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**Community Services Committee**  
**10 July 2002**

**SDDC 2002 Housing Strategy**

**Draft**

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## **1) Overview of South Derbyshire District Council's Housing Strategy**

The current Housing Strategy for South Derbyshire 200-2003 was adopted in August 1999. This 2002 update considers the Council's progress on housing during the past year and has been produced by working with stakeholders so that their views and priorities are reflected.

During the past year we have improved the range of information we have on housing needs and market trends, completed a stock condition survey of the council's housing stock and worked closely with tenants to look at the choices about future options for the council's housing stock.

We know that we have to develop further our understanding of local housing markets and how local housing needs could best be met so that we can now turn our strategy into a powerful tool to meet housing needs

This strategy is a living document that will develop over the coming months and years. It will be developed through our Housing Strategy and Planning Group

**Councillor Bob Southern, Chair of Community Services Committee**

## 2) A Strategy for Housing in South Derbyshire

### A Snapshot of the District

- ⊕ outside of the urban area of Swadlincote, there are 50 parishes (33 administered by Parish Councils: 17 by Parish Meetings).
- ⊕ for almost two decades, South Derbyshire has been the fastest growing district in Derbyshire. The current population is estimated to be 82,300. The town of Swadlincote is the main centre of population.
- ⊕ about 21% of the population are in pre-school/school age groups, 63% are of working age and 16% retired. At the last Census, 1.6% of the district's population (about 1200 people) belonged to minority ethnic community groups
- ⊕ unemployment levels are low (in February the rate was 2.2% compared with 3.8% nationally. However, the standard of living is poor in some parts of the district - the areas concerned are mainly Swadlincote and the villages of the former Southern Derbyshire Coalfield.
- ⊕ 1,000 businesses are located in the district employing about 18,000 people.
- ⊕ about 25% of the National Forest area lies in South Derbyshire
- ⊕ 22 Conservation Areas (areas of special architectural or historic importance) have been designated
- ⊕ the district has 3 Leisure Centres (at Swadlincote, Etwall and Melbourne), 45 playgrounds and parks and 6 cemeteries
- ⊕ 54% of homes are in Council Tax bands A and B (i.e. valued at up to £52,000)
- ⊕ In June 2002 the District's housing stock was approximately \*\* dwellings (Dawn)
- ⊕ 6485 dwellings have been completed since 1991, of which 2,349 (37.6%) are located within the Swadlincote urban area.
- ⊕ some 3700 homes are rented from the Council (about 11% of the total)

\*\* Map here - showing hsg stock\*\*

## Aims and Objectives of the Housing Strategy

With our Housing Strategy we aim to “address the needs of South Derbyshire residents for good quality and affordable homes, located in healthy, safe and pleasant environments.”

We consulted stakeholders on our strategic housing objectives in June. This exercise confirmed that the objectives remain sound but we have made one slight change (shown in italics).

Our strategic housing objectives are to:

- identify and define the housing needs of South Derbyshire residents
- work with stakeholders to maintain and improve the districts housing stock
- ensure that there is an adequate supply of homes to meet anticipated needs, *taking into account the demands of new industry coming into the area*
- ensure that vulnerable people have access to appropriate and stable housing
- provide high quality, customer focused housing services

Stakeholders particularly stressed the importance of high quality services and ensuring easy access to housing and support services for vulnerable people

We consulted stakeholders on draft capital objectives for housing. As a result we changed the draft objectives slightly (shown in italics).

Our capital objectives for housing are:

- maintain, modernise and *remodel* council housing to bring all homes up to the Decent Homes standard
- adapt public and private sector housing to meet the needs of *both young and older* disabled people
- bring empty homes back into use *by continuing to work in partnership with landlords and the use of Empty Property Landlord Grants*
- address unmet specialist housing needs in partnership with Housing Associations and planned with Social Services and health
- make homes across all tenures safe, secure and warm *and develop burglary reduction projects*
- *work in partnership to secure funding for improved security to Sheltered Housing*

### **Best Value Improvement and Service Improvements**

We have tried hard during 2001/2 to improve our strategic, enabling, and delivery of operational work on housing in response to feedback and guidance from the Government Office for the East Midlands, the Housing Inspectorate, service users, partners and our own challenge.

Our Best Value review of the council's strategic housing role is going well and will be completed in the autumn. We will be working with stakeholders to do an external challenge of the review to make sure that the work has been robust.

In February, when Best Value Inspectors informally reviewed progress on the implementation of improvement proposals for the sheltered housing service, they had continuing, significant concerns about strategic and operational issues. This prompted members and senior management to undertake a wider examination of performance in all aspects of the housing service. A Change and Improvement Programme has recently been agreed and is now being implemented

This Change and Improvement Programme focuses on 8 key areas

- improved management and better information on what we do and how we do it
- project management
- developing a clear vision for social housing in the district
- keeping the housing stock in good condition
- rent collection and control
- human resources and management capacity
- listening to our customers
- allocations and demand
- sheltered housing

Local housing circumstances are complex and changeable and the council is conscious of the need to plan ahead to meet housing needs into the future.

Over the coming twelve months a number of factors will be taken into account as the council produces its next Housing Strategy. These include:

- the final outcome of the Best Value Review of the strategic housing role
- the Community Strategy
- the final outcome of our work on stock option appraisal for our Council houses
- increased understanding of the challenge of meeting the Decent Homes standard in the private sector

### **3) The Corporate Context of Housing in South Derbyshire**

The Council's work on housing is informed by and influences a number of plans and strategies produced by the Council and its partners.

The main ones include:

- the Corporate Plan - where a key aim is to address the needs of South Derbyshire residents for good quality homes, of a variety of tenures, located in well-planned and safe environments.
- the Local Plan - which is currently on deposit and which includes clear targets for affordable homes based on housing needs and how we will try to ensure sustainable communities
- the Capital Strategy - which sets out the option appraisal process for capital schemes and sets the framework for future capital investment
- the Crime and Disorder Strategy and annual action plans - which prioritises work on house burglary, antisocial behaviour, violent crime (including domestic violence) fear of crime, and drugs misuse
- the Derbyshire Dales and Southern Derbyshire Primary Care Trust Unified Plan (including the Health Improvement and Modernisation Programme) - which sets out investment priorities to deliver community health improvements
- the Tenants Compact - which seeks to put tenants at the heart of our housing service
- the Housing Revenue Account Business Plan - which sets out our vision and plans for council housing and achieving decent homes for all tenants
- The Best Value Performance Plan - which sets out targets for improving housing services

#### **Strategic Partnerships**

The Council is working with its strategic partners to develop the South Derbyshire Local Strategic Partnership and first Community Strategy.

The shadow Local Strategic Partnership first meets in September 2002 and will initially be supported by Birmingham University. Early work will look at how existing strategic plans and partnerships, including the Housing Strategy and our Housing Strategy and Planning Group, need to inform and develop within the overall framework of community priorities

We envisage that the Housing Strategy will be a key part of the Community Plan.

We will be offering an opportunity for a private sector secondment into the local authority during 2002 to develop the housing strategy

#### **Delivering Local Housing Services**

The Housing service in South Derbyshire is delivered by two separate Divisions, one dealing with landlord and strategic work such as homelessness, housing

advice and housing needs and the second dealing with private sector renewal. The Best Value review work and our recent housing diagnostic exercise have highlighted that we do not currently have a clear focus on delivering the strategic/enabling role and that there is significant room for improvement in how we deliver a range of landlord services. These points will be taken into account in the Best Value Action Plan and the Housing Strategy action plan

The Housing Benefits service is delivered by another Division that deals with benefits and revenues work. The Council has a consistently top quartile performance on its benefits service

#### **Linkages with the Housing Revenue Account Business Plan**

The Council's Housing Revenue Account Business Plan

\*\*\* (See CH) \*\*\*

#### **Linkages with the Council's Capital Strategy**

The Council's capital planning framework focuses capital investment on delivering the council's key aims and priorities.

Resources provided to the council are allocated on the basis of the Capital Strategy and Asset Management Plan. These, along with the Housing Revenue Account Business Plan, set out how we intend to manage the assets we own and how we will use our capital resources for the benefit of the local community

#### **Linkages to the Local Plan and Planning Policies**

The Local Plan is the delivery mechanism for many of the Council's aims and strategies as it shapes the future of the District in terms of the development and use of land. Housing policies seek to ensure that a mixture of type, style and affordability of housing is provided, located in well designed and laid out environments and which have easy access (preferably by walking or cycling) to employment and a range of facilities and services.

### **3) The Policy Context for Work on Housing and How This Work Fits Into Wider Housing Priorities**

In developing this strategy we have considered national and regional housing priorities.

