32 flats. Of these 82 have been declassified through trickle transfer process. 50 general needs bungalows to be trickle transferred into sheltered stock.
2.4	Develop a rent deposit scheme.	A rent deposit scheme was launched in 2004. Only 8 successfully took up the Scheme since its launch. A review found that process was long winded and cumbersome and increased the chance of losing lettings and people were still reluctant to rent privately due to higher rents than social housing. Landlords also unaware that they need to register with a Government approved tenancy deposit scheme. A new ' <i>Rent Guarantee</i> ' scheme was introduced in 2008 to streamline the process, target those not protected by homeless legislative duties, potential move towards guarantees rather than cash deposits changing hands. Since introduction of the new scheme the Council has helped 29 people with a rent deposit.
2.5	Increase links with Private Sector Landlords/ letting agencies with a view to developing a list accredited landlords.	Working with DASH, (Decent & Safe Homes in the East Midlands), offering a range of support & advice (information leaflets, training sessions) to private landlords. The East Midlands Regional Landlord Accreditation Scheme has been adopted and five South Derbyshire Landlords have achieved accreditation. The South Derbyshire Landlords Forum has been relaunched and the first two forum events have been well attended. A bi-annual newsletter to complement the forum meetings will disseminate further news and information to private sector landlords.
2.6	Explore the options for more shared ownership/ other tenures such as "self-build" and leasehold.	The District Council works closely with the Home Buy Agent (East Midlands Housing Association) to assist people who have indicated an interest in shared ownership. The Council also informs applicants for social rent when these properties come onto the market.

2.7	Maximise the use of S106 Agreements.	The Housing Strategy Manager now engages with developers and negotiates affordable housing on S106 sites. In 2003 the Council was achieving approximately 20% affordable on S106 sites compared to 2008 where 40% has been achieved. Over the period 04/05 to 08/09, contributions were secured for a total of ? affordable homes on site, together with some discount market housing and financial contributions for affordable housing. The Housing and Planning Services have jointly prepared a “Guide to Affordable Housing” in the district to assist delivery of affordable housing.
3	Objective: Affordable housing in the rural parishes.	Successes
3.1	Agree a strategy for carrying out a programme of surveys and commence.	The district council worked with Midland Rural Housing to establish the Trent Valley Partnership making a £30,000 contribution to fund a post over a 3-year period to assess rural housing needs across the district. Rural Parish Local Housing Needs Research across 44 rural parishes was completed in 2008.
3.2	Select an RSL partner.	Members selected East Midlands Housing Association in June 2004. In 2008 this partnership was reviewed with the primary aim of increasing capacity. This resulted in the re-selection of East Midlands Housing Association along with Nottingham Community Housing Association.
3.3	Planning and Housing Strategy to meet regularly to review developments and opportunities for affordable housing.	Planning Policy, Development Control and Housing formally meet every 6 weeks. There is regular informal contact to discuss specific issues/sites.

3.4	Examine the feasibility of a private sector/ RSL purchase scheme to bring empty properties back into use.	In house Voluntary leasing scheme aimed at bringing empty properties back into use and leasing through the housing department is currently being piloted.
3.5	Examine the feasibility of a private landlord purchasing new property for rent	This was explored; however members of the Council Core Strategic Housing Group agreed that resources were to be focused on delivering more properties for social rent and making better use of the existing private rented sector.
3.6	Work with East Midlands Housing Association to develop and promote the take up of the "Home Buy" scheme.	Applicants for council accommodation are asked to identify if they would be interested in this scheme and, if appropriate are sent "Home buy" information back. East Midlands Housing Association has also facilitated training to the housing options team.
4	Homelessness - Improve access to suitable temporary accommodation and prevent the reoccurrence of homelessness.	Successes
4.1	To work with East Staffordshire Borough Council (ESBC) to jointly increase temporary accommodation.	<p>SDDC, ESBC and Trent & Dove Housing Association worked in partnership to develop a direct access hostel proposal to be located in Burton upon Trent to meet cross boundary needs. A site was identified and scheme design developed, however the lack of Supporting People funds resulted in this scheme being abandoned.</p> <p>ESBC indicated in 2007/8 that they were no longer in a position to support this project. Hence, in 2008 the Council successfully bid to Derbyshire Supporting People to secure additional funding for 4 units of direct access to be provided as part of the re-tendering specification for future services for this client group in the district.</p>

