

Derby Housing Market Area & Homes and Communities Agency



Local Investment Plan

December 2010



Executive Summary - Derby Housing Market Area - Local Investment Plan

The Derby Housing Market Area (HMA) Local Investment Plan (LIP) is part of our work with the Homes and Communities Agency (HCA). The LIP is underpinned by a range of strategies and provides a structure for future investment, including possible HCA investment, and is integrated with all aspects of regeneration and growth.

The LIP takes a 'whole area' approach to commissioning and investment by all partners in sectors such as housing, health, education and transport. This comprehensive investment approach will ensure the delivery of sustained regeneration and place-making in the HMA, creating places where people want to live and work. It enables coordination in a period of constrained resources.

The LIP provides a coherent foundation for determining investment on a long-term basis. The plan covers the period 2010 to 2014 in greater detail. However, market conditions will also affect the viability and deliverability of the ambitions of the LIP. This has influenced the way the LIP is currently structured. Flexibility has been built into the LIP so that partners can adapt to future changes and refine their investment priorities to respond to new challenges ahead.

The LIP has been developed through the Derby HMA coordination arrangements. Its preparation has been overseen by the member level HMA Joint Advisory Board and an officer steering group involving the HCA. The LIP has been informed by recent consultation undertaken by the local authorities on their housing, planning and other strategies and by targeted consultation with developers and other housing partners.

The LIP is an evolving document and aims to reflect our existing strategies to attract investment to the Derby HMA area. It aims to target current and future public sector funding to maximise private sector investment in order to achieve partner aspirations of bringing prosperity and positive change for the people of the Derby HMA area. The LIP will also operate as a source of information to give prospective developers and investors an opportunity to gain a better understanding of the Derby HMA's aspirations for growth and highlighting the existing priorities and investment opportunities.

The LIP will be fully endorsed by Derby City, Amber Valley, South Derbyshire and Derbyshire County Council and the HCA respectively. The LIP and subsequent Local Investment Agreements (LIAs) will provide an agreement between HCA and the HMA constituent authorities in terms of broad priorities and direction of investment but with no commitment of funding.

Derby, Derbyshire, Nottingham and Nottinghamshire acting as a strong functional economic area have collectively formed a Local Enterprise Partnership (LEP) to work with the private sector to support and enhance the conditions for future economic prosperity and resilience. Shadow board arrangements have recently been established. The LEP has been invited to bid for the new Regional Growth Fund. The deadline for submissions for the first round of funding is January 2011. Further information about the LEP can be found at Appendix 7 of the LIP.

The LIP has been developed during a time of considerable change and uncertainty following the formation of the Coalition Government. The Comprehensive Spending Review announced in October 2010 indicates decreased levels of public sector resources and future funding. Partners have therefore agreed that the LIP will be subject to regular review and to refresh the LIP when the implications of the Comprehensive Spending Review and government policy are better understood, to ensure alignment with the emerging Localism agenda, and to reflect the arrangements and economic priorities of the LEP.

Derby Housing Market Area

The Derby Housing Market Area (HMA) covers the local authority administrative areas of Amber Valley Borough Council, Derby City Council and South Derbyshire District Council which collectively cover an area of around 68,000 hectares, with a population of just fewer than 450,000.

The HMA councils have chosen to come together as a partnership to facilitate joint working on the alignment of spatial planning policy and to deliver growth funding in a co-ordinated and effective way, for the benefit of existing and future residents of the area. The development of the Local Investment Plan has built upon and extended the remit of the existing work of the HMA in response to the emerging challenges of the place shaping and localism agendas.

The Derby HMA is located within the East Midlands with strong links with adjacent areas including North West Leicestershire, Erewash and parts of Nottinghamshire, and Burton-upon Trent in East Staffordshire.

Highlights from the Evidence Base:

HMA Economy: The area's economy has historically performed well. Average earnings for people working in Derby are the highest of any city outside of London and the south east. The area is a hub for highly skilled people and specialised jobs. Much of the area's success is based on its strong manufacturing base including the aerospace and rail engineering sectors and the presence of large firms. However, business start-ups are at a low-level. The current economic climate poses a challenge to the area's economic performance as cuts in public spending will affect jobs and businesses in the area.

HMA Population: According to the latest Office of National Statistics (ONS) figures, the resident population of the Derby Housing Market Area was estimated at 457,900 of which 244,100 people were living in Derby, 121,000 in Amber Valley and 92,800 in South Derbyshire.¹ Experian

¹ Mid-2009 Population Estimates, 2010, Office of National Statistics

population projections indicate that in 2009 the largest proportion of the HMA's population (27.5%) was in the 25 to 44 age bracket with 21.7% being children and young adults aged less than 18. The proportions for all age groups closely follow regional proportions.²

Ethnicity: The mid-2007 population estimates by Ethnic Group (experimental) indicate that 12.6% of the HMA's population belong to a Black and Minority Ethnic (BME) group. Of the estimated 56,700 people belonging to a BME group, the majority – 44,400 – live in the City of Derby. South Derbyshire is now estimated to have 7.5% of its population belonging to a BME group, while Amber Valley is estimated to have the lowest proportion of its population belonging to a BME group at 4.6%³.

Density: There is a high population density in the area as a whole with an average of 6.7 people per hectare against 2.8 people per hectare regionally. Density in South Derbyshire mirrors the regional figure whilst Amber Valley is higher - 4.6 - and Derby much higher at 30.6 people per hectare.

Population Projections: According to the latest ONS projections, the HMA's population is expected to grow by some 94,200 people from 2008 to 2034. This represents an increase of just over 20%, which is marginally higher than the projected growth for the East Midlands. Within the HMA the projected growth for South Derbyshire is 27%, Amber Valley is 16.3% and Derby is 20.4%.⁴

Older people: Of the population increase from 2008 to 2033 more than half - 52,100 people – is projected to be in the over 65 age bracket. The largest percentage increase is in the over 85 age bracket although the projected numbers are much smaller.

General age categories: The increase in the number of children and young adults is not projected to be as great as the population as a whole. The number of children under 14 is projected to increase by 14.7% and the number young adults aged 15 to 24 is projected to see an increase of only 4.4%. Aside from the increase in the over 60's populations, the greatest proportionate increases are projected in 25 to 34 and 45 to 54 age groups at 14.9% and 15.4% respectively.

² 2009 Experian Population Projections, 2008, Hi4em © Experian

³ Mid-2007 based Population Estimates by Ethnic Group (experimental), 2010, Office of National Statistics

⁴ Mid-2008 based Population Projections, 2010, Office of National Statistics

Map 1 Derby Housing Market Area

Key

- Derwent Valley Mills World Heritage Site 
- Green belt 
- National Forest 



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Vision and Overall Principles

The LIP provides a strategic framework detailing partner priorities and principles of investment to deliver our emerging Derby Housing Market Area vision of: ‘

Creating a prosperous area for residents in the HMA, improving housing choice and offer, and enhancing the quality of our key places’

The Vision will be refined as Local Development Frameworks and other key strategies are progressed in the coming months in line with the Coalition Government’s ‘localism’ agenda and the views of local communities. It will also need to support the emerging objectives of the Local Enterprise Partnership. In the meantime, the vision is underpinned by the following overall principles which will guide our work:

- The Derby HMA will be an area of economic prosperity and sustainable growth
- We will sustain and build upon our existing economic base in line with the emerging vision of the new Local Enterprise Partnership
- Derby, Swadlincote and the market towns of Alfreton, Belper, Heanor and Ripley will be strengthened through regeneration and sustainable rural development will be provided where it is needed
- Sufficient new homes will be provided, in the right places, to meet local needs and support sustainable economic growth
- The highest possible design and sustainability standards will be achieved, working towards zero carbon development, minimising water and energy usage and maximising opportunities for renewable energy generation.
- Biodiversity will be increased and we will protect and enhance green infrastructure, open spaces, landscape and townscape character and our cultural and heritage assets
- We will support safe, healthy and prosperous communities, provide opportunities for investment in and provision of infrastructure, including community facilities.
- Accessibility by a range of modes of transport will be improved in both urban and rural areas

The range of projects and initiatives set out in the LIP are important to secure the delivery of the partners’ vision for the Derby HMA. The partners have set out 4 key criteria which will be used to prioritise projects against available investment:

- Impact, outputs and outcomes
- Deliverability
- Risks
- Spatial and thematic fit to the Local Investment Plan

Priority Themes and Key Issues

The Local Investment Plan is structured around the priority themes which embody some of the key issues facing the Housing Market Area:

- **Neighbourhoods & Settlements** - Place making to transform and regenerate neighbourhoods and settlements to provide communities that are mixed and balanced, safe, accessible and appealing places to live and work and visit.
- **Supply** - Deliver an increase in the supply and choice of good quality, well designed appropriate housing to ensure local housing needs are met and to help deliver regeneration ambitions by provision of infrastructure to support sustainable growth across the HMA
- **Quality** - Explore incentives to improve standards of housing in the private sector and endeavour to improve upon Decent Homes Standards in public sector housing
- **Inclusion** Create wealth and broaden inclusion, with support for existing and emerging communities and all vulnerable groups. Endeavour to tackle and prevent homelessness, and support interventions that reduce worklessness

The fifth theme: **Plan delivery and support** – concerns measures and structures to support the HMA partners for effective delivery of the Local Investment Plan provision of the necessary support required to achieve this.

Next steps

This first version of our HMA Local Investment Plan is to be approved by the Local Authorities by early 2011. The Derby HMA Joint Advisory Board will endorse the LIP at the meeting at the end of January 2011. The LIP will then be live in April 2011 with an early review undertaken later in 2011 which will include wider consultation on the Plan. A proposed approach for the HMA to prioritise the initiatives, schemes and projects outlines in the LIP is currently being prepared. A draft of the current prioritisation approach is attached as Appendix 5 of the LIP

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Priority Theme 3: Housing Quality - Improving the quality and condition of our homes

Priority Theme 4: Inclusion – Creating Wealth and Broadening Inclusion to address housing and support needs

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6: Initial Delivery Period 2011-2014

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Appendix 2: Summary Evidence Base

Appendix 3: Evidence Base - References

Appendix 4: Hi4em April 2010 Report

Appendix 5: Proposed criteria and proforma for prioritisation (post January 2011)

Appendix 6: Derby HMA Growth Fund Programme of Delivery 2008-11

Appendix 7: Derby & Derbyshire and Nottingham & Nottinghamshire LEP submission 2010

Foreword

The Derby HMA Local Investment Plan (LIP) is part of our work with the Homes and Communities Agency (HCA). The LIP has been developed through the Derby HMA coordination arrangements. Its preparation has been overseen by the member level HMA Joint Advisory Board and an officer steering group involving the HCA. The LIP has been informed by recent consultation undertaken by the local authorities on their housing, planning and other strategies and by targeted consultation with developers and other housing partners.

The LIP takes a whole area place-making approach, is underpinned by a range of strategies, and provides a structure for future investment. It is integrated with all aspects of regeneration and growth to enable coordination in a period of constrained resources. This investment approach will ensure the delivery of sustained regeneration and place-making in the HMA, creating places where people want to live and work. .

The LIP will be endorsed by Derby City, Amber Valley Borough, South Derbyshire District and Derbyshire County Councils respectively. The LIP and subsequent Local Investment Agreements (LIA) will provide an agreement between the HCA and the HMA constituent authorities in terms of broad priorities and direction of investment but with no commitment of funding.

The plan focuses on the period 2010 to 2014 in greater detail. Flexibility has been built into the plan to adapt to future changes and refine investment priorities to respond to challenges ahead. The plan will be subject to regular review and refresh when the implications of the Comprehensive Spending Review and government policy are better understood, to ensure alignment with the Localism agenda, and to reflect the arrangements and economic priorities of the Derby, Derbyshire, Nottingham and Nottinghamshire Local Enterprise Partnership (LEP).

The LIP is split into sections covering priority themes of neighbourhoods and settlements, supply, quality, inclusion and plan delivery support and includes site specific priorities and interventions. The governance, delivery and monitoring arrangements are designed to ensure effective implementation of the partners' ambitions. The vision of the LIP is to 'create a prosperous area for residents in the HMA, improve housing choice and offer and enhance the quality of our key places'.

Derby Housing Market Area

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Map 1
Derby Housing Market Area

- Key**
- Derwent Valley Mills World Heritage Site 
 - Green belt 
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Our Local Investment Plan Vision

The LIP provides a strategic framework detailing partner priorities and principles of investment to deliver our emerging Derby Housing Market Area vision of: ‘

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The vision will be refined as Local Development Frameworks and other key strategies are progressed in the coming months in line with the Coalition Government’s ‘localism’ agenda and the views of local communities. It will also need to support the emerging objectives of the Local Enterprise Partnership.

In the meantime, the following overall principles will guide our work:

- The Derby HMA will be an area of economic prosperity and sustainable growth
- We will sustain and build upon our existing economic base in line with the emerging vision of the new Local Enterprise Partnership
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- Sufficient new homes will be provided, in the right places, to meet local needs and support sustainable economic growth
- The highest possible design and sustainability standards will be achieved, working towards zero carbon development, minimising water and energy usage and maximising opportunities for renewable energy generation.
- Biodiversity will be increased and we will protect and enhance green infrastructure, open spaces, landscape and townscape character and our cultural and heritage assets
- We will support safe, healthy and prosperous communities, provide opportunities for investment in and provision of infrastructure, including community facilities.
- Accessibility by a range of modes of transport will be improved in both urban and rural areas

Our Local Investment Plan - Priority Themes and Key Issues



The Derby HMA Local Investment Plan will be structured around four main priority themes drawn from an analysis of the HMA local authorities' strategies and draw together common issues, underpinned by a fifth theme to support ongoing plan refinement and delivery.

These priority themes are:

- to create attractive and thriving **Neighbourhoods and Settlements** that offer choice and a good quality of life for all our residents.
- to improve the **Supply** of housing in the HMA
- to ensure a high **Quality** of housing provision both in existing and new stock
- to promote wealth creation and broaden **Inclusion** by ensuring that the housing needs of our most vulnerable communities are met
- to ensure effective **Delivery Plan Support** through provision of key technical support and evidence base gathering and interpretation.

The Key Issues:

Each of the key issues identified below affects the partners differently and will therefore assume a different level of priority in each area, which will be addressed through individual partners' Local Investment Agreements. The HMA partners are committed to bring together the best combination of available resources to address these efficiently and effectively.

Table 1: Priority Themes for the Derby HMA

1	Neighbourhoods & Settlements	<ul style="list-style-type: none"> • Place making to transform and regenerate neighbourhoods and settlements to provide communities that are mixed and balanced, safe, accessible and appealing places to live • Ensuring that our City, town and district centres provide the appropriate infrastructure to support our communities, including provision of green infrastructure, appropriate schools, health facilities and excellent access to public transport, including walking and cycling. • Providing quality employment and retail facilities that are accessible to local residents as well as serving to attract people from outside the area.
2	Supply	<ul style="list-style-type: none"> • Deliver an increase in the supply of new good quality, well designed housing to ensure local housing needs are met, maximising the use of brownfield land and helping to deliver regeneration ambitions • Deliver an increase in the housing choice provision across the HMA • Endeavour to ensure that the supporting infrastructure is in place to support sustainable growth, including housing in rural areas • Endeavour to ensure that an appropriate proportion of affordable housing is provided across the HMA • Bring empty homes of all tenures back into use
3	Quality	<ul style="list-style-type: none"> • Explore incentives to improve standards of housing in the private sector and endeavour to improve upon Decent Homes Standards in public sector housing Endeavour to ensure that existing and new housing across all tenures maximises energy efficiency potential and be adaptable to the challenges of climate change
4	Inclusion	<ul style="list-style-type: none"> • Create wealth and broaden inclusion • Endeavour to ensure that the housing needs of vulnerable groups- including older people, people with a Learning Disability or mental health condition, and Gypsies and Travellers are met across the HMA • Support for existing and emerging Black and Minority Ethnic communities • Tackle and prevent homelessness and worklessness
5	Plan Delivery support	<ul style="list-style-type: none"> • To underpin the co-ordinated delivery and development of the LIP, including technical support. • Align other external funding available to the HMA area to meet the aims of the LIP • Maximise available resources including public sector assets and land ownership

Thematic Priorities for the Derby Housing Market Area Local Investment Plan 2011 -

The following section sets the general strategic direction for the Derby HMA LIP for the period 2011 onwards through the identification of four thematic priority areas.