#### **East Midlands Regional Housing Strategy**

The key priorities in the East Midlands Regional Strategy "Viewpoints on Housing". are:

- To ensure that housing provision complements economic development, transport, health, education and other services
- To ensure that housing provision is sustainable and works against social exclusion of individuals or communities



- To facilitate housing issues being addressed on the basis of appropriate housing market areas, irrespective of local authority boundaries, to ensure that the existing housing stock is brought up to acceptable standards
- In association with land use planning and economic strategies to ensure a balance between supply and demand for land for housing
- To provide robust forecasts of the need for additional social housing, avoiding oversupply in any one area

South Derbyshire is included in the Three Cities sub area of the region which has identified its own key housing themes as:

- Appropriate affordable housing
- Regeneration
- Sustainable communities and tackling social exclusion
- Black and Minority Ethnic issues
- Legislative and Government Initiatives

South Derbyshire's own housing strategy reflects these regional priorities and is taking steps to tackle them

South Derbyshire will increase its involvement in the future development of the Three Cities priorities.

### **National Priorities**

We consulted stakeholders on the wider housing priorities in "The Way Forward for Housing" in June 2002 to help gauge how relevant these priorities were locally.

### **Supporting People**

One of our key challenges is preparing for the implementation of Supporting People in April 2003 both in terms of planning and meeting needs, in making sure that the council's own supported housing provision will meet future standards and in considering the implications of financial changes on tenants

Part of our preparations have included remodelling our Sheltered Housing service so that it provides a needs based, flexible, high quality support service. The new service gives us the capacity to further extend community alarm provision and support services into the private sector.

We are doing option appraisals on three sheltered schemes with significant void problems. This information, along with information from a review of the services provided and the physical standards provided by all Sheltered schemes will be used to inform decisions on the future designation and improvement of schemes

Through the Derbyshire wide Supporting People Strategic Group we are developing the shadow Supporting People strategy which will be available by September 2002

Joint research by the University of York was conducted during 2001 with all other authorities across Derbyshire. This was designed to audit existing supported accommodation and assess needs. Unfortunately this research has not resulted in particularly rigorous information on needs. We are commissioning follow up work during 2002 to supplement our recent Housing Markets and Needs Study

We are working closely with partners in Social Services and Health to review the accommodation and support needs for older and disabled people. This work is building on our own Best Value Review of Sheltered Housing and the County Council's Best Value Review of Residential Care Provision

Stakeholder consultation on this strategy confirmed that there were significant concerns about the co-ordination and provision of support services to vulnerable people across the district.

Money has been secured by Trident Housing Association under the Housing Corporations's Annual Development Programme to provide purpose built supported accommodation for women and children fleeing domestic violence. This project has been developed through the Domestic Violence Action Team of the Crime and Disorder Partnership.

#### **Strengthening the Strategic Housing Role**

We have carried out a Housing Market and Needs Study so that this years housing strategy is based on better needs information. This study built on our previous housing needs and private sector stock condition surveys work and provides us with a sounder basis on which to plan. It is also being used to define realistic affordable housing targets within the new Local plan

Our Best Value work and public sector stock option appraisal work is influencing how the councils develops its strategic and enabling housing role.

A Housing Strategy and Planning Group has been set up and will now act as the strategic planning group for housing and Supporting People in South Derbyshire

Changes in neighbouring councils, such as Derby (Arms Length Management Organisation from April 2002) and East Staffordshire District Council (LSVT from April 2001) has highlighted opportunities for joint working, both on housing management and strategic housing issues. These will be developed through the action plan found at chapter 10.

### **Supporting Sustainable Home Ownership, including Dealing with Social Exclusion and Antisocial Behaviour**

Some of our villages fall in the former South Derbyshire Coalfield area and are affected by poor standards of living and rural isolation.

One of the biggest issues for people in our communities is crime and fear of crime, despite South Derbyshire being a relatively safe place to live with 54 crimes per 1000 population compared with a county average of 84 crimes per 1000 (2000/1).

Stakeholder consultation on this strategy confirmed the importance of work on crime and disorder including the provision of enough recreation facilities for young people across the district.

During 2001/2 the council has worked with the Primary Care Group (now Trust) to better understand needs for primary health care facilities and to improve consultation on all housing developments. This will result in clear policies in the local plan to ensure sustainable development through the use of planning gain.

### **Supporting a Strong and High Quality Private Rented Sector**

Eight percent (2650) of the housing stock in South Derbyshire is rented from private landlords, with around 400 new tenancies in this sector each year. (South Derbyshire House Condition Survey 1999 and Housing Market and Needs Survey 2002)

The council continues to co-host the South Derbyshire and East Staffordshire Landlords Forum with East Staffordshire Borough Council. One consequence of this work has been partnerships with Landlords to bring empty properties back into use. This has led to 25 units of accommodation being improved. These units of accommodation are offered to people on the housing register with rent levels set by the Rent Officer for five years.

An enforcement policy was agreed in 2001 to guide where prosecutions for poor housing conditions will be taken

### **Raising the Quality of Social Housing**

During 2001/2 councillors, tenant representatives and staff worked closely together to develop the future objectives for our Landlord service and to assess options for the future management of council housing in South Derbyshire. This work is explored in more detail in the Housing Revenue Account Business Plan. The Council's stock has a vital role to play in delivering the objectives in this strategy and the council is committed to improving the standard of its stock to meet the DHS by 2010

We have completed a stock condition survey of council stock during 2001/2. Clear targets to meet the Decent Homes Standard have now been set in the 2002 Housing Revenue Account Business Plan. These targets will now influence the council's future work on stock options and determining investment programmes

Our Tenants Advisory and Consultation Team (TACT) have recently reviewed and updated their first action plan under the Tenants Compact. (See South Derbyshire's Tenant Participation Agreement (revised) April 2002)

During 2001/2 they have adopted a constitution and confidentiality agreement and set up 8 Area Tenants groups. TACT have commissioned section 16 option studies in 4 areas to increase local tenant involvement. Action plans are due to be completed in October 2002

Tenants are now centrally involved in all changes in the housing service. Examples include:

- active tenant involvement in the strategic housing Best Value review
- tenants make up a third of the Housing Revenue Account Business Planning Group which has overseen work on the 2002 Business plan and stock option appraisal
- Tenants Resource Centre due to open in July 2002
- tenants now work alongside councillors to assess candidates for all management/supervisory posts in housing following successful informal input to recruit during 2001
- working alongside officers to develop the first Customer Charter for the housing service
- training for Tenants representatives alongside staff on housing finance, HRA Business Planning, Recruitment and Selection and Best Value
- involvement in the development of this strategy
- working with our two Best Value Tenant Inspectors to benefit from their learning
- Tenants involvement in the Supporting People Forum

#### **Stock Condition in the Private Housing Sector**

We carried out our last House Condition Survey in 1999 prior to adopting our Private Sector Renewal Strategy in April 2000. This strategy aims to "improve the private sector housing and living environment in a fair and, efficient and effective manner."

The worst housing conditions and standards of energy efficiency are found in the private rented sector.

We are looking at the pending reform of legislation which will give wider options for using private sector housing capital. We hope this will allow us to look again at equity loans and grants to move people to and from more suitable accommodation. We are currently consulting all customers on the grant waiting list on their views on these options

These options are not currently considered in the Private Sector Renewal Strategy so we will be working with partners to review and update this Strategy and our Home Energy Conservation Act Strategy later this year

We recognise that the House Condition Survey information needs to be updated and plan to do this in 2003/4.

We updated our Empty Homes Strategy in 2001 to set out our priorities for action on empty homes in the District. We link work on empty homes with nominations from the housing register and affordable rent levels.

#### **Increasing the Availability of Affordable Housing**

During the past year affordable housing has been achieved as follows:

- direct development of 12 units at Elmsleigh Drive, Midway by East Midlands Housing Association
- Continued work on site at Swadlincote Woodlands, providing 57 low-cost units this year, with a further 28 under construction, all secured by Section 106 Agreement. (Once complete, this site will provide a total of 137 low-cost - restricted floorspace - units plus 20 social rented units completed the year before last. Restricted floorspace units have been successful in protecting low cost housing as owners are unable to extend homes, thus restricting price increases)

Several permissions have been granted in the last year that should provide some additional units in the coming year(s):

- 34 units for rent and part rent/part purchase at Hilton Depot through a Section 106 Agreement relating to a major housing allocation in the Local plan. The land was recently transferred from the developer at nil cost to the Council for development by a housing association via the tender process.
- 12 affordable housing units on the edge of Repton facilitated through the Local plan Exceptions Policy - 6 to rent, and 6 for shared ownership. Occupancy will be controlled by a Section 106 Agreement that ensures the benefit of affordability is transferred to subsequent occupiers, and that occupiers are local people.

The Council currently has fairly ad hoc working relationships with Housing associations in the District. There is a clear need to set up a Housing

Association Liaison Group in South Derbyshire to develop investment plan and oversee performance on nominations

#### **Promoting Choice through lettings**

The council will be considering the application of Choice Based Lettings in September alongside a review of its allocation policy. We will be asking our RSL partners and stakeholders to look at the application of Choice Based Lettings to South Derbyshire.

#### **Strengthening Protection for the Homeless**

Over the past two years our performance in dealing with homelessness applications has been poor. In 2000/1 we made a decision on 85.5% of applications within 33 days. This compares to 97% for top performing council's. Last year we only achieved 80.32%. A key factor has been staff absences and management support, both of which we have now addressed.

