

Housing Strategy 2020-2029



Derby City Council

Spring 2020

Front cover: An impression of Castleward Urban Village (provided by Sandy Morrison of HTA housing design specialists www.hta.co.uk)

Located between the train station and Intu shopping centre, Castleward will be a distinctive place combining high quality homes with the benefits of city centre living. A first phase of 164 dwellings has been completed and a second phase of 54 dwellings is due for completion in July 2020. A total of about 800 homes are planned to be completed over the next 15 – 20 years.

Foreword

A safe and settled home is the cornerstone on which individuals and families enjoy a better quality of life. In fact, good quality, well managed housing is essential to health and wellbeing, enhancing the lives of adults and the life-chances of children. It not only provides shelter, but promotes stability and a sense of identity.

Strategic planning for the continued and effective provision of housing and related services in Derby is therefore a key priority.

Nationally, housing as an issue is more high profile than it has been for many decades. Government has announced a series of policies to 'Fix our broken housing market' and backed these up with substantial new funding streams intended to accelerate construction and tackle infrastructure barriers. It has also lifted the borrowing cap on stock-owning authorities such as Derby. These measures will improve access to the resources required to build more affordable homes.

But in delivering improved housing and related services we are nevertheless faced with a number of challenges.

Although capital funding for new build is more substantially available, significant revenue pressures to the Council and its partners persist. Consequently, the medium term financial outlook for Derby, as for many local authorities, remains extremely challenging. These pressures restrict the scope for providing the support services necessary to help vulnerable people live sustainably in suitable homes.

Relaxation of national planning guidance also causes concern in some quarters that new development might be focusing on 'quantity over quality'. While the possible extension of 'Right to Buy' to cover Housing Association properties as well as Council properties may further reduce the stock of scarce affordable housing.

These and other factors, such as the growing and ageing population, are likely to increase the demand for services while further stretching resources. Nevertheless, the challenge - and our intention - remains to maximise the supply and quality of suitable homes across tenures, while supporting broader goals around health and wellbeing, economic growth and regeneration.

In order to ensure our actions continue to be up to date and successful, they should be based on a clear and comprehensive strategy.

We would like to thank all those who have worked with us in shaping this document, which provides the broad framework to maximise the effectiveness of service provision across agencies.

To succeed, the strategy needs the backing of all partners; please give it your support.

Thank you.