These are:

Derby HMA Thematic Priorities for the Local Investment Plan
Neighbourhoods & Settlements
Supply
Quality
Inclusion

These thematic priorities draw from and build upon the wealth of policies, strategies and plans of the three local authorities and their partner organisations in order to create a holistic plan that complements and supports existing priorities and investment programmes delivered across the HMA partners.

Priority Theme 1: Neighbourhoods and Settlements

Transforming and Regenerating Neighbourhoods & Settlements



The Derby HMA is served by a diverse range of distinctive urban and rural settlements which form the focus for jobs, shops and key services. Often, the central and inner areas in the City and town centres offer the most opportunities for regeneration and renewal. There are also other locations, however, particularly on brownfield land, which will be crucial to the attraction of new investment and meeting the social, economic and environmental needs of our communities.

Industrial History of the HMA

Information on the economic and industrial history of the area is available within the administrative boundaries of Derby City and Derbyshire County as part of the Local Economic Assessments and not specifically for the HMA. The following information includes data relating to Erewash⁵ but provides comparative data regarding the economic profile, etc of the City and the County.

⁵ Erewash is included within our neighbouring Greater Nottingham HMA.

Historically, however, the county of, Derbyshire and Derby City⁶ have had a greater reliance on the primary and manufacturing sectors and a lower representation of the service sectors. The decline in manufacturing industries such as metals, heavy engineering and textiles together with the loss of coal mining contributed to the poor performance of the Derbyshire economy in the 1980s and 1990s.

Growth in the previously under-represented service sector and in certain categories of manufacturing in the early 1990s provided the county with a degree of protection in the early years of that recession. This also coincided with the major investment of the new Toyota plant at Burnaston in South Derbyshire. Throughout the mid 1990s the picture was one of widespread job losses especially in engineering, notably in Derby and Chesterfield and in textiles throughout Derbyshire. Between 1998 and 2008 there were 4,200 manufacturing jobs lost in Derby city alone (3.8% of the 2008 workforce). However, this decline was less than half the national rate, suggesting a certain degree of resilience in the city's manufacturing firms. Within Derby City, Rolls Royce and Bombardier have a long term presence and continue to provide substantial employment opportunities within the manufacturing sector.

Over the last ten to fifteen years there has been significant investment in new industrial sites across the county – examples include Tetron Point Swadlincote and Denby Hall in Amber Valley and many site expansions in Derby such as Rolls Royce at Raynesway.

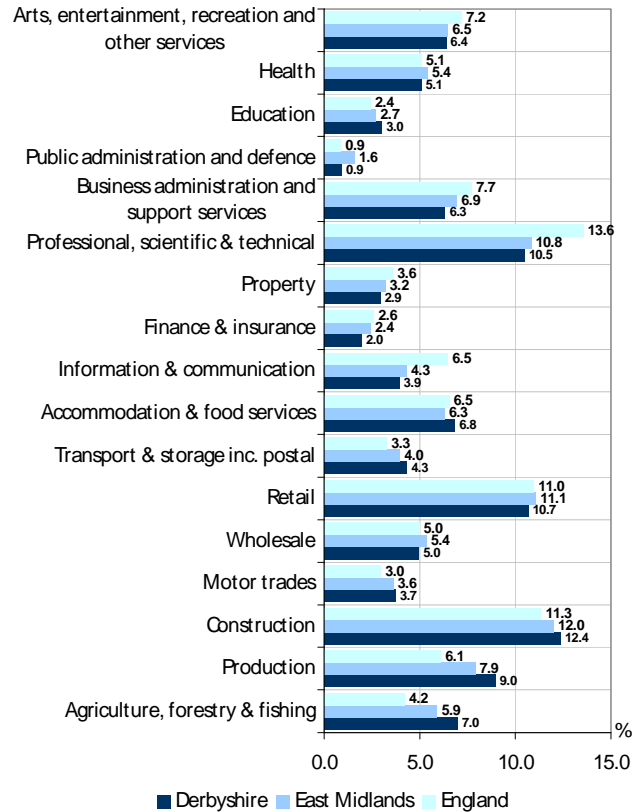
HMA Local Businesses

The recent drafts of the City and County's Local Economic Assessments state that the sectors with the highest number of businesses are construction, retail and professional/scientific & technical. Compared with England there is a higher percentage of businesses in the production and agricultural sectors in Derbyshire and less in professional/scientific & technical and information & communication. Business start up data for the city shows that new starts are consistently focused on retail, construction and service sectors.

The opening of the Westfield Shopping Centre in Derby City has seen interventions introduced to enhance and improve the shopping experience in the rest of the city centre, particularly around the Cathedral Quarter. Protecting and enhancing the City Centre's retail and leisure functions is the best defence against the threat of out-of-town shopping or leisure developments to the City Centre's vitality and viability. The former Derby Cityscape Masterplan is under review but continues to provide a framework to rejuvenate Derby City Centre to realise its full potential to serve the local community and the wider area. It sought to promote a step change in the scale of activity, with a balance of new residential, commercial, retail, leisure and cultural uses. One of the key objectives is the establishment of a 'living centre' with new communities in the Castleward area.

⁶ 19% Derby City jobs are in Manufacturing (2008, ABI).

Derbyshire County
Percentage of Local Units in VAT and/ or
PAYE based Enterprises

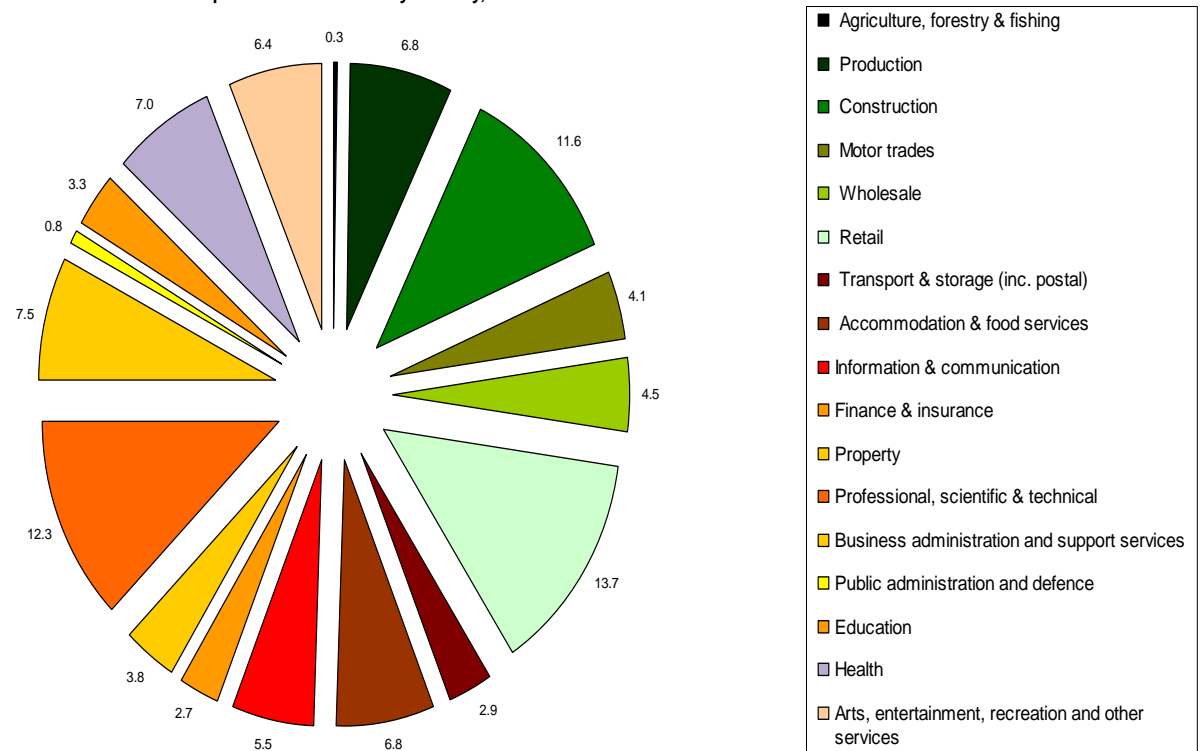


Source: Inter Departmental Business Register 2009, ONS © Crown Copyright

Technical Annex Reference: Table 12

Derby City

Proportion of local units by industry, 2009



Source: Derby City Council – Draft Local Economic Assessment 2010

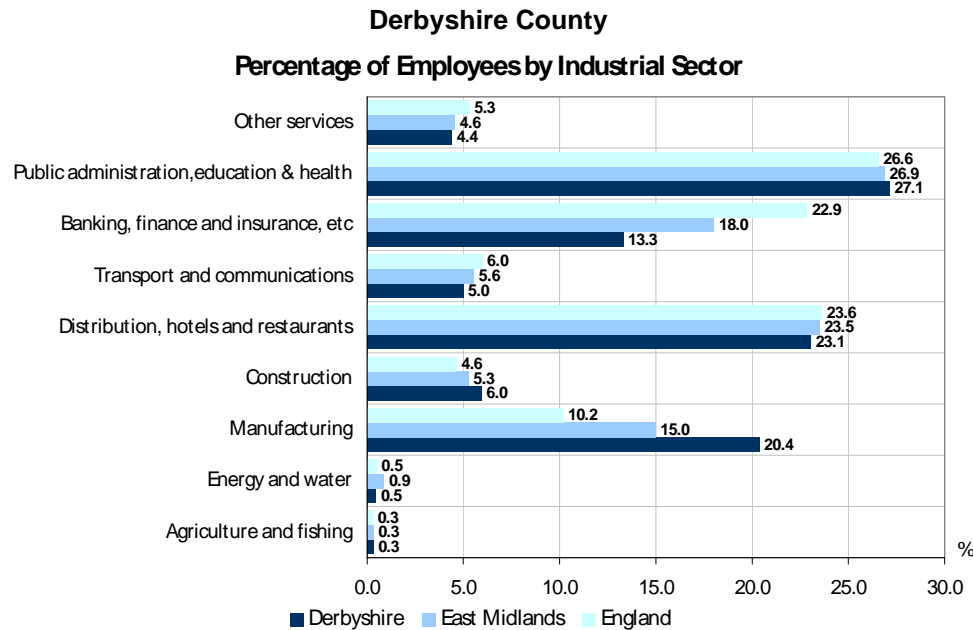
Small employers dominate Derbyshire's economy with 88.4% of businesses employing less than 10 people. This is similar to the proportions seen regionally and nationally. In the city the figure is 77.4%. Whilst businesses employing more than 250 employees account for just 0.3% of all businesses in the county they are of significant importance to the local economy due to the numbers of people employed (see TA Table 13). These large employers are predominantly in the public administration sector.

Employment Structure:

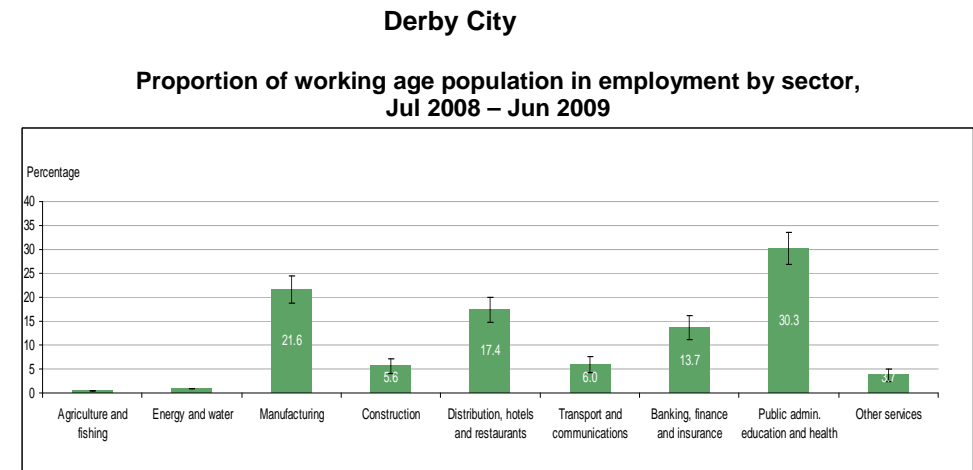
The majority of employment within the HMA is within, manufacturing, distribution, hotels and restaurants; and public administration, education and health.

Derby HMA is one of the UK's most important centres for manufacturing in the transportation sector, with such companies as Toyota, Bombardier and Rolls Royce. These companies employ approximately 17,000 people between them and contribute significantly to the area's economy. Three of Derby's largest employers are in the public sector, with Derby City Council, Derby NHS Trust and the University of Derby employing approximately 21,000 people between them.

The south of the HMA benefits from the nearby location of the East Midlands Airport which acts as a major employer and is also attractive for businesses with need for travel. The 2005 survey of on-site employees at the airport indicated that there were a total of around 7,000 employees based on or near the airport site, employed by a total of 103 companies. Of these employees, over 1,500 lived in the Derby HMA.



Source: Annual Business Inquiry, 2008, ONS © Crown Copyright



Source: APS 2009, ONS

The employment structure of the county differs significantly from the national trends as it has a higher reliance upon manufacturing, accounting for over a fifth of all employment in the county, twice the national rate and over five percentage points higher than the East Midlands rate. This is despite a loss of 23,000 jobs in the manufacturing sector in Derbyshire between 1998 and 2005. Derby city boasts a significant level of advanced manufacturing employment with 9.5% employed in advanced manufacturing compared to 1.2% nationally.

Across the county, employment in manufacturing is the highest in Amber Valley (27.1%), South Derbyshire (26.9%) and Erewash (21.8%). Again this is despite the considerable number of jobs lost to the sector in these areas 1998-2005. Employment within the public administration sector in Derbyshire has grown considerably over recent years and is now the county's largest employment sector, a pattern that is also mirrored in the city, . In contrast, employment in the banking, finance and insurance sector is under-represented within the county, accounting for just 13.3% of all employment, compared to 22.9% nationally. Derby also has lower than average employment in this sector (13.7%) despite the presence of Egg headquarters (Citibank) on Pride Park. A key challenge for Derbyshire in the future will be to support its manufacturing based businesses to embrace new industrial technologies, and develop higher value added activity. This will then enable them to compete strongly in international markets and strengthen the supply chains to the global companies such as Rolls Royce and Bombardier in Derby.