In response to the Homelessness Act 2002 we are developing our Homelessness Strategy, which will build on the existing countywide strategy on housing for vulnerable young people and existing partnership working with the CAB, the Children's Society, the Youth Information Shop and RSL's. We aim to consult on this strategy in October 2002

#### **Working Towards a Fairer Rent System**

We could not implement rent restructuring from April 2002 because our computer system could not support this. We are drawing up a specification for an integrated computer system to allow us to implement rent reform and improve the overall management and delivery of the housing landlord services.

The HRA business Planning Group has looked at some of the issues around rent restructuring and members have the options for implementation

A round of area tenants meetings are being held in September to give information on rent restructuring to tenants.

#### **Improving Housing Benefit Administration**

The council continues to deal quickly with Housing benefit claims maintaining its top quartile performance across all area of housing benefit administration during 2001/2

#### **Rethinking Construction (Egan)**

During 2001/2 we have developed different ways of working with tried and tested contractors. Much of the 2002/3 Improvement and Maintenance programmes for council stock are being negotiated with contractors to improve value for money and to make sure work starts earlier in the year and is completed at the best time of year for tenants. The Council continues to explore

ways to work with contractors in partnership to provide added value to its maintenance and other works.

We intend to develop the local capacity for partnering further during 2002/3.

We will run a project in 2003/4 where planned and responsive building works to a proportion of the council houses is done by an external contractor. This will give us a challenge and contrast between internal and external contractors and highlight different ways of working and costs

#### **Black and Minority Ethnic Community Housing Issues**

At the last Census 1.6 per cent (about 1200 people) belonged to minority ethnic communities. We work with the Derbyshire and South Derbyshire Racial Partnership to provide a supportive response to incidents of racial violence in South Derbyshire. Further steps will be taken during 2002/3 to engage representatives of this community in the development of the housing strategy.

#### **E-Government**

As part of the preparations for e-government the council is exploring ways to generate investment in IT. The Council has been successful in working with two partnerships to generate significant funding for e-government projects. This includes the Derbyshire Revenue and Benefits Consortium, which has achieved Invest to Save Funding of £1.75m towards the costs of implementing modern electronic revenue and benefits service delivery.

#### **5) Partnership Working**

The council works through a range of partnerships to develop and deliver its housing strategy and priorities. Critical partnerships include our Housing Strategy and Planning Group, the Crime and Disorder Partnership, the Supporting People Strategic Group and the Primary Care Trust's Health Improvement and Modernisation Programme

#### **Strategy Development**

The council carried out a Housing Market and Needs Study in early 2002 on which to develop and base this years strategy.

We also used our Citizen's panel to ask four key questions of residents:

- Are you aware that the council has a strategy for all housing in the District?
- What do you think are the main housing issues for the District?
- What do you think will be the most important things for housing in the next ten years?
- What concerns you most about your current home?

The objectives and priorities in this strategy were then developed mainly through a meeting of our Housing Strategy and Planning Group in June.

This day involved local councillors, staff from Housing, Planning, Economic Development, Crime and Disorder and Environmental Health, the Government Office for the East Midlands, Registered Social Landlords working in the District, local lenders, local estate agents, the Council for Voluntary Services, the Children's Society, Police, Social Services, staff and non-executive Board members from the Primary Care Trust, a neighbouring authority and tenants representatives.

Partners were given information on housing needs and strategic housing and then used a range of participatory techniques to develop and define strategic objectives, priorities and future areas for partnership working

This planning event gave us feedback on priorities and ways of delivering these priorities.

This planning event showed a strong commitment from partners to continue working together to develop the strategy and deliver priorities.

This commitment is demonstrated by the active involvement of three Housing Associations, the Police, Social Services, a tenants representative, Derbyshire County council and two councillors in commenting on the early draft of this document.

#### **Cross Boundary Working**

South Derbyshire Council was involved in the strategic planning event held by Derby City Council in May 2002.

East Staffordshire Borough Council and Northwest Leicestershire District Council were both asked to contribute to our own strategy development, along with Trent and Dove Housing, who manage the transferred stock in East Staffordshire.

Trent and Dove were involved in the strategy development this year.

As part of our stock option appraisal work we have spent time with Derby Homes to look at opportunities for improving services through Arms Length Management Organisations and closer cross authority working. We intend to further develop closer working arrangements with East Staffordshire, North West Leicestershire and other appropriate Derbyshire authorities

We have worked with East Staffordshire Borough Council in 2001/2 to deliver planned improvement programmes and repairs services to council tenants



### **Delivering Housing Priorities Through the Enabling Role and Partnership Working**

We recognise the need to strengthen our enabling role. During early 2002 we have had discussions with the Housing Corporation and local Housing Associations on how best to do this. As a result we will be setting up a South Derbyshire Housing Association Liaison Group in September to develop programmes which will deliver our strategic housing priorities. Planning and economic development will be involved in this Liaison Group

A range of partnership groups are already delivering housing improvements and priorities. These include the Home Improvement Agency, operated in partnership with Walbrook, and voluntary sector partnerships delivering energy efficiency and community safety programmes

Of particular importance are the Crime and Disorder Action Teams where target hardening, surveillance, crime prevention and home improvement projects have influenced the recent reductions in burglary hot spots and the disruption of drugs markets

**Strengthening Future Partnership Working** following the strategic planning event in June strong commitment was been given to the following areas of strategy development

- Attending future planning events to develop the housing strategy
- Reviewing the Private Sector Renewal Strategy
- Developing future work on measuring and understanding housing needs
- Setting up a South Derbyshire Housing Association Liaison Group

## **6) Analysis of Housing Needs**

Last year we had very little information on how housing markets operate in South Derbyshire and had not really analysed the information we previously held.

This year we have made significant progress in getting information and starting to understand its implications for our Housing Strategy

Since last year we have:

- used our Citizen's panel to ask key questions of residents to help us develop priorities :
- considered information from the Crime and Disorder Audit(which included issues from young people, a rural crime survey and group work with "hard to reach groups")
- commissioned a housing market and needs study which aimed to:
  - improve information and understanding of the housing market
  - inform housing strategy and policy
  - estimate needs for affordable housing
  - assist in developing planning policies.

Full details of this work can be found in the South Derbyshire Housing Market and Needs Study 2002

### **Findings From the Citizens Panel 2001**

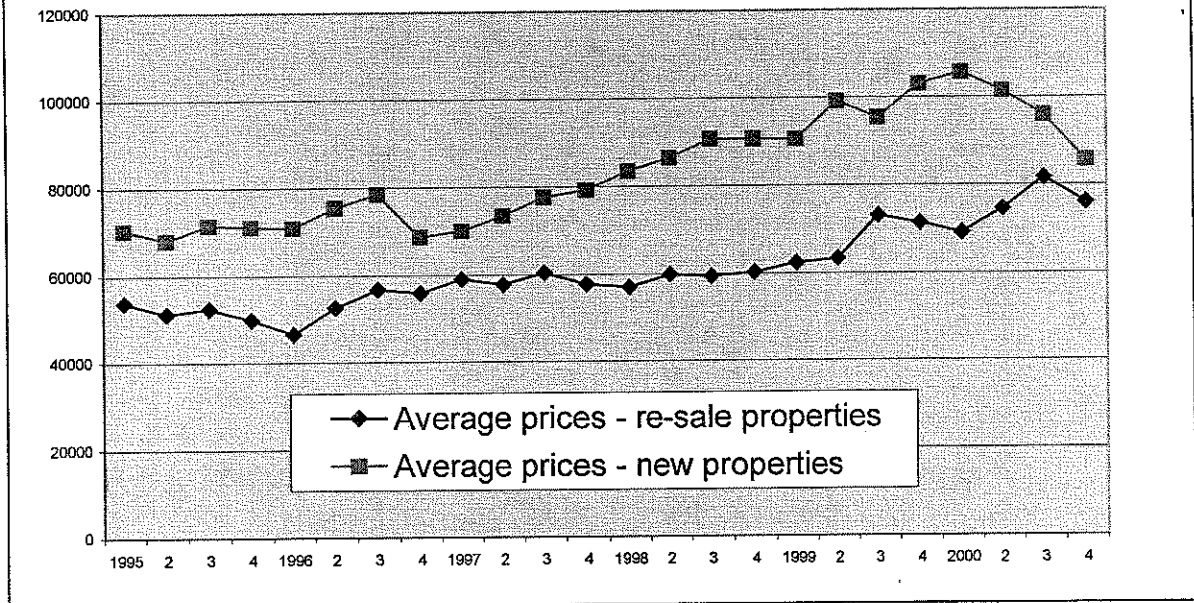
The issues identified by a significant number of respondents to the citizen's panel as being important issues were:

- Not building on green field sites and redevelopment instead on brown field sites
- More specialist housing needed for the elderly, young and single mums
- Affordable homes needed for young, elderly, people on low income
- Concerns about home maintenance and improving existing housing stock
- Concerns about lack of doctors , parks and other amenities

### **House Prices and the "Housing Market"**

- Compared to many other areas in the country the housing market in South Derbyshire has been more stable over recent years with houses prices rising relatively gently
- The South Derbyshire "housing market" - within which most household move - broadly covers Derby, Burton and parts of surrounding districts.
- The lowest house prices are found in the urban areas and higher prices in villages