Councillor Roy Webb

*Cabinet Member for
Adults, Health and Housing*

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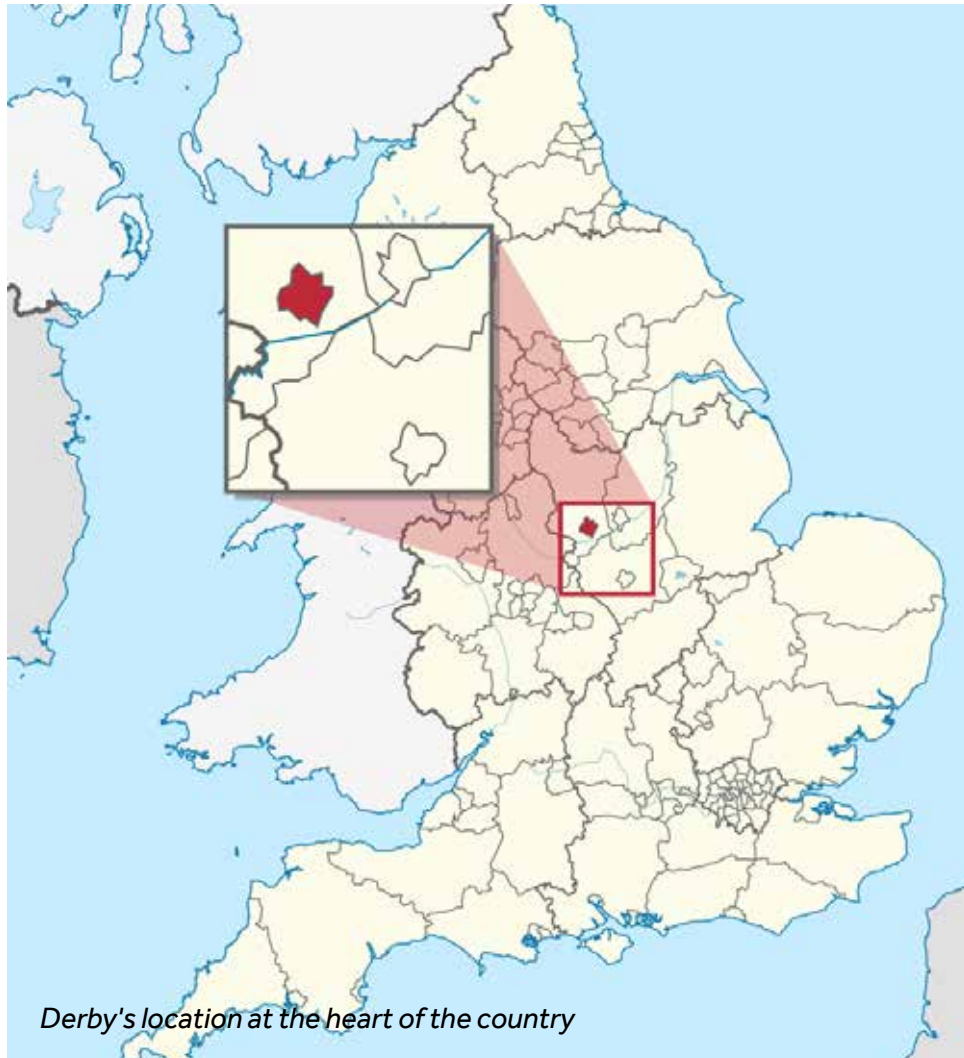
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In writing this strategy we have followed 'Plain English' guidelines. However, the use of some technical terms has been essential, but we provide a comprehensive table of terms and abbreviations at the end of the document.

Section 1

Setting the scene



Derby's location at the heart of the country

Part 1:

A Vision for Housing / Purpose and Scope / Strategic Context

1. The City of Derby

Derby is the third largest city in the East Midlands. It is administered by a unitary authority, Derby City Council, and comprises a clearly defined city centre and distinct neighbourhoods. It has good road, rail and air links and has a prominent manufacturing sector, which provides employment for approximately one quarter of the workforce. There are large manufacturing, service and engineering industries in the locality, including Rolls-Royce and Bombardier. Derby has a population of over a quarter of a million people, inhabiting in excess of 110,000 homes.

2. Housing and Housing Services

Housing is important. Good quality, well managed housing is essential to health and wellbeing; it enhances the quality of life of adults and the life-chances of children. It enables people to access the services they need and maintain independence, contributing to stability and a sense of identity. These elements all support secure, thriving communities.

Investment in housing can also be a key driver for economic growth and regeneration. Expenditure on house building creates jobs for construction workers and those in associated occupations, with 'knock-on' effects on demand in the broader economy. Improving housing stock and conditions can therefore also play a critical role in urban renewal programmes.

The importance of housing for Derby residents is also borne out in consultation exercises¹. In these exercises, people have frequently expressed their wish for the provision of good standard homes in desirable areas that are available at an affordable price.

Ensuring housing is of sufficient supply, suitable quality and properly managed are therefore key priorities in Derby. This applies whether the housing is owned privately, by a housing association, or by the Council.

3. Vision

Our priorities for housing in Derby are captured in the following vision statement:

To ensure all Derby's residents have access to good quality homes and housing services which support communities and improve quality of life.

We have identified four key priorities which must be delivered if we are to achieve this vision. These are discussed in section 2.

Purpose and Scope

This strategy broadly sets out how we plan to achieve this vision over the next ten years. It sets out our general 'direction of travel' and our major priorities. It also stipulates key actions which will help achieve these priorities.