Derbyshire also has a relatively higher proportion of people employed within the tourism sector than England. The latest available information (2008) from Global Tourism Solutions (UK) Ltd using the STEAM (Scarborough Tourism Economic Activity Monitor) model estimated that 35 million⁷

Travel to Work Patterns

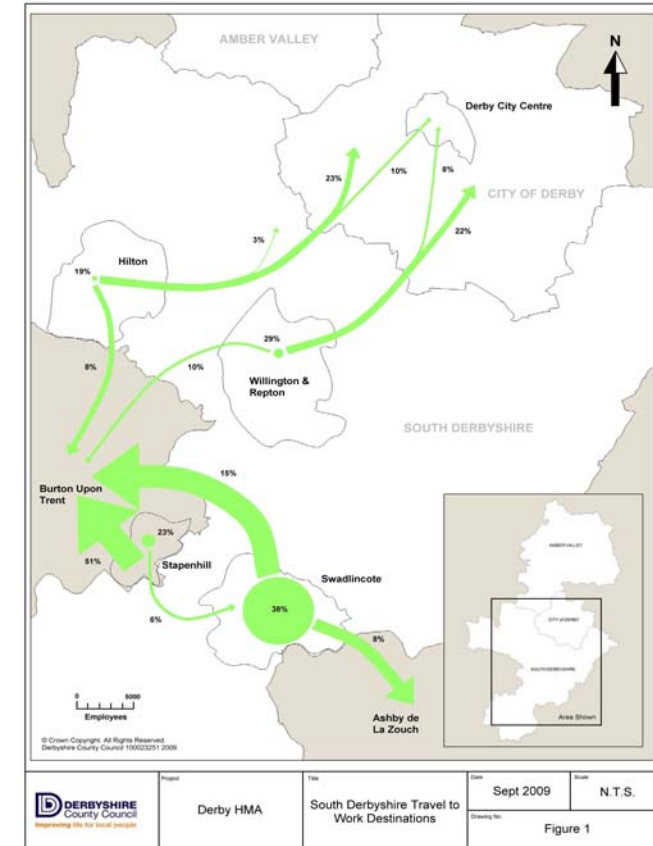
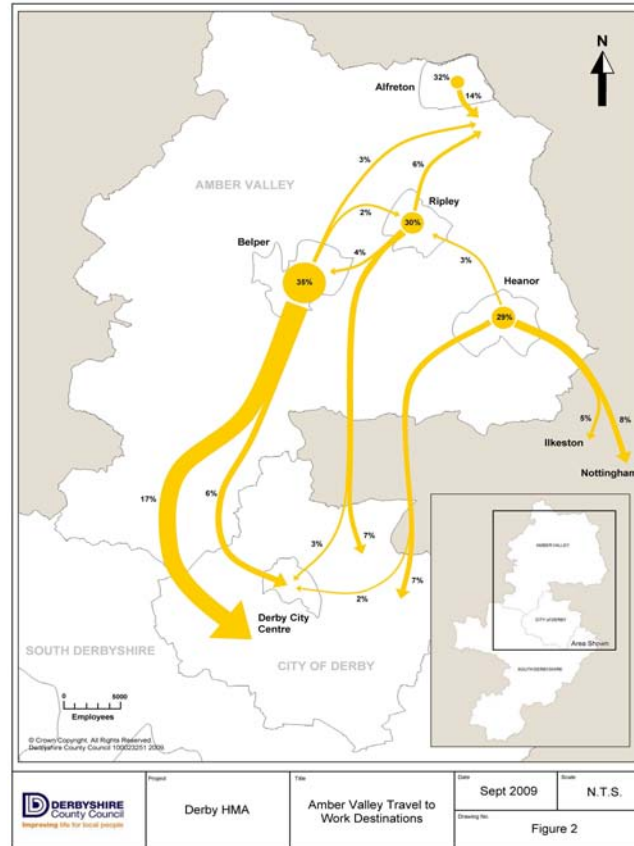
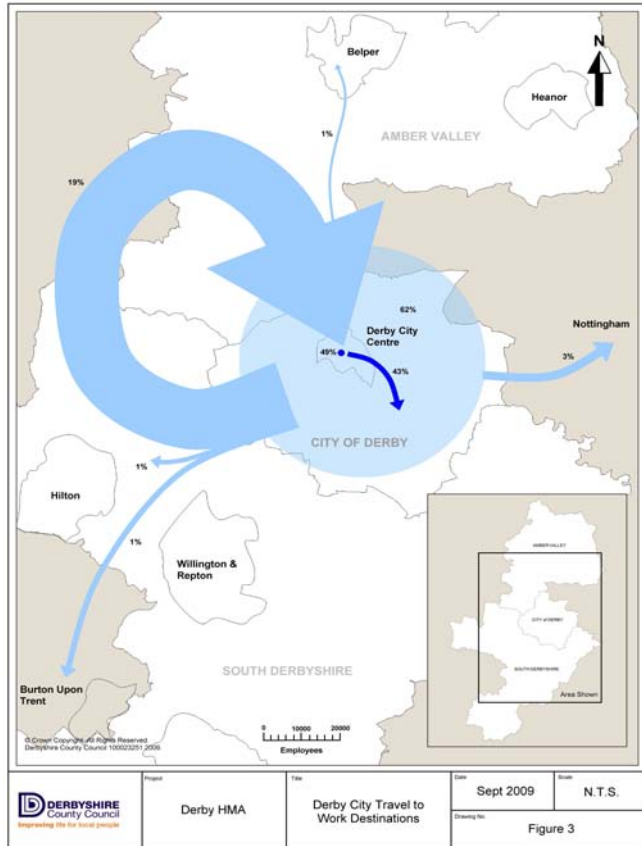
Data from the 2001 Census shows the proportion of self-containment for residence and place of work was high in Derby City at 81%. South Derbyshire and Amber Valley had a much lower self-containment numbers at 44% and 59% respectively.

Each authority area also shows a relatively higher level of commuters from immediately adjoining boundaries, but fairly low levels of movement to authorities at a greater distance. However, Derby City may have a travel to work relationship with other non-adjacent authorities due to better transport links and employment opportunities.

A total of 6.5% of commuters into Derby City were from Amber Valley and South Derbyshire, 21.9% of commutes into South Derbyshire were from Derby City and Amber Valley and 16.6% of commutes into Amber Valley were from Derby City and South Derbyshire. This means that 87.2% of those commuting into Derby City, 66.0% of commutes into South Derbyshire and 75.3% of residents commuting into Amber Valley were from within the HMA. Those who lived in South Derbyshire and commuted outside their place of residence residents mainly commuted to Derby City (21.0%), East Staffordshire (17.6%) and North West Leicestershire (10.7%). For residents of Amber Valley, commuting to work outside of Amber Valley, a significant number commuted to Derby City (15.5%) and Nottingham (11.2%).

⁷Derbyshire –Local Economic Assessment Draft report 2010

Travel To Work Patterns for the Derby HMA



Place Making in the Derby HMA:

The Derby HMA is committed to using the Masterplan approach to developing good master plans that are flexible, and have involved the community and other stakeholders from the outset, giving the plan a legitimate base, and a better chance to come to fruition. While circumstances vary from place to place, the decision to develop a master plan is often determined by the need to understand the current conditions of the place to generate and build community interest and participation, to create a new and common vision for the future, and/or to develop a clear and solid set of recommendations and implementation strategy.

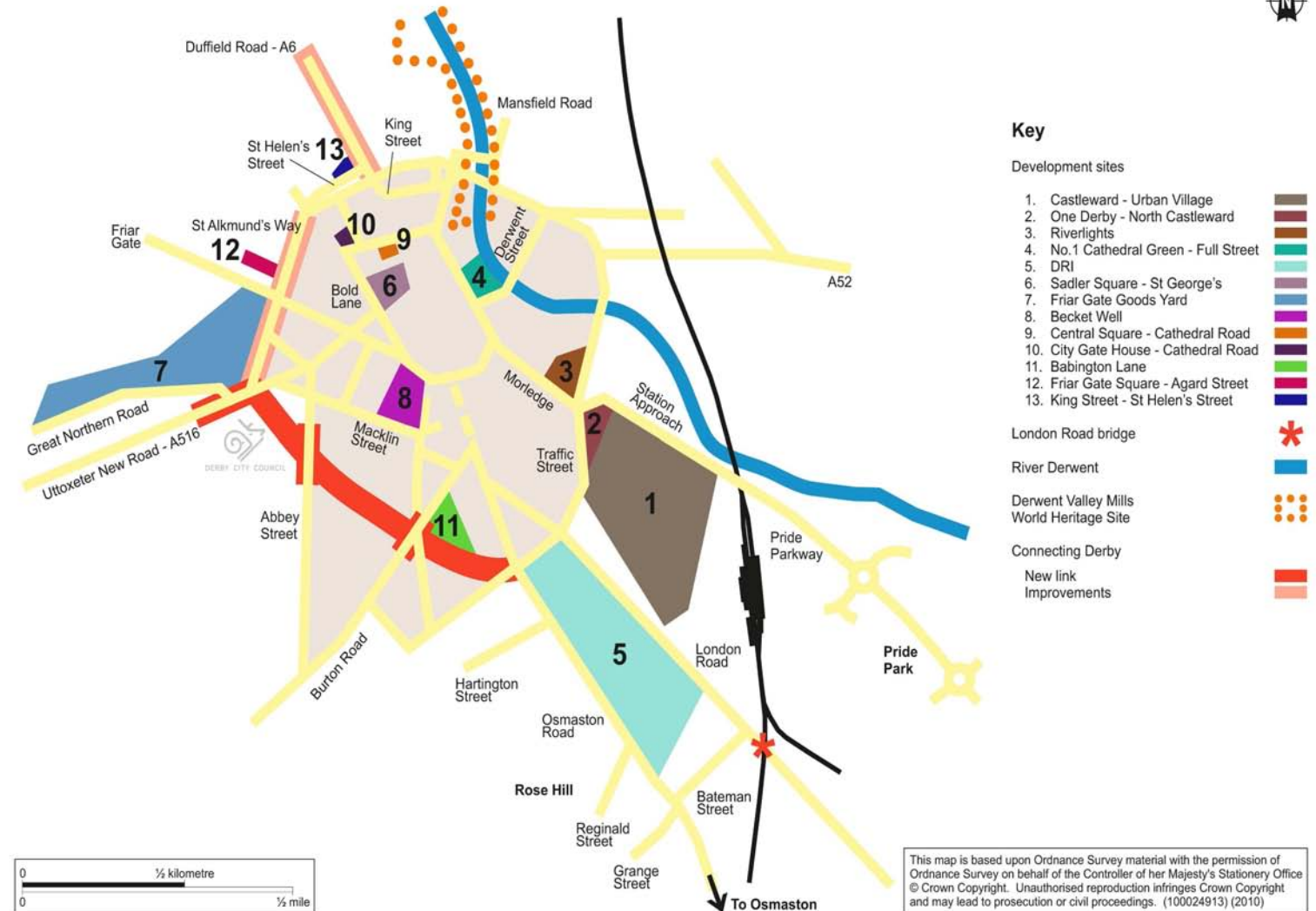
As the LIP evolves, community led development both in the rural and urban areas for the HMA will play a stronger role in the creation and implementation of Masterplans to help build visibility and credibility for communities to prioritise and target projects to successfully attract and secure inward investment. The forthcoming Localism Bill and the potential introduction of Neighbourhood Plans will impact on future versions of the LIP.



Place Making in Derby City Centre

The Derby Cityscape Masterplan provides a clear strategy for change and a framework to guide the rejuvenation of the city centre. It builds on the development and investment projects already underway and sets out objectives and principles to guide regeneration. The Masterplan identifies a number of key deliverable projects that will help transform the city centre and ensure that it realises its full potential as an attractive centre for local people, contributing fully to the future prosperity of the area

Map 3
Derby City Centre, Development Sites - December 2010



Over the last few years Derby's city centre has changed dramatically. The Regeneration activity represents about £1billion of investment, including delivery of the following recent projects:

- The Roundhouse
- QUAD
- Friar Gate Studios
- St Helens Street/ King Street first phase

Other completed projects include Westfield, Jury's Inn, Cathedral Quarter Hotel, Deda, Riverlights first phase, St Alkmund's bridge, Cathedral Green and Bridge, railway station platform improvements, Churnet House, Riverside apartments etc.

New office proposals in the city centre have the potential of creating 9000 jobs, reinforcing the city centre as a major business location. These schemes include:

- One Derby (North Castleward, Norseman)
- Riverlights
- Number One Cathedral Green (Full Street, Wilson Bowden)
- Central Square (Cathedral Road, Bolsterstone)
- Sadler Square (Bold Lane, Blueprint)
- Friar Gate Square (Agard Street, Longbridge)
- City Gate House (Cathedral Road, Cedar House)

With the closure of Derby Cityscape and the change in economic conditions and the regeneration landscape, Derby City Council is in the process of reviewing the Masterplan along with the City Centre Public Realm Strategy and the Public Art Strategy in order to create a comprehensive regeneration framework for further future investment.

The objective remains to create a vibrant and prosperous cultural centre by supporting economic growth and improving the built environment for all residents and visitors to enjoy.

The revised City Centre Regeneration Framework will:

- Demonstrate commitment for the regeneration in Derby City Centre.
- Provide a coherent framework for development and investor confidence.
- Recognise the benefits of public realm and public art works in wider regeneration.

The site of the former Derbyshire Royal Infirmary (DRI) and Castleward present opportunities for future housing provision within the City Centre. The Council and its Partners⁸ are in the final stages of selecting a 'preferred developer' who will be tasked with bringing forward the comprehensive regeneration of this key city centre site. It is anticipated that the development will bring forward a minimum of 600 dwellings, plus associated community, retail and commercial development.

The DRI site provides another major mixed-use regeneration opportunity. A planning application has recently been submitted which involves the redevelopment of parts of the site to provide a new supermarket, around 400 dwellings and some commercial office space. A decision on this application is due to be made early in 2011.

Becket Well is a x.xx hectare site within the 'Cathedral Quarter' area of the city centre. It is identified as a mixed-use regeneration priority that could provide opportunities for a range of land uses which will help to improve the vitality and viability of the Cathedral Quarter and regenerate a partially vacant and underused site.

Place making and High Quality Design and the Public Realm

The Derby HMA recognises the economic value of good design and its application to improving the built environment including public realm. Derby City Centre's streets and spaces within the historic, cultural setting and riverside location represent a unique asset for the conurbation which could make more significant contributions to the economic well being of the HMA.

Derby has a unique architectural heritage and is the only city in the area that can boast a World Heritage Site, The Derwent Valley Mills. There are many fine listed buildings throughout the City Centre and across the HMA transforming their surrounding streets and spaces not only enrich their setting, but also create an environment where people like to linger, take advantage of the retail and cultural offer and in areas of commercial development help to create jobs and sustainable economic wellbeing.

To harness sustainable economic benefits, it is important to meet the needs of local communities within the Derby HMA area by providing a quality range of civic, community, cultural, retail, business and leisure activities, within an attractive, distinctive and accessible environment.

The City Council has worked hard to set aside funding of its own, from the private sector and external agencies, such as emda and the Department for Transport, to implement its City Centre Public Realm Strategy with the following examples;

- Victoria Street and Albert Street, Phase 1 of Connecting Derby in 2003 funded by the DfT and the City Council
- East Street, in 2006 funded by Derby City and S106 in advance of the Westfield opening

⁸ Emda and the HCA for this location

- St Alkmund's Bridge in 2006 from DfT and emda as part of the Inner Ring Road major Maintenance scheme
- Cathedral Green in 2008 funded from Growth Point
- Castleward Phase 1 in Midland Place funded from emda.

The total investment is around £13M and this will continue through projects that are currently on site or planned, as follows;

- The Morledge, transforming a key public transport route adjacent to the new bus station in Derby City Centre and funded by Derby City and emda
- Friar Gate and Wardwick, at the core of the city centre as part of Connecting Derby and funded by Derby City Council
- The railway station forecourt with the proposed transport interchange, funded primarily by ERDF
- The wayfinding structures to improve the legibility of the city by interactive, meaningful and co-ordinated signage system, funded by Derby City Council
- Improved lighting to the museum square and Library building, funded by Derby City Council

A high quality palette of street furniture and paving materials has been pursued to unite the city centre streets and spaces. A revenue maintenance fund has been set up with Derby City Council's maintenance body Streetpride to ensure the quality is sustained over time.

The emerging City Centre Regeneration Framework will identify key projects and priorities to enhance the built environment and serve as a catalyst for future private and public sector investment throughout the city centre and thus continue to provide the economic foundations for a healthy future for the city as a whole.