South Derbyshire - house price trends

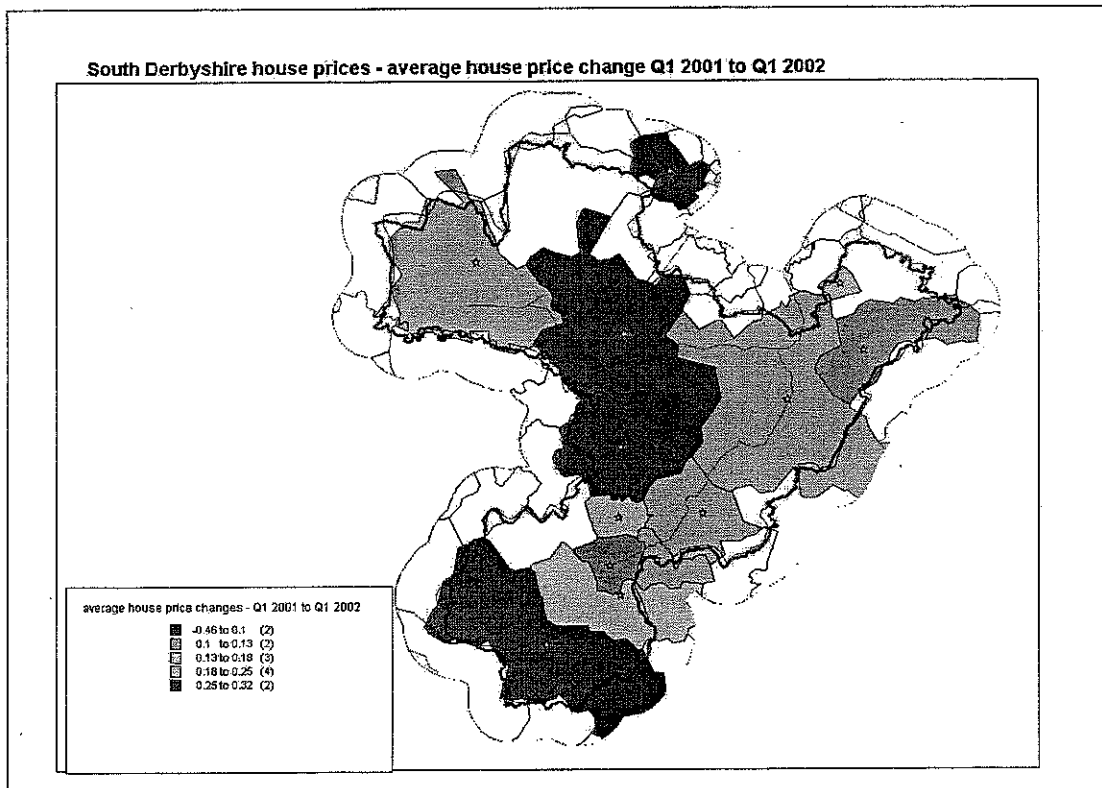


- The district contains two separate markets; the northern part including Melbourne and surrounding villages is higher priced and forms part of a wider market with parts of Derby; the southern part of the district around Swadlincote
- Terraced house prices in some of the urban areas have remained virtually the same for the past two years but have now begun to rise faster showing that demand for them is rising. This may mean that less local people can access terraced housing as their way into home ownership and lead to increased demand for rented properties

South Derbyshire - house price changes by type - 2000-2002

Period	detached		Semi detached		terraced		flats		overall	
	Ave Price £	Sales	Ave Price £	Sales	Ave Price £	Sales	Ave Price £	Sales	Overall Ave Price £	Sales
	Q1 2002	129928	156	65754	164	52845	97	103937	8	87082
Q4 2001	125810	265	65510	226	60519	145	87210	10	89462	646
Q3 2001	122358	297	62576	229	55523	168	133228	10	87117	704
Q2 2001	118398	275	62804	207	51843	119	147514	14	87471	615
Q1 2001	112555	194	59537	154	48617	106	107222	11	80295	465
Q4 2000	114988	224	55976	174	46643	101	79789	5	80569	504
Q3 2000	120473	236	57785	178	50807	116	104572	9	84512	539
Q2 2000	109176	279	58518	184	49158	113	116683	12	81943	588
Q1 2000	110973	216	52311	142	50792	104	61638	8	79093	470
<b>2 year change</b>	<b>17.1%</b>		<b>25.7%</b>		<b>4.0%</b>		<b>68.6%</b>		<b>10.1%</b>	
Total annual sales 2001		1031		816		538		45		2430
Total annual sales 2000		955		678		434		34		2101

- House prices have been highest on the Derby fringe areas



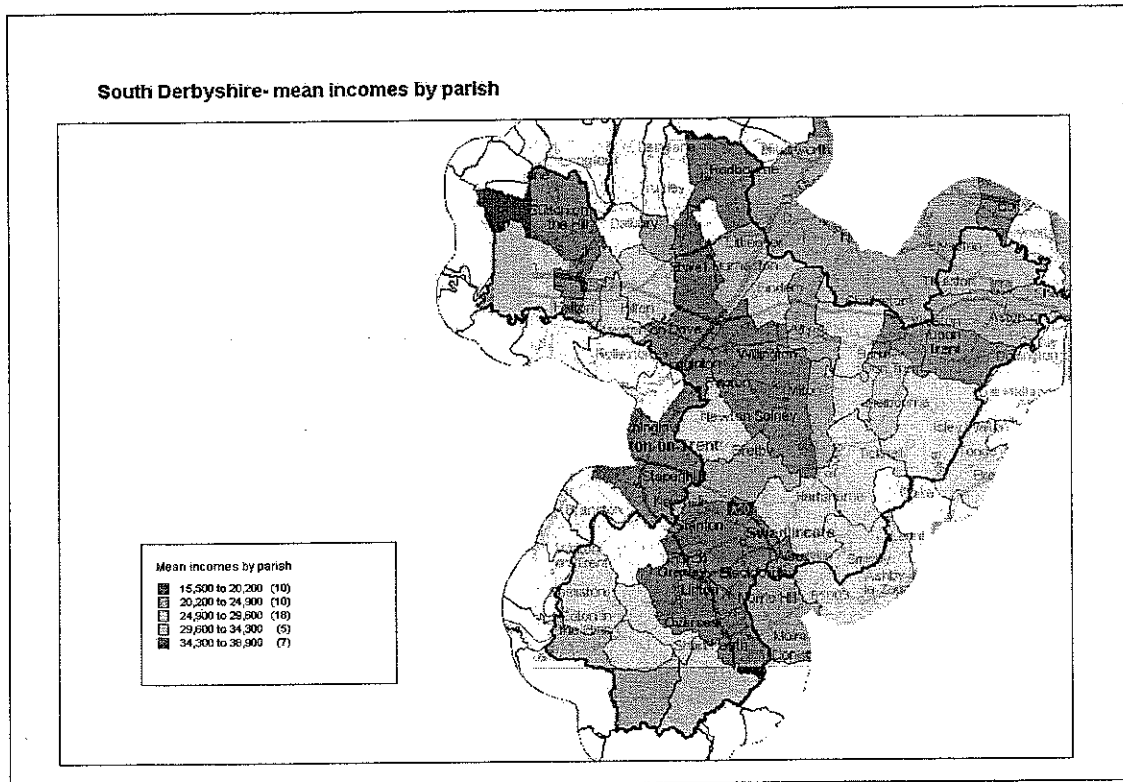
- A recent influx of buyers from Birmingham has been noted which may have increased demand and started pushing up prices for housing , including the older terraced houses
- In the wider context, the environmental improvement of the district and its connection with the National Forest has resulted in the district gaining a higher profile and an enhanced reputation

#### First Time Buyers

- The price rises of the recent past, along with the influx of people from outside the district is causing problems for some first time buyers

#### Household Income

- The overall average household income is just over £22,000 a year (source CACI Paycheck), but the most commonly occurring household incomes are in the range £10,00 - £15,000
- Average incomes vary by location with the higher levels mainly in the parishes towards Derby.



- Lower average incomes are generally found in the urban areas

#### **Provision of Affordable Homes**

- Planning policies have influenced provision towards smaller and more affordable properties locally, in contrast to the tendency of developers to build larger and more expensive properties in other areas. The smaller gap between new and resale prices is evidence of this.