4.2	To work with an RSL provider to increase floating support in the district to extend service to private Sector.	Secured 5 additional units of floating support for young teenage mothers and 15 additional units of floating support for young homelessness people in 2006/7.
5	Objective: Private Sector Housing - to raise the standard of vulnerable households in the private sector to meet the Decent Homes Standard	Successes
5.1	Established a baseline of vulnerable households.	6350 vulnerable households were identified as part of the Private Sector Stock Condition Survey carried out in 2004. Following baseline assessment established by stock condition survey we have reviewed our progress towards PSA 7 annually 2005/6 – 8912 non-decent private sector households of which 1996 occupied by vulnerable (31.2%) 2006/7 – 8858 non-decent private sector households, of which 1940 occupied by vulnerable households (30.5%) 2007/08 – 8776 non-decent private sector households, of which 1858 occupied by vulnerable households (29.3%)
5.2	Agree Strategy for meeting the decent homes standard.	Decent homes incorporated in latest revisions of Private Sector Housing Policy. Successful bids to GOEM in 2006/7 and 2007/8 for funding for joint Decent home scheme in partnership with Spirita Home Improvement Agency/Amber Valley and Derby City Councils. Decent home scheme delivered 101 homes made decent homes in 2006/7, 83 further homes made decent for 2007/8.

6	Objective: To ensure the Councils Sheltered Housing meets the needs and aspirations of older people.	Successes
6.1	Agree minimum standards for the accommodation.	Council Members agreed a minimum standard in November 2003.
6.2	Agree programme for improving Sheltered Housing and an investment strategy.	So far funded by capital receipts from sale of Basses Crescent and Smallthorn Place Sheltered Housing Schemes. £880k committed to date. £320k work outstanding. Funds have not yet been secured to complete the improvement programme.
7	Objective: Affordable General Housing on the Derby fringe (this is linked to rural housing in the Derby sub-area)	Successes
7.1	Provision to be included in the Local Plan for meeting Housing Need for Derby City.	The Planning Inspectorate has approved the development of some 2,500 homes on the Derby fringe of which 40% is to be affordable.

8	<p>Objective: To work closely with Social Services to address the gap between Sheltered Housing and residential Care – Extra Care Housing.</p>	<p>Successes</p>
8.1	<p>Make a bid to ODPM for Extra Care funding.</p>	<p>In 2004 Council and Derbyshire County Council worked in partnership with Trident Housing Association and prepared a scheme. However, this was not a high priority for the County and was not progressed. In 2007 with the need to address both the gap in extra care housing and specialist dementia care the partnership reformed. The partnership has secured funding and land to development a unique scheme, which includes 87 extra care units and 32 units for residential/dementia care. This is expected to start on site in 2009 and complete by 2011.</p>
9	<p>Objective: Young People Leaving Care – develop high level supported accommodation for young people. (Approximately 4 units).</p>	<p>Successes</p>
9.1	<p>Ensure the After care team has a representative on the district Homelessness Steering Group.</p>	<p>The Local scheme manager is a member of the Homelessness Steering Group.</p>

9.2	Work with an RSL to develop 4 units of supported accommodation for care-leavers.	There are insufficient care-leavers in the district to justify a dedicated scheme for this group. However, there are occasions when a care-leaver required additional support before they may move from dependent living to semi-supported living. Hence, this will be considered by the Derbyshire Supporting People as part of the re-tendering of young peoples services across the district.
10	Objective: To ensure there is suitable accommodation for ex-offenders.	Successes
10.1	The Council will work in partnership Derbyshire Probation Service and other agencies that support ex-offenders to sensitively and confidentially deal with their applications for housing.	Implemented Detention Release procedure. For housing advice prior to date of release. Work with probation on local Prolific and Priority Offenders scheme, involved with re-housing offenders through MAPPA.
10.2	To work with the youth Offending Service and an RSL to develop 4 units of supported accommodation for young ex-offenders.	The Council have secured Supporting People funding to pilot a supported lodging project in the district for an initial 3-year period.