¹ Such as for the Older Persons' Housing Strategy 2019, the Empty Homes Strategy 2015 and the 'Big Conversation' consultation which ended in 2016.

It is not intended to specify an exhaustive list of detailed actions, but does point to a number of related policies and strategies, where relevant and detailed delivery plans can be found. These can be accessed through the links provided at the end of each chapter.

4. Strategic Context

The Council Plan

Derby City's [Council Plan](#) establishes the long term vision for Derby as:

A caring and successful city at the heart of the Midlands, proud of its heritage and ambitious for the future.

The Council Plan sets out the city's over-arching goals. It includes three main themes - Derby as a place with big ambitions, where citizens are healthy and happy, and supported by a Council focussed on the things that matter to the people of Derby.

This Housing Strategy directly supports the vision and themes of the Council Plan and seeks to contribute to the goal of making Derby a happy and healthy city.

Economic Growth and Regeneration

[Derby's Economic Strategy 2018-2022](#) recognises good quality, reasonably priced housing as a driver for a thriving sustainable economy. Its vision for 2022 includes Derby as the UK Capital of Innovation, creating, attracting and retaining 'urban entrepreneurs' as part of an innovative economy.

It stresses that to attract and retain the highly skilled workers² and innovative and entrepreneurial talent that Derby businesses require, we must offer a high-quality built and natural environment and housing of sufficient quality. Similarly, to develop a vibrant city centre it is necessary to persuade higher-income families to live closer to the centre. This has the added advantage of supporting wealth retention, as earnings are spent in the city's core area. It also reduces pressure on transport infrastructure and the environment.

The City Centre Masterplan 2030 identifies the city centre as one of the Derby's key economic assets and one of its best opportunity locations for future growth. The masterplan targets are to deliver 4,000 new jobs and 1,900 new homes in Derby City Centre by 2030.

Further evidence of the importance of housing to growth is provided in the work of the Local Enterprise Partnerships (LEPs). These are partnerships between local authorities and businesses set up in 2011 under the direction of the Department for Business, Innovation and Skills. Their purpose is to help determine local economic priorities and lead economic growth and job creation. Derby is part of the Derby and Derbyshire/Nottingham and Nottinghamshire LEP known as 'D2N2'.

The D2N2 LEP recognises that building and maintaining housing is a key driver of economic activity³

In addition to housing's role in supporting growth in the wider economy, there is considerable economic benefit to be gained from investment in housing development. Every £1 invested in house building generates £2.84 of economic activity.

² According to the ONS at [Employee Earnings in the UK:2018](#) average weekly gross pay for full time workers in Derby is higher than the East Midlands average and the Great Britain average. Derby's strengths in advanced engineering will be bolstered by the development of the Rolls – Royce / Aerospace Campus in the south of the city. While the iHub at Infinity Park Derby will boost transport equipment manufacturing and related transport technologies in the 'planes, trains and automobiles' sector.

³ [D2N2, Vision 2030, www.d2n2lep.org/](#)

D2N2 supports skills development, encourages apprenticeships (for example in the construction industry), facilitates innovation (such as modern methods of construction) and invests in transport, road and other infrastructure projects that help release sites and remove barriers to building more homes.

Working with D2N2 we have been successful in accessing funds to invest in a number of infrastructure and development projects that contribute significantly to the vitality of the city and will continue to do so for the duration of this Strategy and beyond. More detail on the work we will do in this regard can be found in Priority 4.

Planning

The Derby Local Plan⁴ was approved and adopted in January 2017. It is our key planning document that sets out our long-term strategy for the spatial development of Derby to 2028.

The Local Plan allocates land for development and includes proactive policies for the delivery of housing. It provides a clear indication of the scale and distribution of housing growth required to meet the city's needs. It also includes policies to ensure that the right sizes and types of new homes are provided, having regard to matters such as the surroundings, densities, character, design, site layout and energy efficiency.