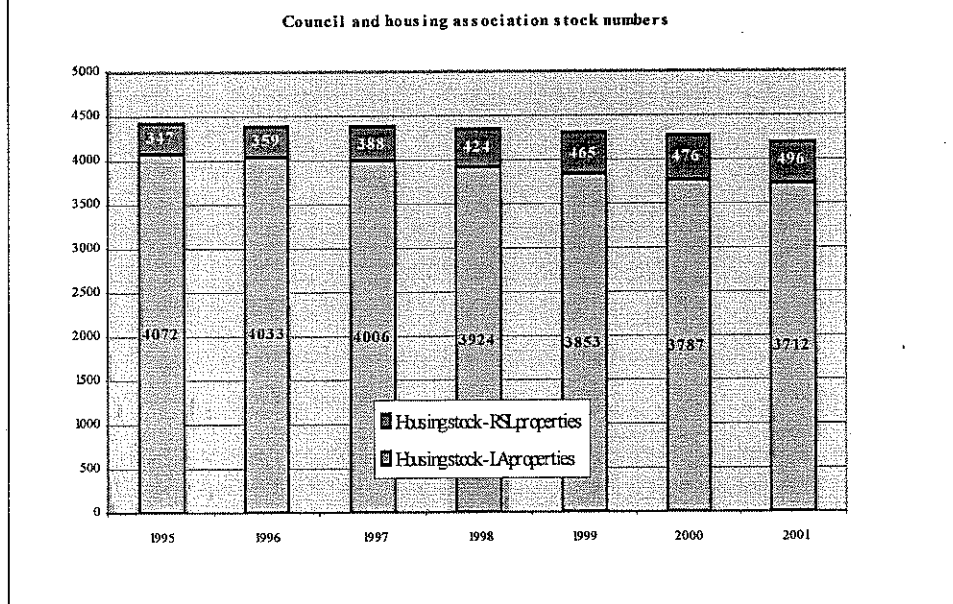
#### **Demand for Council Houses**

- Demand for council housing is fairly stable apart from a small number of Sheltered Schemes
- First choice of locations for council houses tend to reflect a strong preference for the village or area where the household has a local connection

#### **Availability of Rented Accommodation**

- There are now around 3,700 council properties and around 500 housing association properties. Right to Buy sales are currently at around 70-90 per year.
- The balance in council and housing associations properties has shifted with an overall fall in total social rented sector stock numbers.

## Council and housing association stock



- There are around 450 council lettings each year, around 60% of which have two or more bedrooms
- Most council properties and lettings are in the urban areas
- There is a reasonably stable private rental market, especially in the urban areas providing an estimated 400 lets a year

### The Need for New Homes

Housing targets are set for South Derbyshire within the Derby and Derbyshire Structure Plan. This set out the total number of additional dwellings required for South Derbyshire at 12,000.

These targets are broken down into 6,500 into the Derby sub-area and 5,500 in the Swadlincote sub area. Taking into account previously built units this translates into 2,218 additional dwellings required in the Derby sub-area by 2011 and 239 in the Swadlincote sub area.

### Affordability

Policies in the draft Local Plan require a specific amount of affordable housing to be built on each of the major housing allocations and require an element of affordable housing to be provided on unallocated sites the subject of planning applications where 25 or more dwellings are proposed or the site is greater than 1 hectare.

Current assumptions for the total of affordable houses needed are based on the 1998 Housing Needs survey. These assumptions are being reconsidered in light

of the recent work on housing markets and needs and discussions with Derby City Council who have also recently carried out a similar study.

By linking moving households with full postcode average incomes an estimate of house movers unable to afford to buy can be made which can be compared to the overall supply of affordable housing. This suggests that 25-30% of the new supply of housing should be affordable to meet housing needs. This includes rented, shared ownership and low cost housing for sale. These are mainly required in the urban areas and on the Derby fringes sub area, but also in villages

### South Derbyshire- overall needs estimates

Total households		35,000
existing moving households		5,646
	including in migration and population growth of	1.6%
unable to buy - %		20.7%
	number	1,168
young people reaching 18		689
emerging households resulting		341
staying in SDDC district		170
unable to buy - %		41%
	number	135
homelessness - long term need not counted elsewhere		84
Supply of affordable housing		
	Council lets	450
	housing association lets	125
	Private Rented with HB support	400
	Overall new developments	574
	Proportion required as affordable	31%

(South Derbyshire Housing Market Study and Needs Assessment report 2002 - provisional estimates)

### Summary of the Condition of Housing Stock in the Private Sector

We did a House Condition Survey in 1999. We recognise that this information now needs updating but it gives a guide to the investment needs in the private sector.

There are 33,027 dwellings in South Derbyshire, 98% of which are occupied and 669 (2%) vacant.

The age profile of the stock is more modern than is the case nationally. 50% of the stock was built after 1964.

Owner occupied dwellings account for 78% of the housing stock. The private rented sector account for 8% of the total stock (2650 dwellings). 32 % of people living in privately rented dwellings are in receipt of a means tested benefit.

1963 (6%) private dwellings are unfit for human habitation. The majority of these were built before 1919. The rate of unfitness in pre 1919 stock is 17%. The private rented sector has an unfitness rate of 11%.

The greatest concentration of unfit dwellings is in the Newhall and Swadlincote areas.

Houses built before 1919 have the lowest energy efficiency ratings with privately rented dwellings having the lowest mean SAP (standard assessment procedure for energy efficiency) rating of 38. Just over 17 % of residents spend 10% or more of their disposable income on heating and hot water. This rises to 30% in the private rented sector

The use of renovation grants for dealing with unfit owner occupied dwellings is limited because the potential demand for grant aid to bring properties up to the fitness standard as calculated in the 1999 House Condition Survey is £12.5 million (1999 prices).

**Summary of the Condition of Housing Stock in the Public Sector**  
A stock condition survey of council housing stock was done in 2001/2

\*\* Add detail\*\*\*

The estimated cost of bringing all council houses up to the Decent Homes target is £\*\*\*

\*\* Key details from the HRA BP\*\*\*

We are using this information to set targets for meeting the Decent Homes standard and in considering the range of stock options for council housing in South Derbyshire

**The Needs of Elderly People in South Derbyshire**

9% of households in South Derbyshire have a head of household over 75 years of age. 15% of all unfit dwellings have a head of household over 75 years of age.

**The Needs of Disabled People in South Derbyshire**

4448 dwellings contain at least one person who has some form of long term illness, disability or infirmity. 55% of these dwellings have not received appropriate adaptations. There is currently a waiting list of \*\*\*\*\* referral's for Disabled Facilities Grants and \*\* for adaptations of council houses



**The Needs of Young People in South Derbyshire**

We currently have limited information on the housing needs of young people in the District.

**The Needs of Black and Minority Ethnic Communities in South Derbyshire**

We do not currently hold any information on the housing needs of Black and Ethnic Minority Communities in South Derbyshire.

## 7) Resources

### Summary of Recent Revenue and Capital Spending

The capital and revenue resources invested (4by the council) in housing and the delivery of housing services from 2000/1 are shown below

#### Council Capital Spending - Where Capital Money is Spent

	2000/1 actual £	2001/2 actual £	2002/3 planned £
Renovation Grants			
Home Repair Assistance Grants			
Disabled Facilities Grants			
Home 2000 Area Regeneration			
Energy Efficiency Programme			
Security Programme			
Public Sector Programmes			
Totals			

#### Where Capital Spending for Housing Comes From

	2000/1 actual £	2001/2 actual £	2002/3 planned £
SCA			
BCA			
MRA			
Capital receipts			
ADP	437,648	641,616	722,194
Other RSL investment *			
Other - regeneration programmes/Crime & Disorder	Home 2000 - MA	Home 2000 - MA	C&D

\* Information only available from two RSL's. We will track this information in future years

During the next year we will be working closely with Housing association to identify how much money they are investing in South Derbyshire in addition to grant received from the Housing Corporation's Annual Development Programmes (ADP)

**Council Revenue Spending on Key Housing Strategic Functions (including central recharges)**

	2000/1 net £	2001/2 net £(estimates)	2002/3 planned £
Homelessness	19,645	25,870	34,630
Housing Advice/Housing Needs	1,021	3,960	7,660
Housing Strategy	38,749	56,920	64,860
Housing Needs			
Private Sector Renewal, including Home Improvement Agency, unfit housing, house condition, renovation grants	638,804	926,230	984,670

**Decision Making on the Proportion of Available Resources to be used for Housing and Links to capital Strategy**

The council has an integrated system of service and financial planning which is based on includes public consultation on service priorities, and appraisal of service development, service reduction and capital schemes against corporate aims.

**Anticipated Future Funding –Capital and New Revenue Funding**

We anticipate the following levels of resources will be available to invest delivering the action plan shown in chapter 10.

	2003/4 £	2004/5 £
SCA		
BCA		
MRA	1.9m	1.9m
Capital receipts		
ADP	800,000	1m
RSL investment		
Other - regeneration programmes/Crime & Disorder		
Revenue contributions to Housing Needs/House Condition surveys	50,000	4,000

This assumes that an improved understanding of housing markets and needs and closer working with housing association will increase Housing Corporation funding into South Derbyshire.