Transport accessibility and connectivity within and to the centre along with the creation of a high quality environment, improvements to safety and improvements to the employment and leisure offer will also be essential. The City has plans for significant regeneration around the railway station; the Station Interchange project will create a new experience for people on arriving into the city. A new transport interchange will provide people with direct access to the city centre by bus, taxi and cycle. The walking experience will improve with the creation of a pedestrian plaza on exiting the station and supplemented with improved Wayfinding encourage people to walk to the city centre via Castleward.

Place making elsewhere in Derby

Within the areas surrounding the city centre, the regeneration opportunities of Manor Kingsway and Osmaston provide substantial opportunities for additional homes and employment to be provided in the short, medium and long term.

Derby is home to Rolls-Royce and much of the Osmaston area was built to house people who worked at their historic Nightingale Road plant. Rolls -Royce have now vacated most of these works and relocated further south into the Sinfyn area. This leaves a substantial amount of vacant premises and land in an area of relative deprivation that would now benefit from regeneration. Working with Rolls-Royce and other parties including Derby Homes, the City's ALMO, the Council is drawing up proposals for the regeneration and renewal of this area. Options currently include new housing and community facilities on the former works themselves and more radical proposals for significant demolition and rebuild of much of the wider area.

The Osmaston Regeneration area is a long term housing market renewal programme to transform this highly deprived neighbourhood and provides the city with an opportunity to provide a substantial number of new and replacement homes.. The options set out in the Masterplan for the area also envisage some commercial / retail development, new open space, public realm improvements and a new school.

Manor Kingsway is a former hospitals site identified for mixed use development by the Local Plan. It is largely within the control of the HCA who are bringing it forward for development. As well as housing, the site will provide employment opportunities, new mental health care facilities and supporting facilities for the nearby recently completed Derby Royal Hospital, a park and ride facility and open space. The intention is that the site will be an exemplar project for the City in terms of design and sustainability. Challenges include the impact of traffic on the surrounding road network and the need to accommodate several competing objectives and interests within the limited area of land available.

Rykneld Road is a green field urban extension site is identified in the Local Plan for almost 1,000 homes with supporting facilities. It forms an extension to the recently developed neighbourhood at Heatherton, but is split into two halves by the busy Rykneld Road. Proposals include an employment area, a primary school and an extension to the existing Heatherton neighbourhood centre. Challenges include the management of traffic along the Burton Road corridor, provision of appropriate green infrastructure and enhanced on site and off site pedestrian and cycle linkages.

Place making in Amber Valley

Amber Valley Borough Council has commissioned the preparation of Masterplans for Heanor and Ripley town centres.

The Heanor Masterplan establishes a long term vision for improvements of the town centre. At the heart of the of the Masterplan is the desire to deliver a regenerated town centre which people want to come to work, live, learn, be entertained, socialise, eat and shop. Its sets out an action plan of potential projects to make Heanor town centre more attractive to residents, visitors, and businesses.

The Masterplan will guide future development by influencing planning policy, aid in boosting confidence and signal the transformation of the town centre. The Masterplan also provides an implementation strategy or action plan and priority projects for Amber Valley Borough Council and its partners. This includes setting the context for further detailed planning and project development.

The Ripley Masterplan for Ripley aims to establish a clear vision for Ripley's regeneration and in so doing identifies those key development opportunity sites (KDOS) seen as critical to instigating change. Set within the context of a Framework Plan, the Masterplan aims to further test the initial feasibility of those key development opportunity sites through a process of consultation and development work, so enabling the team to move a stage forward in signposting those outline principals seen as critical in the subsequent preparation of development briefs for the sites identified. The ambition must be to improve significantly the sustainability of the town and to refresh its image and reputation as one of four market towns within the Nottingham/Derby catchment area.

This Framework Plan is intended to clearly articulate a vision for the town which will influence each of the projects and the future role for Ripley and qualify those development opportunities which support the vision, offering initial design principles as a basis for site specific development briefs which will need to be developed as an immediate next step for each of the sites identified.

In conclusion, the report drives forward the aspirations for Ripley within the context of a deliverable framework which the town can support and own. Meetings have taken place with representatives from both the County and Borough Council and with local businesses, which have helped firm-up the key issues, hopes and aspirations for the town. Consultation has also taken place with key stakeholders and members of the general public in order to secure a local perspective on the emerging proposals promoted as part of the scheme. The assistance of all parties has proved invaluable and has ensured that the Framework Plan is clearly focused.

Amber Valley Borough Council is commissioning a retail study to assess the current performance and future retail prospects of each of the four town centres in Amber Valley

Elsewhere within Amber Valley, the Connecting Communities Programme in Langley Mill is a community led regeneration project that aims to bring the local community together through a range of regeneration projects, focusing on providing community facilities upgrading green spaces.

In Ironville, the Renaissance Ironville initiative has brought together a number of agencies with the aim of working together to improve the economy, the environment and housing in the village.

Currently in Amber Valley other development sites to be considered for prioritisation include:

- Radbourne Lane, Mackworth - a proposed residential extension to the Mackworth area of Derby, falling within Amber Valley
- Cinderhill, Denby - a potential comprehensive mixed-use development for employment and residential uses, involving the remediation of derelict and contaminated land and the provision of a new A38 junction
- Denby Hall - an existing business park with further potential for development



Place making in South Derbyshire

In South Derbyshire, the vision is to make South Derbyshire a better place to live, work and visit.

A key element in delivering sustainable communities is recognising that decent housing goes hand-in-hand with the availability of good quality local employment. New businesses in growing sectors will be needed and existing businesses assisted in diversifying into new products and technologies, together with driving up skills. In addition, the District will need to be able to offer the sites, premises and associated infrastructure to attract inward investment. Meanwhile, the semi-rural nature of the District means that transport links between areas of need and opportunities such as training and employment will need to be enhanced if all local communities in South Derbyshire are to gain from investment.

There are a wide range of settlements across the District whose distinctive roles are being supported by change and growth. In recent years, significant investment has taken place on business parks and in established settlements bringing major new companies to the area and supporting existing businesses. Proximity to East Midlands Airport provides a major focus for local economic activity, with over 7,000 people being employed in over 100 companies based on or near the airport.

Going forward, a key part of the strategy will be to continue to develop Swadlincote as the commercial, civic and cultural focus of the District. The role of the town centre has steadily increased in recent years in line with growth in jobs and population in the area. This is set to continue. This will include regeneration in the town and surrounding areas in order to retain young people and attract new families.

As regards the town centre, the Council, its partners and the development industry have ambitious plans to extend both the retail offer and quality of the environment.

Key to this is a public realm 'Masterplan' - a 10-15 year programme of improvements to Swadlincote's main shopping streets and gateways to the town. The package includes extensive re-paving in high quality materials, tree planting, and street lighting and providing attractive street furniture whilst ridding the streets of unnecessary clutter. In improving the quality of the town centre environment, the aim is to increase footfall and encourage business growth, job creation and the regeneration of vacant brownfield sites in and around the town centre. The physical improvements will also enhance Swadlincote's historic character and reinforce Swadlincote's role as a key visitor destination within the National Forest.

A major retail and leisure scheme is shortly to be developed providing over 7,500 sq. m. of new retail floor space, a five screen cinema and seven units for restaurants, bars and pubs. This will provide a major boost to both the shopping and leisure offer of the town as well as developing the night-time economy. Swadlincote's rich heritage is also being enhanced through the refurbishment of historic buildings at the heart of the development. The new scheme has also been designed to link to the existing High Street - where the traditional small shop units

tend not to meet potential retailer requirements - in order to maximise the benefits of new investment for the town as a whole. This will be complemented by the continuation of a match funded scheme to encourage refurbishment of town centre property frontages up to 2013.

Other opportunities for town centre regeneration include the redevelopment of specific sites such as the former Market Hall for mixed uses including residential, office, large/medium retail units and further provision for the evening economy. The Swadlincote Gateways project, a partnership of DEP, SDDC, Derbyshire County Council and the National Forest Company, is also marshalling investment in key public sites on prominent routes into the town, supporting business frontage improvements and tree planting/landscaping.

Major investment in the Sharpe's Pottery Museum will also see the extension of its facilities and attractions. In the future, this is set to foster the continued development of the town's cultural quarter, including improving the image, feel and quality of existing buildings as well as new development.

To complement public and private sector investment in the town, a range of community safety initiatives including shop watch, CCTV and an Alert Box scheme are being brought on stream. Significantly, a Chamber of Trade has also recently been re-established in the Town.

The town's role as a tourist destination at the Heart of the National Forest is also being further bolstered with commencement of the Tetron Point leisure scheme in February 2010. This £20m investment includes an 18 hole public golf course, hotel, club house and golf academy on former opencast land. At the same time, the Council and its partners are pursuing ideas for using public land to bring forward further development land to enhance the role of the town centre, rationalising existing premises used for public services and bringing forward further major new sports, leisure and visitor facilities.

A key element to Swadlincote's renaissance, however, is the need to secure redevelopment of land between Woodville and Swadlincote town centre and improve ease of access to the town by a choice of modes of transport.



This significant site presents an opportunity to re-use poorly restored coal and clay land, to provide space particularly for small to medium sized businesses in the Swadlincote area. It is also an opportunity to provide relief to chronic traffic congestion at the 'Clock' Roundabout and improve access to the town from the A42 to the east through the construction of the Woodville Regeneration Route. As well as providing land for jobs and improved access, there is the opportunity to "repair" the built up parts of the Woodville area, provide enhanced green spaces reflecting its key location in the Heart of the National Forest, and new community facilities.

Much consultation has taken place with the local community on development principles in this area. It is clear that there is strong support for the principle of the Regeneration Route/relief road and bringing forward economic development on the land. Whilst housing was not widely supported, initial viability work indicates that a mixed use re-development approach may be required.

The development issues here are complex: there are several land ownerships involved across the indicative alignment of the Regeneration Route and there appear to be serious land instability and contamination issues. Further consultation is required with the land owners and other relevant parties. Equally, in order to overcome development viability constraints, significant public sector funding as well as specialist external support in terms of professional services and funding will be required.

Across South Derbyshire, ensuring a balance of private housing and a range of affordable housing provision are key issues for rural communities. The demand for affordable housing has been exacerbated by the loss of social housing through the "Right to Buy/Acquire" legislation resulting in no affordable housing in some rural communities, the impact has been particularly significant for the rural communities of South Derbyshire.

Supporting Infrastructure in the HMA

Wherever new housing is developed we will need to consider the impact on existing communities and the ability of existing services to meet demand. Where necessary we will make improvements including additional employment sites, retail, social, leisure and cultural development and supporting transport infrastructure. In this section we have selected potential investments that have the clearest supporting role in terms of the delivery of new housing. However later in the LIP, in we refer to a range of complementary programmes and strategies from which these are drawn. Should the priorities of the HCA or the purpose of the Local Investment Plan process change significantly we would need to review the LIP to ensure that its content was still the best fit to the HCA's and our own requirements.

Improved HMA employment provision

An Employment Land Review for the Derby HMA was undertaken by the BE Group and published in March 2008. Based on 2006 employment land availability monitoring results, it was calculated that there was an oversupply of employment land for the HMA as a whole of 9.98 ha. In regard to the individual local authority areas, Amber Valley was found to have an oversupply of 7.65 ha; Derby had an oversupply of 82.65 ha and South Derbyshire an undersupply of 80.32 ha.

In Amber Valley most of the effective land supply needed was made up of land at Cinderhill, Denby and Denby Hall Business Park (combined 56 ha). There were limited options to replace existing poor quality sites, but there was an apparent oversupply of land, and therefore the need to allocate further was minimal.

In Derby, an oversupply of employment land was identified, but as it is the economic driver for the area, it would be contradictory to reallocate or de-allocate land, unless absolutely necessary. Its employment land base also provided solutions for alternative uses to B1, B2 or B8, given the complex nature of its property/employment market, being a city. The report also concluded that, while there was a significant overall supply, there was a lack of immediately available sites, with some being constrained by a lack of infrastructure. However, Derby does not have an issue with poor quality employment land, with the majority of proposed and existing sites being considered 'above average' at worst.

The report did back up the view that Derby's city centre office supply was poor and that, in order to try to facilitate regeneration, further out-of-centre office development should be restricted (though not completely stopped).

The Employment Land Review acknowledged that Derby could offer surplus capacity to accommodate business that could not find appropriate land or property to the north of the city within Amber Valley, given the land quality problems within the Borough.

Away from Derby City Centre: Chellaston Business Park is a 90 hectare Greenfield employment site to the south of the city. An application has been submitted to extend the time limit for an existing planning permission on the site for another ten years. This will be determined early in 2011. The site requires substantial new infrastructure to access the site in the form of a new road, often referred to as 'T12'. It is anticipated that the site will bring forward a mixture of floor space over the next 10-15 years.

Pride Park has been Derby's most significant area of commercial development over the last 10-15 years. Although nearly complete, it has provided around 66 hectares of office, light industry and complementary commercial activity as well as major leisure developments including Pride Park Stadium.

Adjacent to Pride Park sits the 28 hectare 'Chaddesden Sidings' site. Network Rail owns the land and is currently considering future land uses for the site through the LDF process. At present, it is allocated for business and industrial uses only in the City of Derby Local Plan Review. The nature of the road network in the area presents a significant challenge to the development of the site in the medium term.

Raynesway is a circa 80 hectare site to the east of the city. It has planning permission for in excess of 200,000 Sqm of new commercial floor space; the majority of which will be in the form of large distribution warehouses. At present major infrastructure works to access the site are nearing completion which should facilitate the release of the proposed floor space.

In South Derbyshire, recent and imminent investments mean that many of the headline economic indicators such as unemployment and economic activity are positive. However, the area faces persistent problems which will continue to demand concerted action – particularly in the urban core of Swadlincote. There are weaknesses in the town’s industrial base with a shortage of small to medium sized workspace and in physical conditions in the Swadlincote urban area, including the town centre. Feasibility work has been undertaken for a vocational skills facility and business incubation.

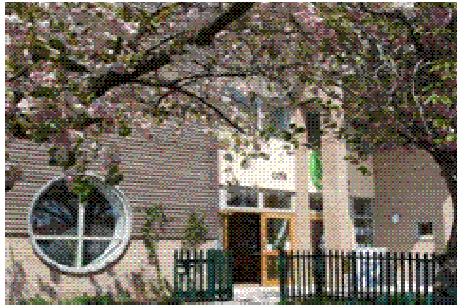
A range of potential employment sites exist although some, such as the Woodville area (see above) may have substantial infrastructure costs associated with them. The BE Group study indicated that the District might be able to utilise some of Derby’s surplus, with particular reference to the good quality Chellaston Business Park, which would be situated close to its northern border.

Rivers and Waterways:

The rivers and waterways within and flowing through the Derby HMA present both benefits and opportunities for sustainable development and quality of offer for existing and future communities of the area. The Derby HMA is home to the Derwent Valley World Heritage Site which extends from the City Centre north into Amber Valley and then towards Matlock.

Derby’s historic, cultural and riverside location is a unique asset which could make more significant contributions to the economic well being of the HMA. However, while it is recognised that the river Derwent offers significant opportunities for both the community and business, it also has a significant impact through risk of flooding

The Lower Derwent Flood Risk Management Strategy is being developed by the Environment Agency to address these issues. It incorporates the concept of a Blue Corridor for part of the course of the river through Derby. The idea is to construct new flood defences set further back from the river to create a wider corridor for flood water to pass quickly through the city and minimise flood damage to the surrounding urban areas. A Blue Corridor master plan is also being prepared which will consider a range of issues, including land use and regeneration, public realm, heritage, ecology and the environment, open space, recreation and public access and transportation. It will also address key impacts on land and property within the Blue Corridor, including constraints upon their future use.