10.3	To improve links with the National Probation Service to monitor housing needs of ex-offenders.	The housing need of ex-offenders is monitored via the Supporting People Team.
11	Objective: To work in partnership with Derbyshire Learning Disabilities Board to re-house those residents from Aston Hospital who wish to live in the district.	Successes
11.1	To work with and secure accommodation for 6 residents with Learning Disabilities in the Swadlincote Area	All residents were re-housed, although not all in the Swadlincote area.
11.2	To improve awareness of the Housing Needs of People with Learning Disabilities.	Social Services are active members of both the Homelessness Steering group and the Strategic Housing Forums.

12	<p>Objective: To ensure that People with Substance problems have access to appropriate housing.</p>	<p>Successes</p>
12.1	<p>The Crime and Disorder Partnership currently working with the Local Community Drug Officer to research the Housing Needs of this client group. Results are expected in the Autumn of 2004.</p>	<p>The Council will work with the Partnership to meet housing needs identified. The Council's Housing Options Team liaises with Addaction and key workers when applicants have a substance misuse problem. Research published in 2004 indicates a possible need for a special substance misuse housing related support officer.</p>
13	<p>Objective: Domestic Violence - To secure funding to provide floating support to women in the wider community who have experienced domestic violence.</p>	<p>Successes</p>
13.1	<p>Work with an RSL to prepare a bid for a floating Support Worker</p>	<p>From 2006 – 2008 the Council funded a specialist housing related floating support worker to support those suffering domestic abuse to either stay in their own home or support them to re-settle back into the community. The Council was successful in 2008 to secure Supporting People funds to long-term fund this post which links up with the district sanctuary scheme.</p>

14	<p>Objective: Gypsies/travellers – increase the number of authorised pitches in the district.</p>	<p>Successes</p>
14.1	<p>To work with Derbyshire County Council and bid to ODPM for additional funding for 4 extra pitches.</p>	<p>Increased Woodyard Lane site in Church Broughton by 3 pitches. Work completed end of 2006. Lullington Gypsy site - successful bid was made and grant has funded an additional 2 pitches for a total of 2 caravans. The site has been extended and further works undertaken, including the erection of 11 new individual pitch toilet / washroom facilities and the installation of a sewage treatment system to replace the dilapidated septic tanks and soak away.</p>
15	<p>Objective: To ensure that People with Mental Health problems have access to appropriate housing.</p>	<p>Successes</p>
15.1	<p>Mental Health Trust is currently preparing an Accommodation Strategy. (Anticipated date for publication summer 2004) The District will work with the Trust to meet needs identified as part of this strategy.</p>	<p>The needs of people with mental health are monitored via the Supporting People Core group of which SDDC is a member. Housing Department will appropriately refer housing applicants to the Mental health team.</p>

16	Objective: Social Council Housing - to bring all council homes up to the Government's Decent Homes Standard by 2010, with one third by 2004; 50% by 2006.	Successes
16.1	To maintain up to date stock condition information	This is maintained up to date via specialist IT software. The Council will be commissioning a new stock condition survey to consider condition of the council housing stock. Target of completing initial Decent Homes programme will be hit.
17	Objective: Private Sector Housing - promote high standards of accommodation and responsible landlord management through education, enforcement and Incentives.	Successes
17.1	Revitalise the Landlord Forum including scope for third partner.	New South Derbyshire Landlord Forum launched in 2008 following consultation with landlords. Landlords favoured a local authority led Forum meeting twice yearly, supplemented with two newsletters per year. The first two forum events were well attended and used to promote the East Midlands Accreditation Scheme. A second newsletter will be published in March 09.
17.2	Agree a package of incentives for private landlords to reward and retain good landlords.	A range of schemes has been introduced including a regional landlord accreditation scheme, Rent Guarantee Scheme and Private Sector Leasing Scheme. The benefits, together with training and other support are promoted through the Forum and newsletter.