A target of delivering a minimum of 11,000 new homes in the city between 2011 and 2028 is included in the plan. It seeks the provision of 30% affordable housing on developments of 15 dwellings or more, subject to viability. This policy is based on achieving a balance between housing delivery and meeting affordable housing need. It recognises there will be times when 30% is not viable and provides scope for negotiation⁵.

⁴ Derby City Local Plan – Part 1, Core Strategy January 2017, <https://www.derby.gov.uk/>

⁵ These targets and thresholds may be subject to amendment as the government adds to and clarifies national guidance.

Evidence from the Strategic Housing Market Assessment (SHMA) and a city-wide 'viability appraisal' has been used to inform this policy position⁶. Similarly, the evidence provided by the SHMA and the policy position set out in the Local Plan have informed this Housing Strategy.

Health and Wellbeing

2019 saw the 100th anniversary of the Housing and Town Planning Act (the "Addison Act") and the advent of Council housing. The Act's promotion of generous space standards and public amenities specifically aimed to improve the health of residents and the wellbeing of their communities.

Derby's 2019 Private Sector Housing Stock Condition Report states: *Living in suitable housing is increasingly being recognised as playing a central role in health and wellbeing. Public Health England lists housing as a positive protective factor across the life course, together with having a healthy balanced diet, access to physical activity, good education, stable employment and support networks.*

The health needs of the people of Derby are periodically analysed through a Joint Strategic Needs Assessment (JSNA)⁷. The aim is to improve the physical and mental health and wellbeing of individuals and communities. It is produced and implemented by Derby City Council and NHS Derby & Derbyshire Clinical Commissioning Group (CCG) through the Health and Well Being Boards.

Derby's JSNA recognises the importance of housing to health and wellbeing, stating...

Housing is a key determinant of health, with poor quality housing being intrinsically linked with poor health. Poor housing conditions continue to cause preventable deaths, illness and accidents; they contribute to health

⁶ Derby SHMA at www.derby.gov.uk/housing-strategy

⁷ Derby City Council www.derby.gov.uk/health-and-social-care/joint-strategic-needs-assessment/

inequalities, impact on peoples' life expectancy and on their overall quality of life.

Derby's Health and Well Being Strategy also recognises the role housing plays, stressing that living in poor quality or otherwise unsuitable housing is a potential major factor in ill-health, accidents and wellbeing. In contrast, availability of good, suitable housing is identified as a driver for better health and enhanced wellbeing.

The highly respected King's Fund has reported that 'Housing interventions...are an efficient use of resources. Every £1 spent on improving homes saves the NHS £70 over 10 years⁸.' This means that resources spent on dealing with poor or unsuitable housing is effectively an investment in health. When local authorities act to improve housing conditions there is a resulting financial benefit to the health sector.



TheKingsFund>

Local
Government
Association

⁸ Source: Public health spending and return on investment at www.local.gov.uk

5. Corporate Links

The links between these policies, plans and strategies and the Housing Strategy are illustrated in figure 1 below:

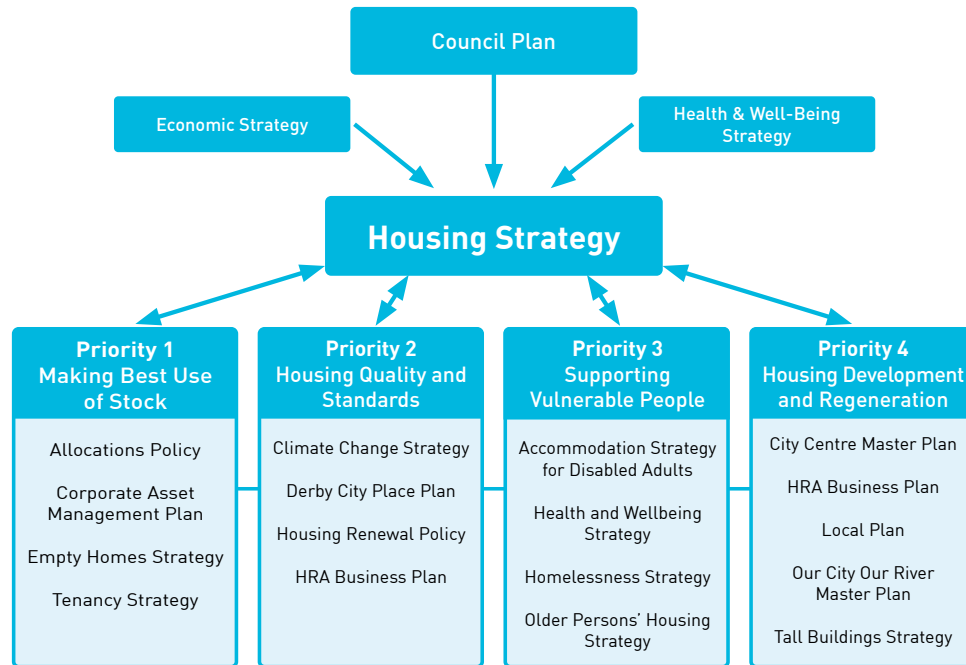


Figure 1: The Housing Strategy's position in relation to the Council Plan and other related strategies, plans and policies

Figure 1 also sets out the key priorities of the Housing Strategy. These are discussed in detail in section 2.

6. Developing this Strategy

This strategy was drafted and reviewed in Autumn 2019 in dialogue with a wide range of stakeholders, including:

- Derby Homes and our housing partners
- Partners in Health and Social Care
- Other Council departments in related service areas such as Public Health, Adult Social Care, Commissioning, Regeneration and Planning.

Wider public consultation over the draft strategy took place between December 2019 and March 2020. The findings of this consultation along with an Equalities Impact Assessment fed into the final version of the strategy, which was completed in March/April 2020.

7. Equalities

A full Equalities Impact Assessment (EIA) of this draft strategy was undertaken in January 2020. Its purpose was to assess and ensure that access to services is maximised for everyone and that the strategy has a positive impact on the equality groups. More information on the intended equalities impact of this strategy can be found in section 4.

More information

- The Council Plan 2019-23; Economic Growth Strategy; Local Plan: www.derby.gov.uk
- Health and Well Being Strategy: www.derbyshirepartnership.gov.uk/
- Derby City's current housing related strategies and policies: www.derby.gov.uk/housing-strategy



Chester Green: to the left, a sympathetically designed flood defence wall

Part 2: Major Changes since the Last Strategy

Changes to the legal, political and financial context, all of which will affect the delivery of this new strategy, have continued since we released our last strategy in 2015. Most of the changes outlined in this section are national changes which affect Derby and other areas across the country. Local changes and impacts are specified where applicable.

1. Welfare Reform

Implementation of the changes to the benefits system inaugurated by the Welfare Reform Act 2012 has continued through the Welfare Reform and Work Act 2016.

- The housing benefit cap was lowered.
- The value of most working age benefits was frozen for four years.
- Local Housing Allowance (LHA) rates were also frozen for four years. (These are used to calculate the amount of Housing Benefit or UC that is payable toward the rent in the private rented sector).

These welfare reforms and how they are paid and administered has in some cases impacted negatively on certain low income groups. Landlords and housing providers can also be affected through increased rent arrears and the costs of providing financial advice and inclusion services.

Probably of most significance to social housing landlords was the requirement that social rents be reduced by 1% each year from 2016 to April 2020. This followed a policy of, broadly speaking, rent increases for 10 years to 2015/16. This change led many providers to reconsider their business plans and in many cases scale them back or postpone them. On the whole, the Council with Derby Homes has been able to sustain a programme of new homes and good service for existing tenants despite these rent reductions. From 2020 rent increases will be restored at the rate of CPI plus 1%. These increases are expected to continue for a minimum of 5 years and coupled with the relaxation of the HRA debt cap, will support new investment in housing.