Transport & Accessibility

The provision of a reliable, safe, secure and environmentally sustainable transport system that responds efficiently to the needs of individuals and business is fundamental to the future vitality of the HMA. Increasing road congestion and the associated economic, environmental and social impacts is a major concern.

In Derby City Centre, the Connecting Derby Inner Ring Road scheme will be a key piece of infrastructure that will facilitate the regeneration of the City Centre. The scheme aims to improve transport links in and around the city centre and remove unnecessary through traffic from the main shopping area. Completion of the entire scheme, which includes a new link road, bus priority, pedestrian and cycle measures, is imminent.

In addition, a major scheme business case is currently being developed for the replacement of the A6 London Road Bridge which has serious maintenance problems. The London Road corridor provides a key radial route into the city and directly provides accessibility to a number of key housing sites and employment sites in the City Centre. This also features in the LIP as short term. To the south of the City, the area identified for employment purposes in the Local Plan which is being brought forward as Chellaston Business Park requires the enabling infrastructure of the T12 access road which would provide a link to the A50 and a bypass route for the residential area of Chellaston.

Outside the City Centre, the capacity of the A38 junctions on the west side of the City is constrained to the longer term development of urban extensions. The Highways Agency has proposed grade separation of these junctions. Preferred Route Announcement and Programme of Major Schemes Development Phase Entry have been delayed as a result of the current national economic restraints. This is therefore a medium-long term ambition.

Poor road connectivity between Swadlincote and the strategic road network limits the town's potential and gives rise to problems particularly with regards to congestion. As indicated in previous sections, the District and County Councils have for some time been undertaking feasibility into the Woodville–Swadlincote Regeneration Route. This route is needed to unlock underused and poorly restored land for redevelopment, relieve congestion, enhance the economic and commercial role of Swadlincote and provided much-needed local employment. North-south movements within South Derbyshire are also difficult in view of key highway 'pinch points' such as the Swarkestone Causeway.

Within Amber Valley, Amber Valley Borough Council and Derbyshire County Council have long supported the provision of a new alignment for the A610 between Ripley and Langley Mill, including a Codnor by-pass. However, the County Council has been unable to secure public funding to implement these improvements, which would not only reduce the impact of existing traffic movements on the current A610 alignment, but could also open up further opportunities for development through a high quality access to the strategic road network.

Leisure, social & cultural facilities



Regeneration projects can potentially improve the opportunity for the Derby HMA to become a greater visitor destination. To maximise the value of the visitor economy we must continue to improve infrastructure and encourage tourism industry development. Within the City and urban areas, attractive streets and buildings, especially developments which emphasise or contribute to unique features will improve the visitor experience and encourage positive word of mouth recommendation. The aim should be to increase the number of visits and to extend the length of stay which will in turn increase the value of the visitor economy

Derby City has recently completed an ambitious Leisure Strategy which includes the development of two hubs: indoor and outdoor. The indoor hub will house a 50m swimming pool and fitness centre to be located within the City Centre. The outdoor hub is primarily a multi purpose sports centre with capacity to stage a range of cultural event and provide facilities of regional significance.

Within Amber Valley, the Borough Council is exploring options for the provision of a new leisure facility in Belper town centre. The options are for either an aqua-based leisure development or a wet and dry leisure facility. A new facility would secure up to date modern provision for the town, complementing the Borough Council's investment in recent years in new leisure centres in Alfreton, Heanor and Ripley

Within South Derbyshire, recent major extensions have been made to Etwall Leisure Centre and there is evidence of need for enhanced leisure provision at Melbourne, where a feasibility study looking at leisure, sports and arts facilities in the town has recently been completed. Similarly, Swadlincote requires major improvements and there may be opportunities to create a critical mass of sports and leisure facilities to complement the current private sector investment in the golf course and academy at Tetron Point described in earlier sections.

These could include expanding existing leisure provision, including replacement of Green Bank Leisure Centre, development of community football pitches with changing accommodation, Skateboard Park and multi use games areas, as well as enhancements to Swadlincote Woodlands.

The provision of secondary school places is also a pressing priority in the HMA. For example, it is likely that future growth will give rise to the need for at least one new school in the north eastern parishes of South Derbyshire.

In December 2001 the Derwent Valley Mills in Derbyshire became inscribed as a World Heritage Site. The international designation confirms the outstanding importance of the area as the birthplace of the factory system. Stretching 15 miles down the river valley from Matlock Bath to Derby, the World Heritage Site contains a fascinating series of historic mill complexes, including some of the world's first 'modern' factories. In Derby, the Silk Mill Museum is the southern gateway to the WHS, with Darley Abbey Mills the most complete surviving cotton mills complex in the WHS. In Belper the North Mill is one of the earliest iron-framed buildings in the world. This corridor provides a unique piece of history for the HMA area with extensive opportunities for tourism and economic activity

Green infrastructure

The significance of Green Infrastructure with regard to sustainable growth was highlighted in the 6Cs New Growth Points Programme by the formation of a 6Cs Strategic Green Infrastructure Board with a dedicated fund allocated from the total 6Cs Growth Fund 2008-11 capital and revenue budget. The Board have recently commissioned a 6Cs area Strategic Green Infrastructure Strategy

HMA wide Local Plan policies define and protect a number of the major elements of the Green Infrastructure (GI) network, including Green Wedges and Green Belt, main areas of public open space, river and wildlife corridors and areas of particular biodiversity value. Policies on biodiversity are expanded on in the City's Nature Conservation SPD. In addition a number of other assets including all the boundaries of Conservation Areas; the World Heritage Site; Listed Buildings; Local Nature Reserves; and many footpaths and cycle ways are mapped separately. There are several proposals to develop new and to improve parks, some of which relate directly to new housing development, which require funding to be delivered.



Priority Theme 2: Supply

Our HMA current position on housing numbers

The Government has announced its intention to legislate to revoke Regional Plans. The East Midlands Regional Plan currently includes targets for new houses in Amber Valley, Derby and South Derbyshire by 2026. In the light of the Government's intentions, civic leaders from HMA partner Councils have promised further consultation with local communities to determine future development needs and have welcomed the chance to take a 'fresh look' at housing needs.

It is envisaged that under the proposed new planning system the HMA partners' emerging Core Strategies, which describe the overall vision and strategy for development, will guide the scale and location of new housing growth.

Widespread consultation was held earlier in 2010 to allow residents to voice their opinions on options for the strategies. Over the coming months, the HMA partners will re-open the debate with local people about the future of their communities.

New housing supply

Derby HMA Strategic Housing Land Availability Assessment (SHLAA)

Strategic Housing Land Availability Assessment (SHLAA) is a technical tool that helps local authorities to identify potential land supply for housing development in their areas. The SHLAA is therefore a key part of the LDF and Core Strategy evidence base, and informs the process of allocating sites through the LDF. The SHLAA has been prepared on an HMA-wide basis through joint working managed by the HMA Local Housing Partnership. The SHLAA identifies the following land supply with potential for housing development in the Derby HMA.

Much of the land supply identified by the SHLAA consists of relatively small sites, which, if allocated, will be identified through the Site Allocations document. However, some sites are considered to be 'potentially strategic' either because of their size and potential to deliver a significant amount of new housing, and/or because of their key role in delivering the Core Strategy vision and objectives (for example an important regeneration site).

Identified sites that are large enough to support at least 500 homes include:

In Derby City: Castleward, Derbyshire Royal Infirmary, Friar Gate Goods Yard, Osmaston Regeneration Area, Manor / Kingsway, Rykneld Rd

In South Derbyshire; Boulton Moor, Drakelow, Highfields Farm, Findern, Stenson Road, Stenson

In Amber Valley; Radbourne Lane,

These sites are identified in the HMA Map 2 attached in Appendix 1

There are a number of brownfield sites identified which may be difficult to progress in the immediate term and are likely to require preparatory work to help overcome issues such as site assembly and ownership, the need for demolition and/or site remediation and access improvements. Where there is a particular need for intervention in these early years, the schemes will be phased as we anticipate that further support will be needed in the medium to long term to deliver these sites in full.

Some of the sites are green field and should be easier to bring forward for development. However, even though planning permission has been granted, the current economic climate indicates that these sites will also require intervention and support to bring them forward in the short term. There are also a number of small and medium sized sites with current planning permissions within the HMA. These sites are more immediately deliverable than the larger sites and form the bulk of the delivery potential within the first few years of the LIP.

Across the HMA a number of the sites have been identified as having stalled or mothballed status⁹ and through the LIP process, the HMA intends to prioritise interventions which facilitate scheme delivery.



⁹ Derby HMA Local Housing Partnership REIP

Increased housing supply needs to be matched with the needs and aspirations of both existing and new communities. The Local Investment Plan in line with the housing strategies and planning policies need to support the right type and quality, as well as quantity, of housing. This means delivering housing that meets the needs of the whole community. Central to this is the provision of affordable housing to meet the needs of those households who cannot readily meet their own housing needs within the marketplace.

For purposes of planning policy, Planning Policy Statement 3 (PPS3)¹⁰ defines affordable housing as social rented and intermediate housing, where intermediate housing includes shared ownership and shared equity products, and sub-market rental and rent to buy products. This definition informs each local authority definition of affordable housing through their respective current and emerging planning policies.

Given current housing market conditions, the Local Investment Plan needs to support the flexibility to consider new and innovative products beyond the narrower definitions of PPS3. Similarly, the LIP needs to support all affordable housing delivery routes, although it is expected that the majority of dwellings will be delivered through planning policy (Section 106 sites).

Affordable housing will normally require public funding subsidy, even where there is a requirement on a Section 106 site. Therefore affordable housing forms a key element of this investment plan. The potential delivery routes are set out below:

- New build affordable housing on Section 106 sites
- New build affordable housing on other sites
- Recycling of existing housing into affordable housing through ‘Purchase and Repair’ schemes and leasing schemes
- Person based subsidies such as open market HomeBuy

The Derby sub-regional Strategic Housing Market Assessment (SHMA) was completed in 2008. This is the most up to date assessment of housing need within the HMA and is based upon both primary survey data and secondary data. The SHMA estimates an annual affordable housing shortfall of 1,576 dwellings within the HMA. Table 2 below splits the shortfall across each local authority.

Table 2: Annual estimated affordable housing shortfall			
	Gross affordable need	Supply (includes re-lets and new build)	Affordable shortfall
Amber Valley	947	380	567
Derby City	3,415	2,801	614
South Derbyshire	718	323	395
Derby HMA	5,080	3,504	1,576

Source: Derby sub-region Strategic Housing Market Assessment, 2008, David Couttie Associates

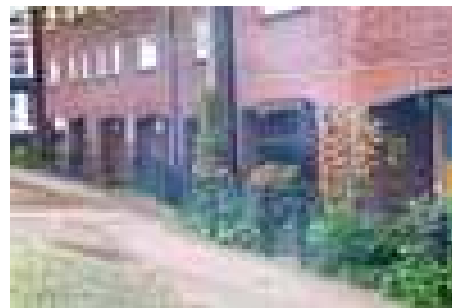
¹⁰ Planning Policy Statement 3: Housing, 2010, Communities and Local Government

The housing market is dynamic and the ability of new and existing households to access the housing market varies in accordance with price to salary ratios, and the cost and the availability of credit. House prices have softened since their peak in 2007. However access to mortgage funds has hardened, particularly amongst first time buyers, since the advent of the “credit crunch”. Therefore the numbers of households unable to access the housing market could well have increased in spite of house prices softening. Access to mortgage credit for shared ownership also proved problematic following the credit crunch.

Meeting housing need and demand is not simply a question of addressing supply/demand imbalance within affordable and market sectors. There are differing imbalances with stock type and size, as well as demands for specialist housing to meet the needs of specific groups of households, which are considered in greater detail within Priority Theme 4 - Inclusion

As an example, the SHMA highlights the relative lack of larger (4+ bedroom) properties, particularly within the social housing sectors. The ageing population- the over 65 population is projected to have increased by just under 70% by 2031¹¹- will impact on the type of properties across all tenures that the HMA will need to deliver.

Housing profile and characteristics, needs and demand across the HMA also have a spatial dynamic. The SHMA identifies a number of internal markets within and across the local authority areas, building upon work previously undertaken within each local authority. These spatially driven differences in house prices and therefore affordability, as well as tenure mix and house types define the neighbourhood profile of our internal housing market areas. The LIP Summary Evidence Base at Appendix 2 contains more details of the internal housing market areas of the HMA.



¹¹ Derby Local Housing Partnership

Tackling empty homes

Apart from new build, the other major source of additional homes is through bringing back into use empty homes across all tenures, but particularly in the private sector, where the highest vacancy levels often exist. Empty homes are a wasted resource, which blight neighbourhoods, can affect affordability by restricting supply, and increase the need for new house building. An empty property can impact on the quality of the local environment, creating a poor image of an area and discouraging investment. It may lead to increased fear of crime, attract anti-social behaviour and make a place less attractive for local people to live in.

Empty properties are usually residential properties. However, they can also be disused commercial properties such as shops, offices or the space above shops. It is accepted that turnover in the housing market will lead to some properties remaining vacant for a period of time, however it is those properties which remain vacant for a longer term, for example six months or more, that give rise to concern.

Local authorities try to address the issue of empty homes through negotiation with owners, offering renovation grants or loans or advice on selling, leasing and tax issues. They also have the power to take enforcement action, including statutory last resort powers to require the sale or renovation of empty properties, whether via compulsory purchase or enforced sale. In 2006, an additional last resort power was introduced, the Empty Dwelling Management Order, which is a discretionary power to take over the management of long-term privately owned empty homes. We consider that this is an area where there may be opportunities for cost rationalisation if we work together and pool resources and we will explore this during the first year of the LIP's delivery.

Bringing empty homes back into use can bring wider benefits such as creating additional affordable homes, improving the local housing mix, attracting further investment or achieving a significant reduction in crime and anti-social behaviour. The coalition Government has stated that £100m will be made available to bring empty homes back into use. The funding will be distributed through the HCA. In addition, the New Homes Bonus proposes to reward local authorities for returning long term empty homes to the useful housing stock based on council tax data. These extra incentives should be fully explored by the HMA as further information becomes available, and the LIP updated to reflect these emerging policies and possible funding streams.



Rural Housing

Some parts of the HMA exhibit significant issues of rural housing need, particularly around affordability, and the inability of local families to access housing in their own communities. This is particularly severe in rural villages, where house prices are very high, there is little property to rent and younger people and those on lower incomes find it very difficult to afford to live in rural areas. Lack of employment opportunities, school closures and poor access to local services are contributing to this problem. To meet local need and in the context of local consultation, Rural Exception Sites or sites allocated purely for affordable housing could be developed within or adjacent to rural settlements. Such provision should remain affordable in perpetuity and priority access will be given to people that have a connection to that settlement that are unable to afford market housing.

Ensuring a balance of private housing and a range of affordable housing provision are key issues for rural communities. This is a significant issue for South Derbyshire where affordability has worsened for local people in recent years primarily due to the recent infrastructure investment to some of the major trunk roads in the area (namely A50; A42 & A38) making it easier and quicker to commute elsewhere and thereby resulting in many more affluent households migrating to the area.

The demand for affordable housing also has been exacerbated by the loss of social housing through the "Right to Buy/Acquire" legislation resulting no affordable housing in some rural communities. Local housing research undertaken across South Derbyshire suggests a current shortfall of 170 affordable homes across 32 rural communities. The loss of affordable homes can be particularly damaging to the long-term sustainability of some rural settlements, particular as younger people have to move to cheaper urban areas to set up home.

Developing affordable housing in rural settlements can be highly contentious with local residents and opportunities to development tend to be limited and potentially expensive due the need to develop small sites in character with the local area. Sites tend to come through "windfall" opportunities rather than through allocated sites. The HMA will look favourably towards supporting such sites where there is an identified affordable housing need, which supports the long-terms sustainability of the community.