### **8) Priority Areas for Action**

We have developed our current priorities for action on housing by working with key stakeholders to consider housing needs, existing priorities and to debate and develop a shared understanding of priorities

Our priorities for action are shown in the table below. Many of these areas were identified as being of high importance by work with stakeholders in June. Other priorities are linked to our responding to wider housing priorities

Other areas for action identified through work with stakeholders have been recorded and will be developed as resources allow

The table below shows the links between our strategic housing objectives, the Council's corporate key Aims and wider housing priorities

<b>Strategic Housing Objective : Identify And Define The Housing Needs Of South Derbyshire Residents</b>			
<b>Strategic Housing Priority</b>	<b>Why chosen as a priority</b>	<b>Analysis of need and consultation</b>	<b>Link to corporate priorities and wider housing priorities</b>
Understand housing markets and needs in order to maximise grants resources and develop appropriate housing and housing based support	To increase resources available to meet needs Housing markets and needs information requires further development	High importance to stakeholders	<p><b>Corporate Priorities</b></p> <ul style="list-style-type: none"> <li>To address needs of residents for good quality homes</li> <li>To manage resources efficiently and effectively</li> </ul> <p><b>Wider Housing Priorities</b></p> <ul style="list-style-type: none"> <li>Affordable housing</li> <li>Supporting People</li> </ul>
Match growth in housing provision with other service provision	To support sustainable healthy communities	High importance to stakeholders  Highlighted through Citizens Panel  Need to plan to meet current pressures on Primary Health care facilities	<p><b>Corporate Priorities</b></p> <ul style="list-style-type: none"> <li>To address needs of residents for good quality homes</li> <li>To promote the health and welfare of all sections of the community</li> <li>To safeguard and enhance the built environments</li> </ul> <p><b>Housing Priorities</b></p> <ul style="list-style-type: none"> <li>Sustainability</li> </ul>
<b>Strategic Housing Objective : Work With Stakeholders to Maintain and Improve The District's Housing Stock</b>			
<b>Strategic Housing Priority</b>	<b>Why chosen as a priority</b>	<b>Analysis of need and consultation</b>	<b>Link to corporate priorities and wider housing priorities</b>
Improve security for older people	Recognise links between community safety and	High importance to stakeholders	<p><b>Corporate Priorities</b></p> <ul style="list-style-type: none"> <li>To address needs of residents for good quality</li> </ul>

	<p>quality of life</p> <p>Cost of dealing with burglaries</p>	<p>Highlighted through Citizens Panel and Crime and Disorder work</p>	<p>homes</p> <ul style="list-style-type: none"> <li>To promote the health and welfare of all sections of the community</li> </ul> <p><b>Wider Housing Priorities</b></p> <ul style="list-style-type: none"> <li>Tackling social exclusion</li> <li>Health and housing links</li> </ul>
<p>Bring empty homes back into affordable housing use</p>	<p>To increase availability of homes, especially in the rural areas</p>		<p><b>Corporate Priorities</b></p> <ul style="list-style-type: none"> <li>To address needs of residents for good quality homes</li> </ul> <p><b>Wider Housing Priorities</b></p> <ul style="list-style-type: none"> <li>Regeneration</li> </ul>
<p>Bring all council houses up to the Decent Homes standard by 2010</p>	<p>Commitment to provide the highest standard of rented accommodation</p>	<p>Ongoing discussions in the Housing Revenue Account Business Planning group</p>	<p><b>Corporate Priorities</b></p> <ul style="list-style-type: none"> <li>To address needs of residents for good quality homes</li> <li>To manage resources efficiently and effectively</li> </ul> <p><b>Wider Housing Priorities</b></p> <ul style="list-style-type: none"> <li>Improving quality of social housing</li> </ul>
<p>Provide uPVC doors for council properties (included in priority above for purpose of action plan)</p>	<p>To improve security and energy efficiency in council properties</p>	<p>High importance to stakeholders</p>	<p><b>Corporate Priorities</b></p> <ul style="list-style-type: none"> <li>To address needs of residents for good quality homes</li> </ul> <p><b>Wider Housing Priorities</b></p> <ul style="list-style-type: none"> <li>Improving quality of social housing</li> </ul>
<p>Make best use of available capital to improve the maximum</p>	<p>Significant waiting list for renovation grants at present.</p>	<p>Unmet needs Citizen panel consultation</p>	<p><b>Corporate Priorities</b></p> <ul style="list-style-type: none"> <li>To address needs of residents for good quality homes</li> </ul>

number of unfit properties	Best Value indicator	prioritised renovation of existing properties and reduction of building on greenbelt	<ul style="list-style-type: none"> <li>To manage resources efficiently and effectively</li> </ul> <b>Wider Housing Priorities</b> <ul style="list-style-type: none"> <li>Supporting a high quality private rented sector</li> <li>Regeneration</li> </ul>
<b>Strategic Housing Objective : Ensure That There Is An Adequate Supply Of Homes To Meet Anticipated Needs, Taking Into Account Demands of New Industry Coming Into the Area</b>			
<b>Strategic Housing Priority</b>	<b>Why chosen as a priority</b>	<b>Analysis of need and consultation</b>	<b>Link to corporate priorities and wider housing priorities</b>
Provide suitable affordable housing , particularly for young people	Lack of existing provision. Increasing effect of Right to Buys of council houses, especially on availability of rented accommodation in villages	High importance to stakeholders  Needs information shows need for accommodation and support for young people	<b>Corporate Priorities</b> <ul style="list-style-type: none"> <li>To address needs of residents for good quality homes</li> </ul> <b>Housing Priorities</b> <ul style="list-style-type: none"> <li>Affordability</li> <li>Tackling social exclusion</li> </ul>
Work with a range of partners and across local authority borders to develop and deliver housing services	Recognise Housing markets go across boundaries.  Opportunities for more effective working	High importance to stakeholders  Analysis of needs information highlights cross border issues , especially on the Derby fringe	<b>Corporate Priorities</b> <ul style="list-style-type: none"> <li>To manage resources efficiently and effectively</li> <li>To listen, represent and provide leadership in local, regional and national arenas</li> </ul> <b>Wider Housing Priorities</b> <ul style="list-style-type: none"> <li>Partnerships</li> </ul>

<b>Strategic Housing Objective : Ensure that Vulnerable People have Access to Appropriate and Stable Housing</b>			
<b>Strategic Housing Priority</b>	<b>Why chosen as a priority</b>	<b>Analysis of need and consultation</b>	<b>Link to corporate priorities and wider housing priorities</b>
Identify and plan provision for meeting special needs including appropriate housing based support, for vulnerable people	Recognise current gaps in and between services. Need to plan ahead to meet future needs	High importance to stakeholders  Limited needs information currently available	<b>Corporate Priorities</b> <ul style="list-style-type: none"> <li>To address needs of residents for good quality homes</li> <li>To promote the health and welfare of all sections of the community</li> </ul> <b>Wider Housing Priorities</b> <ul style="list-style-type: none"> <li>Supporting People</li> <li>Tackling social exclusion</li> </ul>
Improve property adaptation service for disabled residents (included in priority above for purpose of action plan)	Significant waiting lists for adaptations	Unmet need for Significant for adaptations in public and private sector  Identified through Best Value review as an area for improvement	<b>Corporate Priorities</b> <ul style="list-style-type: none"> <li>To promote the health and welfare of all sections of the community</li> </ul> <b>Wider Housing Priorities</b> <ul style="list-style-type: none"> <li>Supporting People</li> </ul>
<b>Strategic Housing Objective : Provide High Quality, Customer Focussed Housing Services</b>			
<b>Strategic Housing Priority</b>	<b>Why chosen as a priority</b>	<b>Analysis of need and consultation</b>	<b>Link to corporate priorities and wider housing priorities</b>
Deliver high quality, customer focused housing services with easy access to services	Recent Best Value and Diagnostic work on housing services has shown this as an area for	High importance to stakeholders  Identified through Best	<b>Corporate Priorities</b> <ul style="list-style-type: none"> <li>To address needs of residents for good quality homes</li> <li>To secure continuous improvement in the</li> </ul>



and service information	improvement	Value review as an area for improvement	quality ad efficiency of services <b>Wider Housing Priorities</b>
Involve service users in planning housing services	To make housing service more relevant to users	High importance to stakeholders	<ul style="list-style-type: none"> <li>• Best Value</li> </ul> <b>Corporate Priorities</b> <ul style="list-style-type: none"> <li>• To listen, represent and provide leadership in local, regional and national arenas</li> </ul> <b>Wider Housing Priorities</b> <ul style="list-style-type: none"> <li>• Best Value</li> <li>• User involvement</li> </ul>
Improve service delivery and performance across housing services	Recent Best Value and Diagnostic work on housing services has shown that there is significant room for improvement	Identified through Best Value review and diagnostic work as an area for improvement  Service performance not improving	<b>Corporate Priorities</b> <ul style="list-style-type: none"> <li>• To secure continuous improvements in the quality and efficiency of services</li> </ul> <b>Wider Housing Priorities</b> <ul style="list-style-type: none"> <li>• Best Value</li> </ul>
Implement Rent restructuring	Legal requirement	Legal requirement	<b>Corporate Priorities</b> <ul style="list-style-type: none"> <li>• To manage resources efficiently and effectively</li> </ul> <b>Wider Housing Priorities</b> <ul style="list-style-type: none"> <li>• Rent Reform</li> </ul>

### 9) Analysis of Options

All capital schemes are appraised by a panel of officers and members before going into the capital programme. The Capital Strategy includes full details of this appraisal process.