2. Local Government Funding

Funding for Housing Investment

The government has made substantial new funding streams available for capital investment in new house building. The HRA debt cap - the cap on local authority borrowing through their Housing Revenue Account - was lifted from November 2018. According to Savills, 100,000 additional homes could be built nationally as a result.

Additional funding streams, often a mixture of grant and loans, are intended to accelerate construction and tackle infrastructure barriers. They represent the most substantial new funding for house building for many decades. The major streams comprise:

- Housing Infrastructure Fund
- Land Assembly Fund
- Accelerated Construction Programme
- Home Building Fund

- Small Sites Fund
- Community Housing Fund

It should be noted that these funds are subject to strict eligibility criteria and a competitive bidding process. They are often rolled out over a period of years. More detail can be found in the [Homes England Strategic Plan](#).

Additional funding to support vulnerable groups is also made available periodically, usually through MHCLG. Current examples include the Care and Support Specialised Housing Fund (for specialist accommodation for older people and adults with disabilities or mental health problems) and the Move On Fund (to support rough sleeping initiatives).

Overall Funding

Notwithstanding the funding streams outlined above, financial pressures to local government have been well documented and are likely to continue for the foreseeable future¹:

Derby has continued to be subject to these pressures. From 2010/11 to 2018/19 the Council had to make savings of about £175 million, and further savings of over £20 million are required between 2019/20 and 2022/23. These savings are restricting the scope for mainstreaming provision of the services needed to support vulnerable people live sustainably in their homes.

¹ For example see the Select Committee report, 21 August 2019: "Local Government Finance and the 2019 Spending Review." <https://publications.parliament.uk/pa/cm201719/cmselect/cmcomloc/2036/203602.htm>

3. Government Guidance and the Political/Legal Framework

- The National Planning Policy Framework (NPPF) was reviewed in 2018 and replaced in 2019. The changes emphasised the theme of accelerating house building, to meet the government's target of building 300,000 new homes annually by 2025.
- Permitted development rights, introduced temporarily in 2013 to allow the conversion of offices to residential use, were made permanent in 2016, and extended to include conversions from light industrial use. The aim was to unlock brownfield sites and increase the number of new homes.
- The Housing and Planning Act 2016 introduced a range of measures that impacted the private rented sector. It sought to crack down on 'rogue' landlords through Banning Orders, Civil Penalties, the extension of Rent Repayment Orders and a National Rogue Landlord Database.
- Changes to tax relief and an increase in stamp duty were made to put a break on the growth of buy-to-let, seen as contributing to increasing house prices, and to 'level the playing field' with other house purchasers. Institutional investment in large scale build-to-let schemes was incentivised.
- The publication in February 2017 of the [White Paper, Fixing our broken housing market](#) marked a shift of emphasis in investment priorities back towards rented housing.
- The awful tragedy of the Grenfell tower fire of 14 June 2017, in which 72 people were killed and hundreds lost their home, raised the provision and management of social housing in particular to the forefront of political attention.
- One of the major reports published as a result of Grenfell, *Building for our future: A vision for social housing recommends*, "...a historic renewal of social housing, with a 20-year programme to deliver 3.1 million more social homes." It claimed the net annual cost – after savings in benefits and increased taxes – would be less than £4 billion, "worth the money, compared with the £21bn spent on housing benefit annually and our £62bn budget for capital expenditure" and would provide an estimated return on investment over 39 years.
- The Homes (Fit for Human Habitation) Act 2018 required that social and privately rented properties meet certain standards, both at the beginning and throughout a tenancy.
- The [Homeless Reduction Act](#) became law in April 2018. This emphasised prevention, early intervention, and support for families and single people faced with homelessness. A National Rough Sleeping Strategy was announced on 13 August, with £100 million funding and the objective to end rough sleeping by 2027. This was followed in 2018 with the publication of a [Housing Green Paper, "A new deal for social housing."](#) This was said to, "herald[s] a fundamental rethink of social housing in this country.", though concrete proposals for action are currently pending.