Priority Theme 3: Quality

The HMA emphasis for this section is to improve housing standards and conditions over the whole HMA area and across all tenures.

Improving housing conditions in the HMA's existing private sector stock

The condition of privately owned and rented properties is of particular concern to the HMA due to the volume of vulnerable occupiers who live in poor housing conditions in the private sector. There is a clear link between non-decent dwellings and low household income and between poor housing and health as described later in this section. The previous government set a target of 70% of private sector dwellings occupied by vulnerable people being made decent by 2010-11.

Improving housing conditions in the private sector requires detailed targeting of resources as properties can change ownership, property condition can deteriorate rapidly and vulnerable occupants often move around the rental market. Also, many owner occupiers who are vulnerable and living in non-decent dwellings are asset rich but cash poor.

Local authorities have various statutory responsibilities to inspect, monitor and enforce standards in private sector housing, and to assist householders to make sure their homes are safe, in decent repair, energy efficient, affordable to heat and have adequate facilities. Some of the tools available to local authorities include licensing, planning controls, advising, incentivising and direct intervention. The HMA Empty Homes initiatives directly seek to increase supply and improve condition by bringing wasted, disused property back into the useful housing stock.

The Decent and Safe Homes (DASH) initiative operates across the HMA area delivering shared services on behalf of HMA partners to increase supply and improve conditions within and management of the private rented sector. DASH works closely with landlords and developers, raising awareness and helping to ensure consistency and high quality of services offered to them across the HMA. DASH also operates the East Midlands Landlord Accreditation Scheme (EMLAS), to which all HMA partners are signed up, and oversees the recently launched HMA-wide Local Lettings Agency aimed at improving housing and management conditions within the private rented sector and increasing housing choice.

Via DASH, the HMA is already working together to support landlords and tenants in the private rental sector. The establishment of the Local Lettings Agency (LLA) is a fine example of how they are working together to create stronger links with landlords and letting agents, and to assist more people to enter into private rented accommodation as an alternative to the social rented sector and thus increase housing supply and choice.

All the local authorities have traditionally offered a mixture of grants and loans to vulnerable owner-occupiers in order to improve private sector housing condition, deliver decent homes, support independent living and create safe and secure homes. They work to encourage private

landlords to make improvements to their stock, whether this is for single occupiers or homes in multiple occupation, or indeed for empty homes, again through financial assistance in the form of grants, loans or other incentive schemes. They offer various types of accreditation or approved property schemes, which enables properties that meet a set standard to be effectively promoted. Other forms of assistance include 'handyperson' services, deposit guarantees and advice services. Local authorities also take enforcement action as needed. Thus far, such support has been made possible through allocations from DCLG via the Government Office for the East Midlands. Public resources to support these interventions will be more constrained in the immediate future and therefore the HMA needs to consider innovative approaches and seek additional funding sources to maintain delivery.

Improving homes in the public sector

Households living in social housing are more likely to be vulnerable, on low incomes and suffer worse health outcomes than the general population. It is vital that their homes are safe, warm and offer reasonable facilities to address these inequalities, which is the accepted definition of a 'Decent Home'. Good quality, affordable housing in places people want to live facilitates stable and secure family lives and improves social, environmental, health and economic well-being.

The previous government set a target for all social housing to be made decent by 2010, The social housing stock in the Derby HMA has either already met this target, or will meet it by the end of 2010-11.

Whilst the funding to achieve the Decent Homes standard in the HMA at time of drafting the LIP was still secure, we will include these figures in our LIP in case the current examination of government spend should lead to any change in this position.

In the future, all authorities and social housing landlords will face a challenge to maintain the stock to the Decent Homes standard and this may be something that authorities will wish to return to in future revisions to the LIP. Similarly, we have aspirations to achieve Decent Homes Plus standards. Locally set, in consultation with residents, these typically include a much more ambitious thermal comfort criterion; lifetime homes provision for elderly and disabled people, etc

Addressing health inequalities and impacts of poor housing on communities:

Housing is a key determinant of health. Nearly six million households in England live in private sector homes with health hazards such as cold and damp, and lack of means of escape from fire and falls. These hazards can cause illness, injury or death¹².

Poor quality housing is intrinsically linked with poor health. It can impact on peoples' life expectancy and their overall quality of life. According to the English House Condition Survey 2008, there were 978,000 properties in the private rented sector with serious (Category 1) hazards,

¹² Ref LGR 'The health impact of poor housing' August 2010

comprising almost a third (29.7%) of the stock. This compares to 22% of owner occupied homes and just 13.3% of social rented homes with serious (category 1) hazards.

This variation may in part be explained by the significant investment in social housing through the government's decent homes programme. The private rented sector also contains a high percentage of older housing, with 40% of homes built before 1919.

The Housing Act 2004 gave councils important powers to tackle the health impact of poor housing using the Housing Health and Safety Rating System (HHSRS). The HHSRS identifies and evaluates the risks to health and safety in residential accommodation. There are 29 health hazards identified in the HHSRS.

Local Authorities have a legal duty to act in the case of Category 1 hazards and the power to take action in relation to Category 2 hazards. These hazards most commonly affect the private rented sector and vulnerable owner occupiers living in poor quality accommodation. Eliminating health hazards in the home can bring many benefits to both the occupiers and the wider community. For example:

- improving home security can reduce the incidence of burglary
- installing efficient heating systems and insulating homes reduces CO2 emissions, helps to address fuel poverty and reduces excess winter deaths
- A reduction to overcrowding can help to increase educational achievement in children.

In addition to their contribution to excess winter deaths, cold homes can increase the risk of respiratory disease (flu, bronchitis and pneumonia) and cardiovascular disease (high blood pressure, heart attacks and strokes). A cold home can worsen rheumatoid arthritis and can contribute to feelings of depression and anxiety, particularly if there are inefficient heating appliances that are costly to run and where the insulation is poor. Excess cold hazards can be removed by improving heating and insulation at the property.

Another issue to consider is that one older person dies as a result of a fall every five hours in England and falls cause more than 3 million childhood injuries every year. Falls can happen through gaps in banisters, where there are loose or torn stair carpets or on slippery or uneven external paving, for example. Many of these hazards are cheap and simple to resolve, whilst significantly reducing the financial burden on the NHS.

A key challenge is to get the health impacts of poor housing included within the Joint Strategic Needs Assessment (JSNA), Local Investment Plan and Sustainable Communities Strategies and to deliver interventions that contribute to housing and health related Local Strategic Partnership (LSP) targets.

The starting point for a local evidence base has to be our private sector house condition survey. Then data collected from HHSRS inspections gives precise data for a number of dwellings in the area. Housing data can then be related to local health data and to local health priorities, some of which will be in the LAA – but collection of health data needs to be reviewed in the light of comparatively new HHSRS assessments and

related stats availability. The evidence can show the impact of improving housing conditions on the health of the local population and, in turn, a reduction in inequalities in health.

Health Impact Assessment (HIA) could be a useful tool for assessing the health impacts of the LIP and provide a useful framework for collating and analysing evidence and for getting stakeholders to focus on the health impacts of an activity.

The activities of DASH and the delivery of the LLA and EMLAS services across the HMA contribute to the efforts of HMA partners to tackle this issue.



Energy Efficiency

Climate change is a key challenge at both the national and local level. Across the Housing Market Area, the priorities and interventions identified through the local investment planning process can contribute to reducing the energy consumption of both new and existing housing; support the development of renewable energy sources and work to reduce the cost of running a home, thereby reducing fuel poverty. This can be achieved by supporting environmental build standards and retro-fitting measures to improve the energy efficiency of new and existing dwellings across the HMA. This could include:

- Working to achieve Code for Sustainable Homes and BREEAM standards beyond mandatory requirements
- Supporting alternative energy efficient exemplars builds, such as 'PassivHaus'/ passive house systems
- Supporting energy management systems, such as the Open Hub system, that is being piloted in Derby City Council's newbuild properties at Elton Road and funded by the Technology Strategy Board. These systems will reduce the energy costs for residents, as well as emissions, and can be retrofitted to existing properties
- Continuing to upgrade low energy efficient existing properties, for example, through insulation schemes to reduce energy costs and thereby combat fuel poverty
- Introducing renewable energy systems and products on both large scale developments and for individual householders
- Our initiatives such as EMLAS and the LLA encourage and incentivise energy efficiency improvements in the private rented sector, a traditionally very difficult sector to reach.

Large scale developments within the Derby HMA provide significant challenges for mitigating impacts on the environment. These include:

- Reducing and mitigating the impacts of accommodating the proposed levels of growth on the natural and physical environment and on carbon emissions through sustainable development
- Ensuring existing and new communities are resilient to the impacts of climate change, particularly flooding;
- Harnessing the opportunities that growth, and the associated demand for energy, brings to increase the efficient use of resources, sustainable construction techniques and the use of renewable energy.

In terms of current issues, there are stark differences in the current levels of energy consumption across the HMA with Derby residents consuming lower amounts of electricity, gas, coal and oil than the regional average and significantly less than residents in Amber Valley and South Derbyshire, whose consumption exceeds the regional average ¹³The existing annual CO₂ per capita emissions across the HMA standing at 6.9 tonnes in Derby, 8.0 tonnes in Amber Valley and 10.6 tonnes in South Derbyshire¹⁴

¹³ (EMRA 2006).

¹⁴ (Defra CO₂ Emissions Estimates 2005-2006).

At present, South Derbyshire there is very little installed renewable energy capacity across the HMA. The National Forest and the Derwent Valley Mills World Heritage Site offer particular opportunities and challenges for integrating renewable energy technologies. The Rivers Derwent, Erewash, Mease and Trent within the HMA area also has implications for adapting to and mitigating the impacts of climate change. Development within the City of Derby will need to accommodate the recommendations of the forthcoming blue corridor master plan to mitigate the impact and effects of potential future flooding. The Empty Homes initiatives across the HMA contribute to partners' reduction of the carbon footprint.¹⁵

Fuel poverty

In South Derbyshire, the Council continues to improve the energy efficiency of the stock across both sectors to tackle fuel poverty. 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. The medium to long term viability of the delivering the stock is a key issue for the Council. Since 2007 Amber Valley has delivered over 4000 measures, loft or cavity insulation working with the private sector and securing subsidised or free measures. An area based programme has commenced in which owner occupied and privately rented properties are surveyed systematically putting the Council in a positive position to deliver the HEMS strategy going forward. However, in South Derbyshire, several rural communities have no gas mains supply, which impacts on the residents options for reducing fuel bills as well as limiting the use of more efficient and environmental heating systems

The picture is similar in Derby City. Since April 2010 the Council has been working in partnership with Dyson Insulations Ltd on the 'Warm Homes for Derby Scheme' to offer free or heavily discounted cavity wall and loft insulation to people living in privately owned and privately rented accommodation. This work builds on previous activity to improve home energy efficiency and tackle fuel poverty. The Council has worked closely with the Government-funded Warm Front Team to help over 15,000 private households to get heating and/or insulation improvements since 2000. More recently the Council has also delivered the part PCT-funded 'Warm and Well in Derby' Project which has helped over 800 older people to access home energy grants and discounts, and better fuel tariffs and benefits checks.

In South Derbyshire several rural communities have no gas mains supply, which impacts on the residents' options for reducing fuel bills as well as limiting the use of more efficient and environmental heating systems

¹⁵ 'New tricks with old bricks' EHA/BSHF

Design and Quality Standards

As highlighted within the Neighbourhoods Theme, the Partnership believes that the quality of the built environment is an important factor in attracting families to live and work in the city as well as sustaining and developing existing communities. The quality of the residential offer is an integral element of the wider build environment.

The HMA supports nationally recognised design and quality standards and as such we will aim to achieve CABE Building for Life standards in all residential development and to meet the HCA Design and Quality Indicators in respect of affordable housing. As a compliment to national standards, to support and enable excellence in dwelling and neighbourhood design within the HMA, we will support:

- The sharing and dissemination of best practice;
- Community led planning, focusing on developing a 'Sense of Place';
- User focussed approach (i.e. creating development to meet the needs of the target audience)
- Commitment to quality in each aspect of development; and
- Achieving joined up and sustainable approach to the development.

The basic structure of the built environment is mainly comprised of the buildings, public spaces and the setting or context in which they sit in. The quality aspirations will focus on the natural setting, the historic context, architectural quality of the buildings and the public spaces. The emerging Regeneration Framework for the Derby City Centre will provide a joined up approach that will consolidate benefits of public realm and public art works in wider regeneration.

Derby is a city of considerable historic interest and architectural merit. In an effort to conserve important elements of our built heritage, conservation area appraisals and management plans are being prepared that describe what is special about the character and appearance of the area and also outlines a number of suggested management proposals to improve the area. We will ensure that any new development is sympathetic to this heritage setting and enhance it.

Public art and cultural events in the public realm play an important role in enhancing the quality of place and bringing communities together. We will encourage the 'place making' activities and events by working with partners in communities with the help of Section 106/ Community Infrastructure Levy (CIL) money. Management of place is crucial to its success. Derby City Council through initiatives such as Streetpride aims to work with communities and involve them in improving the local environment. We will encourage production of management plans to accompany the planning applications of developments.

Theme 4: Inclusion - Creating Wealth and Broadening Inclusion

Addressing the housing and support needs of vulnerable groups:

The success of our communities is dependent on the ability of all residents, no matter how vulnerable and high their support needs, to maintain an independent lifestyle and to make a positive contribution. The stability and suitability of a person's home is crucial to this, so it is a priority for partners to ensure that we meet the housing and support needs of older people and vulnerable groups such as people with learning disabilities, mental health problems, physical disabilities, those facing domestic violence, young people, ex offenders and those exhibiting challenging behaviour because of drug/alcohol problems. However, we cannot separate the accommodation needs of vulnerable groups from their care needs, and with the increasing importance of "personalisation" and choice in care and support, there will be a greater emphasis on providing care packages to people in mainstream accommodation rather than them living in an institutionalised setting. In essence, we want to promote independence through housing options which maximise choice.

Black and Minority Ethnic (BME) households

According to the Census 2001, the proportion of the population from a BME group varied across the three authorities that make up the Derby HMA, showing profiles 'typically' reflective of rural and urban localities. At the time of the Census, Derby city had the highest proportion of BME residents at 15.6% of the whole population- the largest groups being those of Indian heritage and Pakistani heritage. South Derbyshire and Amber Valley had BME populations of 4.1% and 2.1% respectively of their whole populations. In South Derbyshire the largest BME group was Indian and in Amber Valley it was White Other.

It is recognised that although the Census provides a baseline assessment of the BME population, immigration patterns since 2001 have changed both the proportions and profile of the BME populations across the HMA. Since 2001 there has been an influx of asylum seekers often with little previous migratory history with the UK, and more recently economic migrants from the European Union accession states (A8 countries). These newer arrivals have undoubtedly increased the numbers and diversity of BME households across the HMA.

It is important that future housing investment takes full account of the increasing ethnic diversity within the HMA and ensure inclusive housing choices for communities. Derby City Council has produced a BME Housing Strategy and a BME Housing Charter, which requires the transfer of a proportion of affordable units in identified areas to a BME led Registered Social Landlord (RSL). Recent trends within the RSL sector have seen a lot specialist RSLs, including BME led RSLs being absorbed by mainstream RSLs or within Group structures. In light of the national trends, the Derby BME Housing Charter is being reviewed by the Derby's Minority Communities Diversity Forum. The outcomes of this review could inform any investment approach to specialist BME housing projects.

The inter-relationship between recently arrived BME communities and the private rental sector has been brought into focus over the last few years. Research has concluded that the arrival of economic migrants (predominantly from A8 countries) has put pressure on limited private rental stocks in rural areas¹⁶. Similarly, urban areas have also experienced an increase in migrants accessing the private rental market, often at lower value, unregulated end of the market. This provides challenges for the HMA in respect of potential exploitation within the sector and the impact on neighbourhoods that consequent issues such as overcrowding can have.