The Council has recently developed an Asset Management strategy to guide its investment decisions on council house investment programmes. This includes an analysis of risks and specific scheme appraisals. Information from these are used to rank and prioritise options and programmes

The table at annexe one shows how the council analysed options this year to inform the Housing Strategy action plan. In future years we intend to develop our option appraisal work to include key stakeholders.

10 ) ACTION PLAN						
Priority Area	Actions	2002 /3	2003 /4	2004 /5	Short Term Targets & Milestones	Partners
Understand housing markets and needs	<ul style="list-style-type: none"> <li>Seek funding and carry out external housing market and needs work in 2003/4 and share with key partners</li> <li>Seek funding and carry out private sector stock condition survey in 2003/4</li> <li>Co-ordinate Housing Strategy and Planning Group, including work on housing markets and needs</li> <li>Update housing needs projections on an annual basis</li> </ul>	♦	♦	♦	<p>Housing markets /needs assessment report available to inform strategy development and RSL bids</p> <p>Capital resources invested in private sector renewal targeted based on survey information</p>	Derby City Council, East Staffordshire BC, NW Leicestershire DC, RSL's
Match growth in housing provision with other services	<ul style="list-style-type: none"> <li>Implement sustainable development policies in Local Plan</li> </ul>			♦	Plan adopted	County Council, PCT
Improve security for older people	<ul style="list-style-type: none"> <li>Maximise security improvements through HRA grants and crime and disorder programmes</li> <li>Pilot Neighbourhood Environmental/Crime area</li> </ul>	♦	♦	♦	<p>** HRA grants through HIA</p> <p>*** properties receive target hardening/alarms</p>	Police, CVS, Walbrook, TACT

	appraisal and area deliver improvements					through C&D programmes Pilot area appraisal completed	
Bring all council homes up the Decent Homes standard by 2010	<ul style="list-style-type: none"> <li>• Agree Decent Homes targets in 2002 HRA Business Plan</li> <li>• Agree way forward on future management arrangements for council houses</li> </ul>	♦	♦			council policy agreed on future stock options Deliver investment programmes to bring 1/3 of stock to DHS by 2004	Tenant representatives
Maximise the number of unfit properties improved and bring empty homes back into use	<p>(Refer to HRA Business Plan)</p> <ul style="list-style-type: none"> <li>• Review Private Sector Renewal/HECA Strategy</li> <li>• Make fit the maximum number of unfit private sector dwellings each year</li> <li>• Target Landlord Empty Property Grants at areas of housing need</li> <li>• Examine feasibility of RSL purchase and repair schemes</li> </ul>	♦	♦	♦	♦	Revised strategy agreed ** unfit homes improved each year *** empty properties brought back into use Feasibility study carried out by end 2002/3	Landlords Forum RSL's
Provide suitable	<ul style="list-style-type: none"> <li>• Set up and co-ordinate Housing Association Liaison Group</li> </ul>	♦	♦	♦	♦	Liaison Group meets to develop rolling Housing	RSL's, Parish Councils, Children's

<p>affordable housing, particularly for young people</p>	<ul style="list-style-type: none"> <li>• Examine housing need in villages on the Derby fringe and work with Housing Associations to develop bid for Housing Corporation ADP</li> <li>• Produce a rolling Housing Development Plan to form the basis for housing association bids</li> <li>• Examine housing need for young, single males and work with Housing Associations to develop provision</li> </ul>	<p>♦</p>	<p>♦</p>	<p>♦</p>	<p>Development Plan</p>	<p>Society, Youth Information Shop, Derbyshire County Council</p>
<p>Work across local authority borders</p>	<ul style="list-style-type: none"> <li>• Agree cross border priorities and working methods</li> </ul>	<p>♦</p>	<p></p>	<p></p>	<p>Cross border working on housing needs and development plans</p>	<p>ESBC, NWLDC, Derby City Council</p>
<p>Identify and plan provision for meeting special needs including appropriate housing based support, for vulnerable people</p>	<ul style="list-style-type: none"> <li>• Contribute to the development of the Supporting People strategy</li> <li>• Map existing services and develop proposals to meet areas of unmet need</li> <li>• Develop a comprehensive strategy for preventing homelessness</li> <li>• Set up a "seamless"</li> </ul>	<p>♦</p>	<p>♦</p>	<p>♦</p>	<p>Supporting People strategy produced</p> <p>Homelessness Strategy produced</p> <p>**DFGs completed in 2002/2</p> <p>*** adaptations to</p>	<p>Derbyshire County Council, Organisations representing Disabled people, Children's Society, Youth Information Shop, RSL's</p>

	<p>DFG/adaptation service, including options to have occupational therapist working from council offices</p> <ul style="list-style-type: none"> <li>• Agree programme for improving Sheltered schemes, in the context of the HRA Business Plan and asset management strategy</li> </ul>	♦	♦		<p>council houses competed in 2002/2</p>	
<p>Deliver high quality, customer focused housing services with easy access to services and service information</p>	<ul style="list-style-type: none"> <li>• Produce Customer Charter and service standards for council housing services</li> <li>• Review quality and availability of service information</li> <li>• Draw up service directory</li> <li>• One-Stop "Shop" for housing enquiries in council offices</li> <li>• Complete feasibility study on setting up a "Call Centre"</li> </ul>	♦	♦	♦	<p>Customer Charter and service standards published</p> <p>Service directory easily available</p> <p>Advice on all housing services available from one point</p> <p>Call Centre feasibility study completed</p>	<p>TACT, CVS, Social Services, RSL's, voluntary sector</p>
<p>Involve service users in planning housing</p>	<ul style="list-style-type: none"> <li>• Involve service users in the Housing Strategy and Planning Group</li> </ul>	♦	♦	♦	<p>Service users supported to be involved in developing the housing strategy</p>	

services					Improvements in performance delivered	TACT, Housing Strategy and Planning Group
Improve service delivery and performance across housing services	<ul style="list-style-type: none"> <li>• Deliver the Housing Change and Improvement Programme</li> <li>• Complete the Best Value review of strategic housing services</li> <li>• Purchase integrated Housing Management computer system</li> <li>• S</li> </ul>	♦	♦	♦		
Implement Rent restructuring	<ul style="list-style-type: none"> <li>• Agree how rent restructuring will be introduced</li> <li>• Apply reformed rents in from April 2003</li> </ul>	♦		♦		TACT

Chapter 7 gives details of the expected revenue and capital resources required to deliver this action plan

**Timetable of Work to Update and Develop the Housing Strategy**

September 2002	Review Private Sector Renewal Strategy
September 2002	Set up Housing Associations Liaison Group
October 2002	Develop specification for work on housing markets and needs and house condition survey
November 2002	Review progress in delivering strategy

## 11) Delivery

### Progress so Far

Last year we set 17 key actions in our Housing Strategy. The table at annexe two reports progress on these along with information on delivery and progress in other areas of importance to the delivery of the Housing Strategy

To make sure that key actions are delivered they are included in the service plans of relevant council services.

The council's performance management framework links the Corporate Plan, service plans, budget setting, performance monitoring and individual staff appraisals. Monitoring reports are made every six months to policy committees.

We will develop the Housing Strategy and Planning Group so that it has a role in future in developing the monitoring processes for the Housing Strategy.

The council uses a range of tools to monitor the quality of services and user satisfaction. These include:

- MA - Private sector programmes and feedback mechs
- DD/PJ - public sector programmes and feedback mechs

This information is used to deal with any immediate problems and to inform longer term planning

PJ - what post scheme evaluation is done

### Spend, Outputs and Outcomes

The table below gives information on our performance in delivering capital programmes over recent years



Programme Area	2000/01 Programme		2000/01 Delivery		2001/02 Programme		2001/02 Delivery	
	Spend	Outcomes	Spend	Outcomes	Spend	Outcomes	Spend	Outcomes
HRG/HRA/energy grants/security grants								
DFG								
MRA								

45 DFG completed £258,352

34 HRG £432,749

105 HRA through HIA

770 energy efficiency grants £39,514 (how)

Explanation of any significant under-spends/over-spend

Annexe One  
Analysis of Options

Strategic Housing Objective : Identify And Define The Housing Needs Of South Derbyshire Residents		
Strategic Housing Priority	Options	Comment
Understand housing markets and needs in order to maximise grants resources and develop appropriate housing and housing based support	<ul style="list-style-type: none"> <li>• Commission work externally alone</li> <li>• Do work in house</li> <li>• Work in partnership with neighbouring local authorities</li> <li>• Involve RSL partners, Hsg Corp and other stakeholders</li> </ul>	<ul style="list-style-type: none"> <li>• Expensive</li> <li>• Limited skills and staff capacity</li> <li>• Share cost and works across housing markets</li> </ul>
Match growth in housing provision with other service provision	<ul style="list-style-type: none"> <li>• Parish surveys in areas of particular need</li> <li>• Work with partners to set policies in Local Plan</li> <li>• Support local services e.g. shops in areas of growth</li> </ul>	<ul style="list-style-type: none"> <li>• Share costs and build commitment to joint development plan</li> <li>• Build on experience in Repton</li> <li>• Some partners need to develop need assessment etc</li> <li>• Limited influence</li> </ul>
Strategic Housing Objective : Work With Stakeholders to Maintain and Improve The District's Ho		
Using Stock		
Strategic Housing Priority	Options	Comment
Improve security for older people	<ul style="list-style-type: none"> <li>• Targeted Grant and practical crime and disorder projects</li> <li>• Increased community policing</li> </ul>	<ul style="list-style-type: none"> <li>• Low cost and brings in external partnership funds and practical support</li> <li>• Insufficient police resources/influence</li> </ul>