4. The Housing Market

Having a good understanding of our local housing market informs our investment decisions in housing and related services.

The overall average value of a residential property in Derby in 2018 was £156,591, an increase of about 10.5% compared to April 2016. This trend reduces accessibility to the owner-occupied sector, and has a knock-on effect on the demand for social housing and private rented properties.

Derby City	Detached (£)	Semi-Detached (£)	Terraced (£)	Overall (£)
Average for 2016	229,995	140,000	109,975	140,000
Average for 2017	230,150	146,213	119,532	150,607
Average for 2018	238,723	152,941	124,373	156,591

Fig 3: Derby House Prices as of April 2018 Source HM Land Registry 2018

Rent levels in the private sector have also risen, although not as much as sale prices.

	1/10/2015-30/9/2016 (£)				1/10/2017-30/9/2018 (£)			
	1bed	2bed	3bed	4bed	1bed	2bed	3bed	4bed
England	719	780	887	1570	720	787	898	1582
East Midlands	443	544	635	973	471	582	683	1050
Derby	416	507	598	901	454	555	644	978
	Percentage increase in Derby:				8.4%	8.6%	7.1%	7.9%

Fig 4: Derby private rented sector mean rents per month Source: Valuation Office Agency

Annual housing completions in England totalled 160,560 during 2017/18. Although this is an increase of over 22% compared to when Derby's last housing strategy was prepared, 2014/15, it remains short of the number required for national targets to be achieved.

Year	No. of Completions
2014-15	124,640
2015-16	139,710
2016-17	148,360
2017-18	160,560

Fig 5: Annual House Completions Source: Gov.uk live tables on housebuilding

According to the ONS, the current level of housebuilding is just about keeping pace with the level of household creation:

- The number of households in England is projected to increase by 4.0 million (17%) over the next 25 years, from 22.9 million in 2016 to 26.9 million in 2041.
- This equates to 159,000 additional households each year compared with the 210,000 previously projected.
- Households headed by someone aged 65 years and over will account for 88% of the total growth in households between 2016 and 2041.

5. Right to Buy (RtB)

Once Council tenants have been resident for 3 years or more, they have in most cases the right to purchase their property at a discount. These discounts are capped at 70% of the property's value to a maximum of £82,800.

In Derby, the volume of RtB sales has risen as follows:

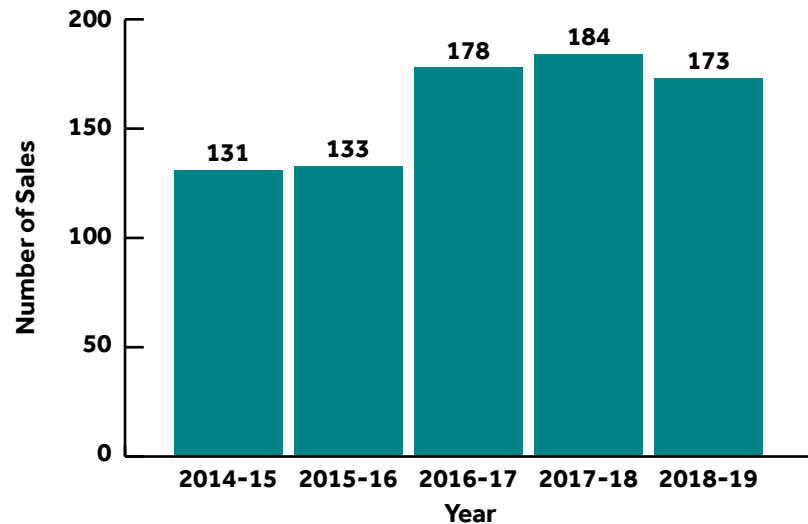
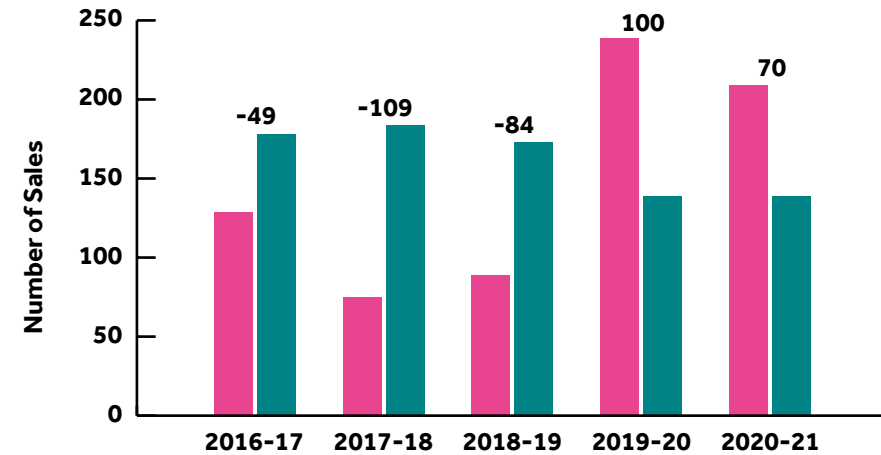