17.3	Compile a database of rented property.	A database of local landlords has been compiled using LHA / Council Tax records and will continue to be updated via a range of sources such as enforcement activity, the rent guarantee scheme and grant activity.
18	Objective: Private Sector Housing - to achieve the Government's aims to reduce harmful CO2 emissions and to tackle fuel poverty.	Successes
18.1	Complete an energy efficiency scheme, e.g. Heat Street.	<p>Council Tax discount scheme in partnership with British Gas have operated from 2006 onward and offers £125 council tax discount incentive for 'able to pay' households. Vulnerable households are targeted for loft and cavity wall insulation and heating improvements through Heatsavers and Warmfront. 984 vulnerable households received insulation measures in 2006/07 and a further 344 vulnerable households received measures in 2007/08.</p> <p>Renewable loan scheme launched for 2007 – to provide loan assistance up to £4K for private residents wishing to install renewable energy schemes such as solar panels in their home. We have completed 3 loan installations to date.</p>
18.2	Energy Publicity Day	One or more Energy Publicity days are organised each year to raise awareness of energy conservation and to help private households. A new partner, Marches Energy Agency will be available through the Local Authority Energy Partnership in 2009 to carry out further promotional work in the local Carbon Village and through out the district with their 'Light Fantastic' publicity bus.

19	Objective: To ensure that older people and disabled people have an option to live in there own homes as long as possible.	Successes
19.1	Pilot the use tele-care units in the community.	SDDC have a Service Level Agreement with Derbyshire County Council to install, monitor and respond where Occupational Therapists assessments have identified a need. From April 2007 to September 2008 295 installations had been completed. Additional resources of 2 staff have been added to keep up with demand.
19.2	Work with Social Services to increase disabled awareness of housing options.	We meet with Social Services monthly to review the caseload of applications for disabled adaptations. The review process includes consideration of the most appropriate options for the disabled person and may include relocation to more suitable property using the recently introduced 'Relocation Grant' as an alternative to a Disabled Facilities Grant.
19.3	Maximise security improvements through HRA grants and Crime and disorder programme.	Housing Services partly fund a district-wide sanctuary scheme. Housing routinely ask the Crime Prevention Officer to assess sites/estates in relation to Anti-social behaviour and the Crime Reduction Development partnership have jointly funded lighting and fencing improvements to council homes.
20	Objective: To ensure that older people and disabled people have an option to live in there own homes as long as possible.	Successes

20.1	Review Customer Care Charter and service standards for Council Housing Services.	The Customer Charter has been reviewed and is available on the Council website. Housing Services achieved Charter mark Accreditation in 2007 and maintained its award in a 2008 reassessment.
20.2	To complete options for the future management arrangements for the stock.	This was first completed in 2005. Decision was to retain the stock. The Council is currently carrying out a further review and is due to report on the outcome of this in spring 2009.
20.3	To carry out a Best Value Review of Housing Services.	Review of Repairs and Maintained was carried out in 2005. In June 2008 the Audit Commission Reviewed the Strategic Housing Services concluding that this was a good service with excellent prospects for improvement.
20.4	To improve the standard of Shelter Housing to a 2 Star Service.	The Sheltered Housing Service has been accredited to Centre for Sheltered Housing Studies Standard as well as Tele-care Services Association Parts one, two and three. The service has now achieved level B in Supporting People's Quality Assessment Framework.

SUMMARY OF THE KEY ISSUES FOR THE 2009 – 2014 HOUSING STRATEGY.

Appendix 2

The key issues for this strategy are summarised below. They are grouped under three themes.

Theme 1: Shortfall in affordable housing.

Key issue	Linked to Housing Strategy Objectives
<ul style="list-style-type: none"> • Net shortfall in affordable housing supply of 396 units per year. • Local rural housing need of 171 homes across 44 communities. • Pressure on South Derbyshire to meet housing needs for the City on the fringes of Derby. • Future population growth. • Aging population. • Limited 1-bedroom rent accommodation for young people and singles. • Sustainable quality council housing stock. • Reducing the number of empty properties. 	<p>Objective 1: To improve our understanding of housing needs and aspirations of our residents.</p> <p>Objective 2: To provide new affordable housing to meet current and future housing needs.</p>

Theme 2: Sustaining a home and independent living.