Households with a physical disability or continuing ill-health

It is estimated that there are just over 32,300 (extrapolated from primary research) households in the Derby HMA containing one or more household members with a disability or continuing ill-health.¹⁷ As a proportion of all households, this breaks down as follows:

Local authority	%	Ext. nos
Amber Valley	19.9	10,291
Derby City	14.5	14,590
South Derbyshire	20.6	7,462
Derby sub-region (HMA)	18.3	32,343

Source: Amber Valley Housing Needs Survey 2008, Derby City Housing Needs and Market Study, South Derbyshire Housing Needs Study.

Addressing the housing needs of those with a physical disability will often require aids and adaptations to existing properties, which is costly and not always transferable to subsequent households.

Currently, there is limited wheelchair adapted or adaptable stock available for wheelchair users. Local rural housing needs surveys have been identified the need for adapted properties as a particular issue in the rural areas area of South Derbyshire. However, the local authorities that make up the HMA seek to maximise delivery of new build properties to Lifetime Homes standards and ensure that a certain number of dwellings are built to full wheelchair standards. This both meets the needs of current disabled residents, as well as future proofing as many dwellings for future needs.

Disability and special needs do not solely relate to a physical layout of a dwelling. Many disabled residents have a support need, either combined with a physical need or not. Either way often specialist accommodation is needed to ensure independent living within a supported context.

¹⁶ Commission for Rural Communities: A8 migrant workers in rural areas, 2007

¹⁷ David Couttie Associates: Derby sub-region Strategic Housing Market Assessment, 2008

People with a Learning Disability

It is estimated that about 2% 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.

This group can find it particularly difficult to access suitably adapted affordable homes whereby they need an adapted property large enough for 3 – 4 to live as a group yet still have provision for a carer to sleepover. This is an issue in South Derbyshire where there is a limited supply of 4 bedroom homes to rent.

Valuing People Now is a three year Department of Health strategy to improve the lives of people with learning disabilities (LD) and their families. Housing forms a key strand of this Strategy. Evidence at the national level indicates the half of all people with LD live with relatives and a significant proportion of the remainder live in residential care. The likelihood is that the profile of LD residents within HMA is similar. Key issues emerging through the Valuing People Now agenda include:

- The increasing number of people with LD living with ageing relatives who are their principle carer
- Closure of residential institutions and the policy drive toward independent living
- The growing aspirations of people with LD

Learning Disability Partnership Boards have been set up in Derby and Derbyshire with housing sub-groups. These Boards will consider housing options for people and draw in expertise from partners and input from people with LD and their carers.

As an example of how agencies can work together to provide positive housing outcomes for people with LD, Derby City Council has worked successfully with Derby Primary Care Trust (PCT) to source independent accommodation in the community for people relocated from residential homes.

People with Learning Disabilities may often have complex and additional needs, aside from a Learning Disability. This could be a physical disability or a mental support need. Some accommodation and the complementary support will need to take account of complex needs of some LD residents.

Housing for the elderly - The housing needs of older people

The housing and support needs of older people who live in the Derby HMA are addressed through housing, health and social services strategies. The mid-2009 based population estimates¹⁸ revealed that just over 18% of the population in the HMA is of current retirement age. Into the future, the over 65 age group is forecast to increase by 84,500 people in the HMA from 2006 to 2031. The over 85 age group is forecast to increase by 155% over the same period.¹⁹

The housing and support needs of older people have risen higher up the agenda as the proportion of older people in the population has grown. It is felt that the majority of older people would wish to continue to live as independently as possible.

Actions to support older people fall into two broad areas. These include supporting people to stay in their own homes, and providing improved and flexible models of specialist accommodation. However, meeting the needs of the frail older people in rural villages will be more challenging.

Supporting older people to remain in their own homes

Actions to support people to stay in their own homes include:

- Ensuring that new housing takes account of Lifetime Homes Standards
- Expanding home improvement agency services for older people
- Promoting financial solutions to enable older people to improve their homes- e.g. equity release
- Maximising resources for adaptations and making the most of existing adapted properties
- Providing handyman services
- Improving energy efficiency and affordable warmth
- Providing floating support and commissioning care and support services
- Providing telecare and telehealth initiatives
- Providing older people with information and advice about housing and care options
- Developing incentives to encourage older people to downsize and release family type accommodation

¹⁸ Mid-2009 population estimates, 2010, Office of National Statistics

¹⁹ 2008-based population projections, 2010, Office of National Statistics

Extra Care - Specialist housing with care and support

Alternatives to staying at home need to be attractive and not just places of last resort. The preferred choice for people who have to move is Extra Care Housing.

There are a number of benefits to Extra Care Housing schemes:

- For people living on their own or with a person they care for, the security of a 24 hour on-site care presence is particularly attractive
- Extra Care enables people to retain their independence with their 'own front door' and their own accessible living space
- Extra Care is designed and built to a nationally set space and access standards which allow schemes to be 'future proofed' for changing needs. The delivery of care can be difficult in some existing homes due to small or inaccessible rooms.
- The ethos of Extra Care as a community hub, and the range of communal facilities provided gives schemes great potential to promote social inclusion and reduce isolation amongst residents and the local community
- Residents have the option of choosing whether they rent, purchase outright, or purchase units on a shared ownership basis
- Properties are easy to maintain with support provided by support staff

Derby City Council has two current Extra Care schemes and has a target to develop 925 Extra Care units by 2015. This target was developed under a different financial climate and it is now realised that current public funding constraints makes delivery by 2015 unrealistic. However the aspiration based upon the needs of the city's elderly population remains. Derby City Adult Social Care is working with Supporting People to find opportunities to develop services and resources in existing sheltered schemes, to make them more attractive to older people. This will include options based on telecare and telehealth, introducing lunch clubs and social activities, and developing sheltered schemes into community Hubs. Adult Social Care is also looking at ways of managing care delivery to local areas and sheltered schemes so that delivery is more effective, and answers the needs of local people.

South Derbyshire and Amber Valley are served by Derbyshire County Council Social Services. A County-wide Extra-care Housing Strategy was published in 2005. This identifies Extra care housing as a priority for both South Derbyshire and Amber Valley. A new Extra Care Housing scheme with specialist dementia care unit is proposed in Swadlincote which should go some way to meet the specialist housing needs of frailer older people in the area. Within Amber Valley two sites are under consideration, one in Heanor and one in Alfreton.

South Derbyshire and Amber Valley both work in partnership with Derbyshire Supporting People. Older people services have recently been reviewed. As a result sheltered housing support is currently undergoing a restructure to make the service "tenure blind" and more accessible to people. As a result more people are likely to stay in their own home longer and this will increase the need for disabled adaptations and likely to impact on the design of future supply of new home

Mental Health Housing Provision

The vision and strategic direction document agreed by partners and stakeholders across Derbyshire provides a vision statement:

*‘To improve the mental well-being of all people and communities in Derbyshire.
To have a community which values human dignity and enhances mental and emotional well-being for all, where people are accorded respect, dignity, and the opportunity to achieve their full potential free from stigma and prejudice’.*

The strategy also states that commissioners need to “develop a clear recovery and rehabilitation pathway” To achieve this in social housing we need to ensure that services are modelled in such a way as to be:

- Person centred – based on individual need and choice
- Optimise opportunities for independent living.
The aspiration for most people is to live independently. In order to achieve this people require differing types and levels of support and access to services. All services provided for people with a mental health problem need to work together to support this.
- Create opportunities for increased personalisation of services.
The move from centrally organised and provided services toward individuals having their own budgets with which to purchase services they determine they require represents a challenge to the way services are currently provided and commissioned.
- Ensure that all the sources of revenue funding work together – health, housing and social care.

In particular housing investment of people with mental health problems should underpin the development of accessible services that are an important part of a smooth and integrated care pathway, which leads individuals to independent living in the community as far as they are able.

Tackling and preventing homelessness

The increasing emphasis of homelessness prevention as a strategic approach has led to local authorities taking a more pro active role in dealing with homelessness and potential homelessness. The statutory requirement for local authorities to produce a homelessness strategy in partnership with relevant agencies in the local area has supported the development of mechanisms to prevent homelessness by early intervention, reduce homelessness by crisis intervention and preventing recurring homelessness. This has resulted in a reduction in levels of statutory homelessness in each of the three Derby HMA authorities. However, there is a continuing need to ensure that the reduction in official homelessness is not presented as leading to an eradication of housing need.

Tackling and preventing worklessness

The support to assist residents and tenants to maintain tenure will need to include measures designed to address levels of worklessness. This is and means to also address issues such as social inclusion and community cohesion. This is an area where further review and sharing of best practice will be beneficial and will provide a means of addressing social inclusion and community cohesion by providing jobs and training for local people. Projects which can demonstrate a wider range of benefits and outcomes that include employment and training opportunities should be favoured in our prioritisation process.

Within the HMA and in particular, Derby City's use of S106 planning obligations has supported over 500 unemployed people to obtain jobs. In addition the S106 allows for support for taking on apprentices; supporting development of the diplomas aimed at 14 – 16 year olds; visits to sites, work experience and placements as well as ongoing training once in work. Full support is provided to ensure that projects are able to deliver on these obligations without difficulty. In addition we would like to encourage wherever possible, that consideration is given to the local supply chain when sourcing subcontractors and materials; this too supports the local economy and increases the opportunities for creating new local jobs.

Making Derby Work is a key successful project which reconciles the skills needs of employers with the training available to unemployed people. This is currently funded until the end of March 2011, it is hoped that funding will be found to continue this in the future as it coordinates all employment activity across several partners to provide a one stop shop for employers to access appropriately skilled people for their workforce.

Gypsies and Travellers

The Gypsy and Traveller Accommodation Assessment 2008 indicated an overall need for 58 pitches in the next five years, including 1 in Amber Valley, 16 in Derby City and 19 in South Derbyshire. These figures have informed the basis for a policy change to the former East Midlands Regional Spatial Strategy. The GTAA recommends that all Derbyshire Local Authorities look favourably upon planning applications for private sites, and that public sites would be better spread across a wider area of Derbyshire and not the immediate vicinity of existing sites. Hence it recommends that new sites in Amber Valley Borough and Derbyshire Dales are considered as locations for new public sites rather than in South Derbyshire.

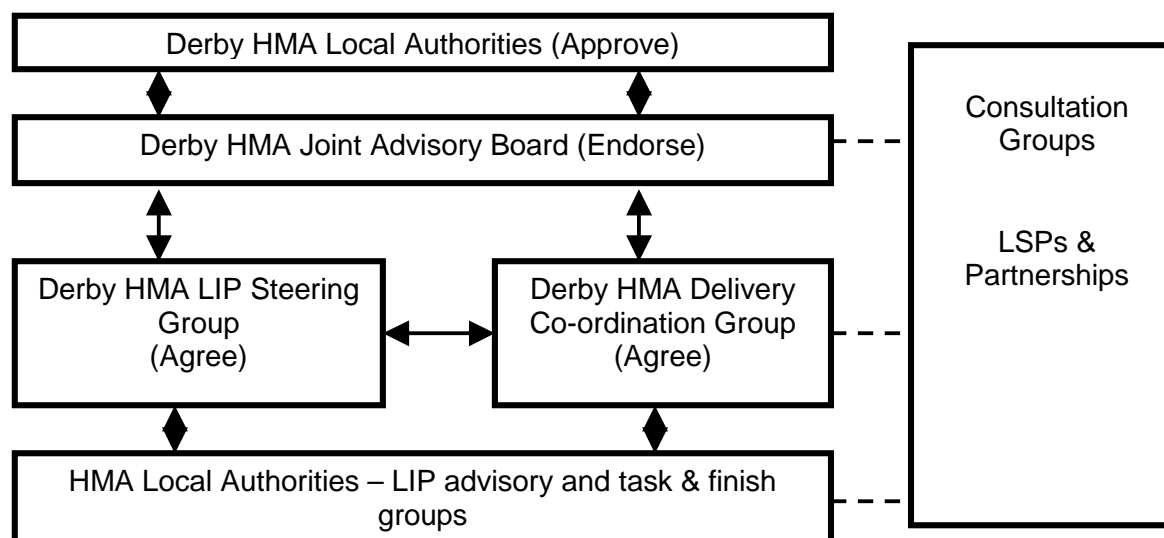
There are currently two public sites in South Derbyshire, a long stay site providing 22 pitches at Woodyard lane, Church Broughton and a short stay site provision 11 pitches at Lullington Crossroads, Lullington. In addition, there are 9 private pitches and planning approval granted for a further 9 private pitches. Derby City currently has granted approval to develop a new site at Russell Street, to specifically address the needs of long term occupiers at Glossop Street. Funding has been secured for this site which will provide for 17 new pitches.

Theme 5: Plan Delivery Support , Engagement and Governance

This element is dedicated to resourcing skills and capacity for effective co-ordinated delivery of the LIP across the HMA. Likely schemes and projects for this element will be developed through the ongoing LIA process once more clarity of future structures and funding is available. The key areas identified will be for plan support to co-ordinate the delivery of the LIP and it's programme of initiatives, schemes and activities at the HMA level; taking into consideration changes to national and local policy, confirmation of the emerging priorities through the spatial planning process and impact of the CSR review and reduction to public sector resources .

The essential support the delivery of the capital and revenue funded initiatives including master planning, data analysis (e.g.: Hi4em) and research to support the development of the sound evidence base for future spatial planning and policy making for the HMA

Once the LIP and Local Investment Agreements (LIAs) have been signed by partners of the Derby Housing Market Area Joint Advisory Board will be tasked with overseeing the delivery and review of the LIP. The HMA governance structure to oversee the delivery of the LIP is detailed in the diagram below:



Delivery options and partners



Key to the successful delivery of the LIP will be the support and involvement of the Homes and Communities Agency. As the HCA established itself into its enabling role we plan to continue to access valuable support services such as ATLAS and the HCA Delivery Partner Panel. We hope the HCA will continue to provide investment, both financial and by providing practical, innovative and co-ordinated support to help the HMA deliver the local ambitions outlined in the LIP for housing and regeneration in a professional experienced and cost effective way.

To achieve the broad range of outputs involved in the Place Making this plan will deliver the LIA interventions will rely heavily upon a partnership approach. Whilst the established Derby HMA structure will over see the governance of the LIP, it is recognised that alternative and innovative approaches for delivery are explored. These include hypothecated taxation²⁰; asset backed vehicles, Business Improvement Districts (BIDs) and accelerated development zones. We have recently established within the HMA a development fund which is designed to be self-sustaining.

Delivery vehicles and models we will actively explore are:

Community Land Trusts (CLTs)

The Coalition government has proposed that local communities should be able to take steps to deliver new housing developments themselves. Local Housing Trusts have been proposed, building on the model of Community Land Trusts, which will allow for community-led small scale development in towns and villages. More detail on this proposal is expected in the forthcoming Decentralisation and Localism Bill, at which point we will review whether and how the policy could form part of the delivery options for this LIP.

Local Authority Shared Procurement/Tendering

Local authorities may be able to deliver some schemes effectively where they have real expertise and track record in procurement, potentially through established Framework Agreements, and are able to use their joint buying power to achieve value for money.

Existing and former local authority housing organisations

In 2003, Amber Valley Borough Council undertook a large scale voluntary transfer (LSVT), which involved the transfer of the ownership of its housing stock to Amber Valley Housing Ltd- a Registered Social Landlord. Derby City Council and South Derbyshire District Council have each

²⁰ Hypothecated taxation is the dedication of the revenue of a specific tax for a specific expenditure purpose. (The original definition of hypothecation is a pledging of assets: the expected revenue from the tax in question is pledged to a particular cause). It is otherwise known as ring-fencing

retained the ownership of their social housing stock, with Derby City Council's stock being managed by Derby Homes, an arms length management organisation (ALMO). These three organisations are the main social housing providers within the HMA and play a crucial role in maintaining and improving the social housing stock and in spearheading many of our Decent Homes improvement programmes. Amber Valley Housing Ltd is a developing RSL (a Registered Provider) and more recently Derby Homes in partnership with the City Council have developed new affordable housing.