Bring empty homes back into affordable housing use	<ul style="list-style-type: none"> <li>Continue Landlord grants across district</li> <li>Target Landlord grants to specific areas</li> <li>Partnership with RSL to inspect/purchase/renovate</li> <li>complete work of HRA BP group of tenants representatives and members to determine recommendations on future management options</li> </ul>	<ul style="list-style-type: none"> <li>not focussed on areas of need</li> <li>meets need in key areas</li> <li>increases capacity and investment</li> <li>wider information needed for all tenants and members</li> </ul>
Agree how the council will bring all council houses up to the Decent Homes standard by 2010	<ul style="list-style-type: none"> <li>priorities against other investment needs</li> <li>partnership with supplier/contractors</li> <li>secure investment from regeneration/other programmes</li> </ul>	<ul style="list-style-type: none"> <li>not central linked to Decent Homes Standard</li> <li>unlikely</li> <li>unlikely</li> </ul>
Provide uPVC doors for council properties (included in priority above for purpose of action plan)	<ul style="list-style-type: none"> <li>continue general grant programmes</li> <li>introduce area based/client based/empty home based targeted grant programmes</li> <li>look at other options to release private sector capital investment</li> </ul>	<ul style="list-style-type: none"> <li>limited effect</li> <li>targets improvements to areas of need and produced affordable homes</li> <li>maximises private investment</li> </ul>
<b>Strategic Housing Objective : Ensure That There Is An Adequate Supply Of Homes To Meet Anticipated Needs, Taking Into Account Demands of New Industry Coming Into the Area</b>		
<b>Strategic Housing Priority</b>	<b>Options</b>	<b>Comment</b>
Provide suitable affordable housing , particularly for young people	<ul style="list-style-type: none"> <li>trickle transfer voids in areas of need</li> <li>improve liaison with RSL's to increase investment</li> </ul>	<ul style="list-style-type: none"> <li>consider as part of HRA BP group option appraisal</li> <li>need to set up Liaison Group</li> </ul>

<p>Work with a range of partners and across local authority borders to develop and deliver housing services</p>	<ul style="list-style-type: none"> <li>• Consult on cross-authority (ESBC and NWL) involvement in Housing Strategy and Planning Group</li> <li>• Engage private sector partners</li> </ul>	<ul style="list-style-type: none"> <li>• fits in with housing market areas and same RSLs work in ES and NW</li> <li>• Need to develop links with builders etc</li> </ul>
<p><b>Strategic Housing Objective : Ensure that Vulnerable People have Access to Appropriate and Stable Housing</b></p>		
<p><b>Strategic Housing Priority</b></p>	<p><b>Options</b></p> <ul style="list-style-type: none"> <li>• Supporting People strategy</li> <li>• Research local needs</li> <li>• Homelessness strategy</li> <li>• Explore options for redesignation of sheltered schemes to "extra support" schemes with SS care input</li> <li>• Base O/T at council offices</li> <li>• Integrate private and public sector service</li> <li>• Develop local adapted property database</li> <li>• Increase resources to meet adaptation needs</li> </ul>	<p><b>Comment</b></p> <ul style="list-style-type: none"> <li>• Further work needed on needs and pipeline schemes</li> <li>• Commitment to mapping from partners</li> <li>• SS BV of Residential care homes being implemented</li> <li>• Issue from BVR.</li> <li>• Build on work with Walbrook in other areas</li> <li>• Increased emphasis on care in community leads to increased needs</li> </ul>
<p><b>Strategic Housing Objective : Provide High Quality, Customer Focussed Housing Services</b></p>		
<p><b>Strategic Housing Priority</b></p>	<p><b>Options</b></p>	<p><b>Comment</b></p>

<p>Deliver high quality, customer focused housing services with easy access to services and service information</p>	<ul style="list-style-type: none"> <li>• Set up Call Centre/one stop shop in partnership with existing Call Centres/other Las</li> <li>• Develop use of council web site for enquiries/complaints</li> <li>• Improve quality and availability of service information across agencies</li> </ul>	<ul style="list-style-type: none"> <li>• Issue identified in hsg Change &amp; Imp programme</li> <li>• Link to work on integrated IT system</li> <li>• Link to CVS information service</li> </ul>
<p>Involve service users in planning housing services</p>	<ul style="list-style-type: none"> <li>• Involve users in Housing Strategy and Planning group</li> <li>• Commission support for users</li> <li>• Commission participation work through CVS</li> </ul>	<ul style="list-style-type: none"> <li>• Recognise support needs</li> <li>• Costs</li> <li>• Costs</li> </ul>
<p>Improve service delivery and performance across housing services</p>	<ul style="list-style-type: none"> <li>• Deliver Housing Change &amp; Improvement programme</li> <li>• Integrated computer system</li> <li>• Alternative management arrangements</li> </ul>	<ul style="list-style-type: none"> <li>• Part of stock option appraisal work</li> </ul>
<p>Implement Rent restructuring</p>	<ul style="list-style-type: none"> <li>• Agree timetable for introduction</li> </ul>	

Annexe Two  
Progress Against Previous Targets and Objectives

Action	Timescale	Progress
Carry out Best value Review of Housing Services	Sept 2002	Review of Strategic Housing functions on track for completion autumn 2002
Determine council's preferred options for future management arrangements for Council housing function	Autumn 2001	Report and recommendations for HRA BP Group to Council to be made September 2002
Explore options for improving understanding and use of key strategic information on housing markets etc	December 2001	Members have agreed to commission a district wide survey 2003/4
Review and resource strategy for gathering and using housing needs data	April 2001	Housing Markets and Needs Study completed to inform 2002 HIP
Set up strategic Housing Partnership/Forum,	Autumn 2001	Housing Strategy and Planning Group set up and used to develop priorities in 2002 HIP
Develop Community strategy and establish LSP	April 2002	Shadow LSP starts work in September 2002
Review Private Sector Renewal strategy	April 2002	Work held back until guidance on new use of capital available. Strategy to be developed through Housing Strategy and Planning Group in September 2002
Establish ways to influence new PCT	April 2002	Member appointment as non- executive Board member. Strong links at senior officer level between organisations
Establish procurement strategy based on EGAN principles	April 2002	Changes to tendering processes in 2002/3 programmes and move away from traditional procurement methods
Implement the SH structural review and improvement programme	April 2002	New staffing structure in place and equity of support service provision achieved. Ongoing work on other areas of improvement. Money allocated for scheme improvements.

Examine housing needs of young single people and develop partnership proposals to meet unmet needs	April 2002	Limited progress. Better needs information now available through Housing Markets and Needs Study
Develop policy and procedures on under allocation	October 2001	Pilot "Incentive to Let Scheme" agreed
Develop policy and procedures on money advice and other advice/support to maintain tenancies	April 2002	Referral to CAB part of rent arrears procedure.
Develop Homelessness strategy	October 2001	Limited progress due to staffing shortages
Agree timetable for rent review	April 2002	Policy committee has considered implementation options. Area tenants meetings being held September 2002 to explain d rent reform to tenants
Review adaptation service to disabled customers	Autumn 2001	Areas for improvement highlighted in Best value review work. Some improvements to public sector service in place but still need to achieve seamless service for customers

### **Other Areas of Progress and Achievement**

Partnership work as part of the Crime and Disorder Partnership has included:

- Target hardening and provision of alarms for vulnerable households receiving alarms.
- A police/council/RSL exercise to disrupt drugs markets which led to significant local arrests for dealing drugs from social housing
- Trident Housing securing Housing Corporation funding for a Safe House for victims fleeing domestic violence
- Agreeing a protocol for Antisocial Behaviour Orders ASOS - one ASBO in place during 2001/2

### **Dealing with Social Exclusion**

We continue to support the work of the SRB funded Parenting Support Project where free child home safety equipment scheme was launched in April 2002 with £5,000 council support.

The SRB 2 funded Home 2000 project ended in March 2002. During the life of the project 332 private sector dwellings were improved through external maintenance and internal insulation works, over 200 properties were given security improvements. Part of the follow on work is proactive work to bring empty properties in the surrounding area back into use to help area regeneration

Partnership working with other partners has included:

- the Home Safety Scheme ( CVS and the Primary Care Trust)
- planning for an Intermediate Care facility in a Sheltered Scheme to reduce hospital stays/admissions(Social Services and the Primary Care Trust)
- a Hospital Discharge protocol for residents in Sheltered Housing (Queens Hospital, Social Services
- the South Derbyshire Home Improvement Agency (Walbrook)
- Supported Living Scheme (Walbrook)
- Safe House for victims fleeing Domestic Violence(Trident, Social Services, Police))
- A vibrant Landlords Forum and Empty Homes Grants Programme