Key issue	Linked to Housing Strategy Objectives
<ul style="list-style-type: none"> • Ageing population. • Difficulties experienced by groups with learning disabilities to secure shared accommodation with provision for a carer. • Potential rise in unemployment and affects of the economic slowdown – potential rise in homelessness. • No specialist housing related support for people suffering substance misuse. • Fuel poverty in the private sector – particularly vulnerable households in the Seales and Linton wards; Woodville and Hartshorne parishes. • Monitor and review pilot projects 	<p>Objective 3: To prevent and reduce homelessness</p> <p>Objective 4: To ensure vulnerable people have access to appropriate and stable housing and support</p> <p>Objective 5: To improve the quality of the existing housing stock</p>

Theme 3: Intelligence and continuous improvement.

Key issue	Linked to Housing Strategy Objectives
<ul style="list-style-type: none"> • A need to understand the future housing needs of potential black and ethnic groups from Derby City. • Maintain up to date housing needs information. • Review and monitor other relevant strategies which impact on delivery of the Housing Strategy objectives. 	<p>Objective 1: To improve our understanding of housing needs and aspirations of our residents.</p> <p>Objective 6: To ensure that housing providers deliver high quality customer focused services.</p>

HOUSING STRATEGY ACTION PLAN 2009 – 2014

Appendix 3

Strategic Aim 1: To reduce the shortfall in affordable housing.

Key measure: Annual shortfall in affordable housing as identified by the Strategic Housing Market Assessment.

Ref.	Area for Action	09/10	10/11	11/12	12/13	13/14	Additional	Responsible Officer	Partners	Strategic Fit
1.1	Deliver an average of 150 new affordable homes each year up to 2014. (NI155)	75	75	150	200	250	Planning Gain, Homes & Community Funds, Council resources	Housing Strategy Manager	H&CA, RSLs, Developers, Private landlords	Sustainable Community Strategy, Corporate Plan, Regional Housing Strategy, LAA, RSS
1.2		*		*		*		Housing Strategy Manager		
1.4		*	*	*	*	*		Housing Strategy Manager		
1.5	Profile the existing housing stock and compare to the ideal as recommended in the SHMA.	Swadlincote urban core	Melbourne, Hilton	Rural parishes	Rural parishes	Rural parishes		Local Planning Manager		
1.6	Inform developers/partners of the gaps in the housing markets.	*	*	*	*	*		Housing Strategy Manager		
1.7	Bring empty properties back into use for affordable rent.	10	15	15	10	10		Private Sector Housing Manager		
1.8	To allocate sufficient land in the LDF to meet housing needs.	*	*					Local Planning Manager		
1.9	To identify sites to meet a local rural housing needs.	*	*	*	*	*		Development Control Manager		

South Derbyshire District Council Housing Strategy 2009 – 2014

1.10	Develop an intermediate home-ownership strategy		*					Housing Strategy Manager		
1.11	Review the RSL partnership arrangements			*				Housing Strategy Manager		
1.12	To secure the long-term viability of the Council Housing Stock	Agree on the stock option	Agree a delivery plan					Head of Housing		
1.13	To reduce under/ over occupation in the social sector		Assess occupation rates	Agree Strategy with				Housing Strategy Manager		
1.14	Assess aspirations of social housing tenants to buy.		*					Housing Strategy Manager		

Strategic Aim 2: To prevent loss of a home and support independent living.

Key measure: Number of households assessed by the Council as homeless (irrespective of priority need).