Registered Providers (RP)

RPs, predominantly Registered Social Landlords (RSL), already play a vital role in delivering a range of affordable housing types and tenures across the HMA and we work with a number of key RSL partners. RPs have an excellent track record of quick turn around to deliver projects taking advantage of short-term funding opportunities. They also have assets of their own which will add value to the programme. We will explore the opportunity to encourage RPs to collaborate in order to maximise outputs and efficiencies. The LIP provides a platform for close engagement between Local Authorities and RPs to target activity on priority areas and develop new approaches. New delivery models may be required which look differently at housing for rent compared with housing for sale including the consideration of longer investment return periods.

Public Private Partnerships

Partnerships will be strengthened or established to deliver on very specific agendas. Resources for additional delivery vehicles may be limited and we need to consider how the expertise of existing partnerships can be captured and employed. Local Asset Backed Vehicles may be one route for securing town centre regeneration for those partners with an appropriate portfolio of land assets.

Private Sector

Most housing in the HMA is provided by the private sector. The LIP and our complementary policy documents provide the foundations for working with the private sector, whether in a formal partnership or as part of preparation of planning applications, to secure safe, strong and sustainable communities.

Employment Support

Jobcentre Plus, training providers, Further Education Colleges and Universities are key partners in tackling and preventing worklessness and should be involved when considering how projects could positively impact this agenda.

Monitor and Review

The Derby HMA Joint Advisory Board will be responsible for monitoring and reviewing the progress of the LIP by the HMA partners. This will be supported by regular performance updates provided by the HMA partners on their LIA interventions and activities to the Board at their

quarterly meetings. The LIP is to be reviewed formally on an annual basis; however, the regular delivery progress updates from the partners influence the review timescale of the LIP.

Within each of the Local Authorities within the HMA a LIA co-ordination structure will be established to oversee the delivery of the locally agreed interventions and initiatives contributing to the overall co-ordinated delivery of the plan. Currently lead officers from Strategic Housing have been identified to progress the development of the LIAs until implementation in March 2011. For example it is envisaged that the recently formed Derby City Renaissance Board will be responsible for overseeing the delivery of the LIP for the City's elements.

Risk Management

Our HMA partners work diligently to reduce the risk of unsuccessful delivery. The following have been identified as equally significant risks affecting the integrity of the LIP. The HMA partnership will also make use of the HCA Risk Management guidance and the implementation of Risk Registers as an effective mechanism to accomplish the risk assessment task. These will be used to form an integral part of the process of managing risk and will be used to:

- Record risks related to our HMA's objectives and express those risks in terms of event and consequence
- Store information on significant risks in a meaningful way that can be distributed to key stakeholders and used to make better informed decisions
- Rank risks by severity of consequences in order that they may be prioritised for action
- Identify the management response to a particular risk

It is anticipated that the HMA's risk registers will be compiled by all risk owners, and reviewed on a monthly or quarterly basis, as appropriate and will be based upon the standard HCA risk register template to ensure consistency of information across the HMA standard.

Engagement with Partners

Derby City Amber Valley and South Derbyshire have a strong history of stakeholder involvement in identifying priority areas, themes and interventions. Consultation and endorsement of all partners is essential to the successful development of a LIP, and it is expected that partners will sign up to the Local Investment Agreements to successfully deliver the LIP. The development of the LIP has drawn on consultation carried out by the local authorities on a range of key strategies and targeted HMA level consultation. The LIP will be endorsed by the Derby HMA Joint Advisory Board and approved by the HMA partner local authorities.



Continuous Engagement:

Continued engagement of the LIP with key stakeholders will involve the HMA Local Housing Partnership and LSPs of the HMA as it is recognised these partnerships have extensive mechanisms for engagement with residents and partners.

Through our LSPs and the Voluntary and Community Sector (VCS) we are being encouraged from several sources to play a role in shaping and delivering services in local areas. It is recognised that the VCS has an important role to play by taking advantage of future commissions. We also are committed to continue and enhance the involvement of the RSLs and the recently established HMA developers' forum in this essential process of continuous engagement.

The HMA will also be looking at examples of best practice regarding effective resident involvement in the future developments affecting their areas; this will include the model established by the Meden Valley Making Places Partnership.²¹

Hi4em

The Derby HMA LIP development has also had benefit from the Hi4em initiative established by emra. The hi4em initiative was established to provide the technical GIS and data to provide an extensive evidence source of information for the east midlands area. The April 2010 report attached at Appendix 6 provides useful data which has informed the content of this LIP and will provide ongoing support for the development of the LIA interventions.

Local Housing Partnership (LHP)

The Derby HMA sub group of the Local Housing Partnership undertakes the role of RSL and private sector developer engagement for the HMA LIP

Derby City Neighbourhood Boards

Derby City currently has 17 neighbourhood boards established geographically on electoral ward boundaries. These have been formed with representation from local residents, schools and businesses, community groups, key stakeholders such as Derbyshire Constabulary and the PCT, Housing, and Ward Councillors. The role of the neighbourhood boards within the LIP will be to assist Council officers in developing and consulting upon the proposals as developed within and relevant each of the neighbourhood areas. As the LIP moves into the delivery phase, the role of the neighbourhood boards will be continuing to represent and feeding back local interests, commenting on emerging planning applications and strategies

²¹ Meden Valley Making Places - <http://www.mvmp.co.uk/>

Historically, Involvement and engagement of locally based representative groups have been proven to be an effective mechanism for ensuring continuity in direction, governance and management of regeneration plans for areas by providing a means for coherent integration throughout the wider governance structure.

Examples within Derby City include: Derwent NDC, URBAN II Normanton and the SRB regeneration programmes.

Amber Valley and South Derbyshire Parishes

Parish Councils will be a key part of engagement on the development of the Core Strategies and Parish Councillors will be expected to take a lead role for their local communities in the engagement of this consultation process.

Within Amber Valley, a Borough-wide network of Local Community Forums has been established, one for each of the main towns in the Borough and their surrounding areas and one for the rural area forming the western part of the Borough. The Forums give local people and communities an opportunity to set out their views and priorities to partner organisations in Amber Valley. In future the Local Community Forums will be developed into 'Have Your Say' events linked to the Council's Cabinet meetings, which will take place at various locations around the Borough.

The Parish Clerks' Network in Amber Valley also provides an opportunity for all parish/town councils in the Borough to raise local issues with the Borough Council.

In South Derbyshire, regular liaison takes place between the Council and all Parish Councils. A network of six Area Forums also provides opportunity for local engagement in planning and regeneration.

Section 6: Initial Delivery Period 2011-14

Derby HMA - Initial Delivery – future refinement and agreement of priority schemes and interventions

Under each of the Priority Themes local authorities will agree and bring forward a range of schemes that could directly deliver or are essential to support these priorities. A sifting exercise will be undertaken to examine a range of proposals to create a programme of delivery covering the first 3, 5 and 10 years of the Local Investment Plan.

Once future funding availability is clarified and the outcome of the first application for the local LEP Regional Growth Fund is known, we propose to refine schemes in the early years by reference to their potential for early delivery, the outputs they offer, the degree of risk they present and financial considerations relating to the scale and complexity of the funding package that would be required. The aim will be to group projects into one of two categories of 'delivery readiness' as follows:

Delivery readiness	
A	Ready to go or at advanced stage of development - multiple or good outputs, clear or considered delivery routes, low to medium risk
B	Further development or pre-development work / support needed, delivery routes need further consideration, outputs and finance estimates to determined, high or unclear risk.

The purpose of this exercise will not been to exclude anything from the HMA potential pool of priority schemes and interventions, but rather to indicate to partners and the HCA our priorities with clear potential for delivery in years 1-3 through identification of schemes and interventions considered to be at the most advanced stage of development and have the ability to deliver relevant outputs, compared with those which would probably benefit from further work. This exercise will be undertaken in earnest when there is more clarity as to the level of funding support that may be available, and the direction of travel for 2011-14 for the HMA partners is agreed and confirmed.

Within Derby City there are a number of schemes or sites which fall into the A & B banding of deliverability which provides an indication of their potential to be delivered within the initial timescales of 2011- 14. The sites which could later be considered for prioritisation include:

- Large employment sites in particular Chellaston Business Park and Pride Park/Chaddesden Sidings
- A number of employment sites in the city centre area, some of which may benefit from support from the City's Regeneration Fund
- Housing and mixed use opportunities including Manor Kingsway, Castleward, DRI and Osmaston Regeneration area

The Leisure Strategy for the City to provide multi use indoor and outdoor hubs is also exploring potential suitable sites for development.

Within South Derbyshire: a number of key locations for future consideration of priorities for the period 2011-14 include continuation of the regeneration of both Swadlincote Town Centre and Woodville and the development of a Skills Hub. Recent studies have explored the Woodville Regeneration Route, solutions to congestion at Swarkestone Causeway and the need for cultural and leisure facilities near Melbourne.

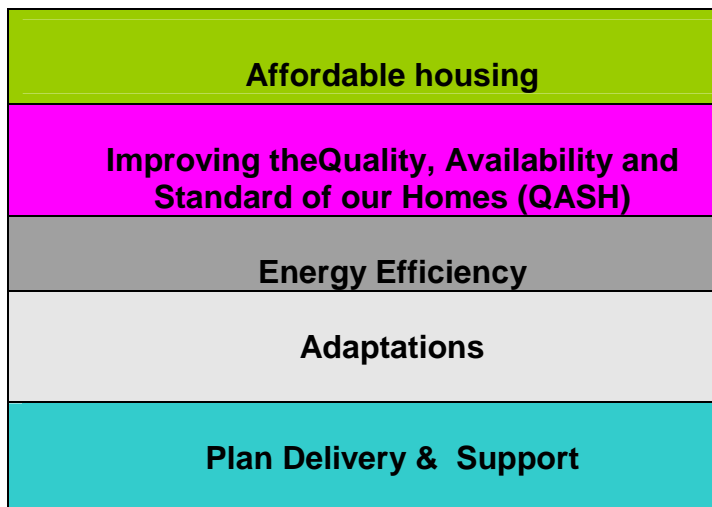
Within Amber Valley the regeneration of the town centres' of Heanor and Ripley are likely to be included in future discussions for prioritisation and areas such as Ironville, Cinderhill and Langley Mill. Works to the A610 Ripley to Langley Mill route will also be considered.

Across the HMA there are a number of transportation schemes which are likely to be considered as key to the successful delivery of sustainable developments. Examples of these include; Derby City: London Road Bridge replacement and the Chellaston Business Park – T12 access road. Works to the A610 Ripley to Langley Mill route will also be considered by Amber Valley. Whilst within South Derbyshire; discussion will continue in relation to the Woodville Regeneration Route and the Swarkestone Causeway.

Proposed Block Programme Measures

We also will develop a series of block funding programme measures that will offer us the ability to have a thematic as well as geographically specific approach. This is intended to enable us to respond flexibly to development opportunities as they arise and deliver appropriate support programmes improvements on a rolling basis.

For this early version of the LIP we are proposing to commence with five key measures to pilot this approach:



As more clarity both nationally and locally is provided regarding future resource availability including Regional Growth Fund (RGF); some programme measures maybe a combination of both capital and revenue. The aim of the plan will be to maximise the impact of available resources and pool funding where possible for greatest efficiency, effect and benefit. .

Affordable Housing

All partners have sites, in some cases many sites that could be brought forward for developments including affordable housing. This includes a number of identified stalled or mothballed sites. Other sites are likely to come forward in the first 3 years but delivery details are still being finalised. In order to cater for this and provide the flexibility to address windfall sites, it is proposed to adopt a block fund approach to Affordable Housing to allow for developments to come forward across the HMA on a phased basis and be assessed for viability on a case by case basis according to the housing sub-market they are seeking to serve.

This block will also allow for the treatment of empty housing to be brought back into use. The block will be constructed on the basis of typical average subsidies in each district for the provision of affordable homes over the past 3 years. Clearly actual applications will be considered on a case-by-case basis, having regard to local viability considerations including the volume and mix of housing proposed, and any significant site constraints.

Improving the Quality, Availability, and Standard of our Homes (QASH) in the HMA

The block approach to this area is likely to be sub divided into both private and public sector measures and will cover all of the HMA.

The HMA has successfully developed a number of approaches and initiatives designed to maximise the availability and quality of homes within our area. These include the East Midlands Landlords Letting Agency (EMLAS) , the Decent and Safe Homes (DASH) and Local Landlords Accreditation Initiatives. An innovative approach to the issue of Empty Homes within Amber Valley has achieved national recognition. It is hoped that the necessary resources will be secured in future to support these schemes going forward beyond 2011.

Assisting the private sector to achieve the Decent Homes standard has been identified as a priority by HMA partners owing to the close relationship between vulnerable people and poor quality private rented accommodation. In previous years most Local Authorities sourced money from the Regional Housing Board CLG funding pot for this activity, alongside their own funds, and provided a mix of grants and loans to homeowners. It is not clear at present whether this money will be available in the future or how it will be administered and as such we are taking the precaution of including it in the LIP.

In preparing this Local Investment Plan it has been assumed that the agreed and programmed large scale investment in the HMA for the Decent Homes standard in the public sector will continue. Should this prove not to be the case we have taken the precaution of including it within our LIP as a block fund proposal since achieving Decent Homes standard will undoubtedly remain a priority for the local authorities.

Energy Efficiency measure

The initiatives in the energy efficiency measure will include initiatives which demonstrate innovative and effective approaches to renewable resources and management and include the continuation of schemes with proven track record of deliverability and innovation where possible.

Adaptations measure

Previously grants for aids and adaptations have been provided through Disabled Facilities Grant (DFG) part-funded by CLG, and supplemented by funding from the RHB for Decent Homes (private), as well as Local Authorities' own money. DFG is a mandatory entitlement administered by local housing authorities to help fund the provision of adaptations to enable disabled people to live as comfortably and independently as

possible in their homes, irrespective of tenure. It provides up to £30k through a means tested grant. It is not clear at present whether this money will be available in the future or how it will be administered and as such we are taking the precaution of including it in the LIP.

Plan delivery support, engagement and governance

There are a number of key schemes, evidence base studies and ongoing resource requirements for effective plan delivery and support. The HMA partners acknowledge the reduction to future public sector funding will be unprecedented and the pressures and constraints' upon future service delivery will be challenging. However, the HMA is committed to exploring all methods of efficient delivery mechanisms in the future implantation of the Plan's ambitions.

Section 7: Outputs, Outcomes

This LIP has been prepared at a time of considerable financial uncertainty. The potential scope of future HCA investment for our LIP is unclear. In addition, the introduction of new policies and funding streams, as well as the impending Comprehensive Spending Review, will undoubtedly affect the mix and balance of funds that can be brought to bear in delivering the LIP, including our own.

In particular, we await further information on:

- the operation of new funding streams (e.g. Regional Growth Funding, New Homes Bonus etc),
- the level of future investment which might be available via existing programmes such as the Local Transport Plan
- any asset transfer arrangements of outgoing organisations such as emda

In developing the resourcing to deliver this plan, we will need to look innovatively at blending these external funding streams that may be available to us with our own resources, including our capital programmes and the use of our own land and assets.

Through discussions with our partners in the proposed Local Enterprise Partnership for Nottinghamshire and Derbyshire we are already exploring alternative financing mechanisms which can be used to enable future regeneration and infrastructure projects to proceed.