Ref.	Area for Action	09/10	10/11	11/12	12/13	13/14	Additional Resources	Responsible Officer	Partners	Strategic Fit
2.1	Review the effectiveness of the rent guarantee scheme	*	*			*		Housing Operations Manager	RSLs, Derbyshire County Council, Derby City Council, Council for Voluntary Services, Citizen Advice, CLG	Sustainable Community Strategy, Corporate Plan, Regional Housing Strategy, Affordable Warmth Strategy, Regional and local
2.2	Ensure that the CBL scheme is not having an adverse effect on vulnerable people accessing affordable housing.	*	*					Housing Operations Manager		
2.3	Develop proposals for enhanced Housing Options Service and multi agency service hub		2010 onwards	*	*		CLG funding	Housing Operations Manager		

South Derbyshire District Council Housing Strategy 2009 – 2014

2.4	Implement new housing support services for older people in-line with the Supporting People Review	*					Within Supporting People funds	Housing Operations Manager		
2.5	Extend the range of provision for elderly persons housing and support including Telecare and Extra Care.	*	*	*	*	*		Housing Operations Manager		
2.6	Implement Mortgage rescue scheme with partners	*					CLG funding	Housing Operations Manager		
2.7	Review the pilot supported lodging project			May 2011			Supporting People funding	Housing Operations Manager		
2.8	Secure a 4-bed home for people with learning difficulties			*			H&C agency funding, Social services	Housing Strategy Manager		
2.9	Assess the extent of drug and alcohol abuse in the social sector and consider the need for a specialist support worker			*			Supporting People funding	Housing Strategy Manager		
2.10	Reduce fuel poverty in vulnerable households in the private sector	Target Seales, Linton and Swadlincote urban area		*	*	*		Private Sector Housing Manager		
2.12	Assess fuel poverty in the social sector				*			Housing Strategy Manager		

Strategic Aim 3: To improve intelligence and continuous improvement.

Ref.	Area for Action	09/10	10/11	11/12	12/13	13/14	Additional Resources	Responsible Officer	Partners	Strategic Fit
3.1	Strategic Housing Market Assessment		Review affordable housing model				£10,000 review; £60,000 full review	Housing Strategy Manager	Derby City, Amber Valley BC; RSLs, parish councils	Regional Housing Strategy, RSS, Supporting People.
3.2	Programme of rural parish surveys	Agree programme	Commence 2010 onwards	*	*	*	£10,000 annually	Housing Strategy Manager		
3.3	Assess the impact of BME migration from Derby City	*					RHB funding £25,000	Housing Strategy Manager		
3.4	Update County-wide Gypsy and Traveller Accommodation Needs Study				*		CLG, RHB plus district contribution TBA	Local Planning Manager		
3.5	Review service against Strategic Housing KLOEs		*		*			Housing Strategy Manager		
3.6	Monitor delivery of the strategic housing actions included in other strategies/plans	*	*	*	*	*		Housing Strategy Manager		
3.7	To assess value for money of the strategic housing services			*				Housing Performance Manager		
3.8	Analyse need and aspirations from the Choice Based Letting system	*	*	*	*	*		Housing Performance Manager		

PERFORMANCE INDICATORS

Appendix 3

Performance Indicator		All England Top Quartile for 2006/07	SDDC 2006/07	SDDC 2007/08* unaudited	SDDC 2008/09 Estimate/target	SDDC 2009/10 target
BVPI 64	Vacant private homes returned to use or demolished	95	7	14	20	25
Local PI H7 (old BVPI 183a)	Average length of stay (weeks) of households which include dependent children or a pregnant woman and which are unintentionally homeless and in priority need and in bed & breakfast accommodation.	1	3	1	Target -1; Estimate - 2	TBA
Local PI H6 (old BVPI 202)	Number of people sleeping rough	0-10	0-10	0-10	0-10	0-10
NI 155	Number of affordable homes delivered (gross) PSA 20	New Indicator	New Indicator	New Indicator	SDDC target 50	SDDC target 75
NI 156	Number of households living in temporary accommodation PSA20	New Indicator	New Indicator	New Indicator	SDDC target 2	TBA
NI 158	% decent council homes CLG DSO	New Indicator	New Indicator	New Indicator	SDDC estimate 3.3%	TBA

RESOURCES

Appendix 5

The tables below show a summary of recent revenue and capital expenditure.

Where Capital spending for Housing comes from	Approved 2008/09	Planned 2009/10	Planned 2010/11	Planned 2011/12
Contributions	173,000			
Government Grant	897,000	578,000	100,000	100,000
MRA	1,875,000	1,931,000	1,989,000	2,049,000
Capital Receipts	1,043,800	591,962	397,080	456,800
Revenue Contributions	50,000			
Reserves	278,720	5,450		
	4,317,520	3,106,412	2,486,080	2,605,800

Council Capital Spending – Housing	Approved 2008/09	Planned 2009/10	Planned 2010/11	Planned 2011/12
Renovation grants				
Capital improvements	2,432,500	2,242,700	2,320,080	2,439,800
Home repair assistance grants	100,000			
Disabled facilities grants	686,920	324,000	166,000	166,000
Sheltered Housing Vision	265,000	219,712		
Housing Needs	75,500			
Decent Homes Standard	687,600	320,000		
Garage Sites	70,000			
	4,317,520	3,106,412	2,486,080	2,605,800

Council Revenue spending on key strategic housing functions	Actual		Budget		Forecast	
	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Housing Strategy	179,000	195,191	157,666	100,383	102,893	105,465
Unfit Housing	36,571	73,103	80,644			
Housing Renewal Grants	605,076	754,742	127,780	351,588	360,380	369,390
House Condition	156,754	161,915	152,765	34,236	35,092	35,969
Housing Advice	71,590	72,386	85,401	62,853	64,426	66,038
Homelessness	92,279	67,170	123,050	154,831	158,702	162,671
	1,141,270	1,324,507	727,306	703,891	721,493	739,533

LOCAL RURAL HOUSING NEEDS

Appendix 6

In 2006 the Council in partnership with East Midlands Housing Association commissioned Midland Rural Housing to research the local housing needs in the rural parishes' scheduled below.

Community	Identified housing need in property numbers	Progress (updated 10th February 2009)
Aston on Trent	13	Site search carried – no suitable sites/ willing landowner identified.
Barrow up on Trent	5	Development restricted due to flooding – demand to be reassessed following development of 500 homes at Stenson – north-east of the parish.
Bretby	2	Site search carried – no suitable sites/willing landowners identified
Burnaston	0	No need identified
Coton in the Elms	9	Planning Permission grant for 9 homes, Burton Road, Coton in the Elms; funding secured. Start on site Summer 2009 – completed Spring 2010.
Church Broughton and Barton Blount	8	Site search carried – no suitable sites/willing landowner identified
Dalbury Lees, Radbourne, Bearwardcote	3	Site search carried – no suitable sites/willing landowner identified

Drakelow and Cauldwell	0	No need identified
Egginton	2	Site search carried – no suitable sites/willing landowner identified.
Elvaston	0	No need identified
Etwall	18	Site identified – Old Station Close. Currently negotiating with the landowner.
Findern	13	Need to be reassessed following the development of 1200 homes at Highfields Farm.
Foremark and Ingleby	0	No need identified
Foston and Scopton	0	No need identified
Hatton and Hoon	16	Site identified – Scropton Road. Currently negotiating with the landowner/developer.
Linton	10	Site identified – Linton Heath Lane, currently negotiating with the landowner.
Lullington and Catton	4	Site search carried – no suitable sites/willing landowner identified
Netherseal	0	No need identified
Newton Solney	3	Site search carried – no suitable sites/willing landowner identified
Overseal	9	Site search carried – suitable site identified but landowner not willing to sell.
Repton	18	Site search to be carried out.
Rosliston	6	Site search carried – suitable site identified but landowners not willing to sell.
Shardlow	10	10 homes completed – London Road.
Smisby	1	Not economical viable to deliver.
Stanton by Bridge and Swarkestone	0	No Need identified
Sutton on the Hill, Trusley, Ash, Osleston and Thurvaston	4	Site search carried – no suitable sites/ willing landowner identified.
Ticknall	7	Site search carried – no suitable sites/ willing landowners identified.
Twyford & Stenson	0	No need identified
Walton on Trent	3	Site search carried – no suitable sites/ willing landowners identified.
Weston on Trent	7	Site identified – Trent Lane. Currently negotiating with the landowner
Total	171	

Outstanding Local Rural Housing Needs

Need	Number
Total need identified	171
Need maybe met as part of a larger development	31
Planning permission grant/development in progress	21
Site identified – negotiating with landowner	51
Need where no site identified/willing landowner	68

DEFINITION OF AFFORDABLE HOUSING

Appendix 7

Affordable Housing: It is housing for people who are unable to resolve their housing needs in the local private market due to the relationship between housing costs and income. 'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market' – *Planning Policy Statement 3: Housing*

Social Rented Housing: 'is rented housing owned and managed by local authorities and Registered Social Landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the Above' – *Planning Policy Statement 3: Housing*.

Intermediate affordable Housing: 'is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above' – *Planning Policy Statement 3: Housing. (Criteria is that defined under the definition of Affordable Housing).*

Types of intermediate housing include:-

- **Intermediate rented** homes are provided at rent levels above those of social rented but below private rented.
- **Discounted sale** homes have a simple discount for the purchaser on its market price, so the purchaser buys the whole home at a reduced rate.
- **Shared equity** is where more than one party has an interest in the value of the home eg. an equity loan arrangement or a shared ownership lease. There may be a charge on the loan, and restrictions on price, access and resale.
- **Shared ownership** is a form of shared equity under which the purchaser buys an initial share in a home from a housing provider, who retains the remainder and may charge a rent. The purchaser may buy additional shares ('staircasing'), and this payment should be 'recycled' for more affordable housing. In most cases, a purchaser may buy the final share ('staircase out') and own the whole home, though this may be restricted in some rural areas.

'Homes of any of these types should only be considered intermediate affordable housing if they meet the criteria in the definition (i.e. that defined under the definition of Affordable Housing). If they do not, even if offered at less than market price, they should be considered 'low cost market housing', outside the definition of **affordable** housing".

- CLG, 2006, *Delivering Affordable Housing Guide*.

Obtaining alternative versions of this document

If you would like this document in another language, or if you require the services of an interpreter, please contact us. This information is also available in large print, Braille or audio format upon request.

Phone: 01283 595795

email:customer.services@south-derbys.gov.uk

Jeśli chcieliby Państwo otrzymać ten dokument w innym języku lub potrzebują Państwo usług tłumacza, prosimy o kontakt. Informacje te są również dostępne na życzenie w wydaniu dużym drukiem, w alfabecie brajla lub w wersji audio.

如果你需要这份文件的中文翻译·或者需要传译员的帮助·请联系我们。这些数据也备有大字体印本、盲人点字和录音带，欢迎索取。

ほかの言語でこの文書をご希望の場合、もしくは通訳サービスをご希望の場合はご連絡ください。

またこの情報は、ご要望により大きなプリント、点字版、または音声形式でも承っております。

यदि आपको ये दस्तावेज किसी दूसरी भाषा में चाहिये, या किसी दुभाषिये की सेवाओं की जरूरत है तो हमें सम्पर्क करनी कृपया करें। ये जानकारी माँग करने पर बड़े अक्षरों, ब्रेल या आडिओ के रूप में भी उपलब्ध करवाई जा सकती है।

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਦਸਤਾਵੇਜ਼ ਕਿਸੇ ਦੂਸਰੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਕਿਸੇ ਦੁਭਾਸ਼ੀਏ ਦੀਆਂ ਸੇਵਾਵਾਂ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰਨ ਦੀ ਕ੍ਰਿਪਾ ਕਰੋ ਜੀ ਇਹ ਜਾਣਕਾਰੀ ਮੰਗ ਕਰਨ ਤੇ ਵੱਡੇ ਅੱਖਰਾਂ, ਬ੍ਰੇਅਲ ਜਾਂ ਆਡਿਉ ਦੇ ਰੂਪ ਵਿਚ ਵੀ ਉਪਲੱਬਧ ਕਰਵਾਈ ਜਾ ਸਕਦੀ ਹੈ।

اگر آپ یہ ڈاکیومنٹ کسی اور زبان میں چاہتے ہوں، یا اگر آپ کو کسی ترجمان کی خدمات درکار ہوں، تو براہ کرم ہم سے رابطہ کریں۔ درخواست کرنے پر یہ معلومات بڑے پرنٹ، بریل یا آڈیو فارمیٹ میں بھی دستیاب ہیں۔