Figure 6: RtB sales Source: Derby City Council Strategic Housing

Although there was a slight fall in the 6 months to 1 April 2019 the annual figures are substantially higher than they were four to five years ago. This potentially reduces the total volume of social housing stock, making it in even shorter supply for families in housing need. However, when the loss of stock through RtB is compared against additions to affordable housing stock, the outlook is more promising, as illustrated below:



	2016-17	2017-18	2018-19	2019-20	2020-21
Net Additions	-49	-109	-84	100	70
Statutory Right to Buy Sales	178	184	173	139	139
Total Additions (gross)	129	75	89	239	209

Figure 7: RtB sales and net additions to affordable housing supply, source, DCC Strategic Housing

With the levels of (gross) additions to affordable housing stock set to rise this year and next and RtB sales static or falling², total council owned affordable stock is set to rise. More information on affordable stock is found in the next section.

More information

- Homes England Strategic Plan 2018-2023: www.gov.uk
- Laying the foundations: a Housing Strategy for England and the National Planning Policy Framework: www.gov.uk
- National Planning Policy Framework Guidance: <http://planningguidance.planningportal.gov.uk/>
- Older Persons' Housing Strategy www.derby.gov.uk/housing-strategy

² Figures for 2019-20 are projected.



Part 3:

Key Facts about Housing in Derby

1. Stock Characteristics

Derby's housing stock is predominantly low-rise, and made up of older and larger homes than the national average. Derby has more pre-1945 dwellings than the national average, including many built pre-1919. The proportion of semi-detached houses is particularly high; the number of detached, large or medium-sized terraced houses and bungalows is equally above average. Conversely, the percentage of small terraced houses and flats is below the English average. Older housing stock in turn is associated with higher levels of disrepair and poorer thermal efficiency.

2. Tenure

According to Derby's Stock Condition Report 2019, the tenure breakdown in Derby is as follows:

Owner Occupied	Social rented	Private rented	Other
57.1%	20.5%	22.4%	4%

Fig 8: Tenure breakdown

The table demonstrates that Derby's housing stock comprises just over 57% owner occupied, 20% social rented and over 22% private rented. The key changes over the last 20 years or so are the rapid expansion of the private rented sector (PRS) and relative decline in size of the owner occupied and social rented sectors. (The 2001 census states that the PRS accounted for just 7.3% of stock). Because some

of the poorest quality housing is found in the PRS, these changes have implications for maintaining property conditions and management standards in this tenure.

The proportions of owner occupation, private rent and social rent vary across the city from ward to ward. The wards around the perimeter of the city have the greatest proportion of owner occupation. Conversely, the highest levels of private rented homes are seen across the more central wards of Arboretum, Abbey and Normanton.

3. Housing Conditions

The 2019 Derby Stock Condition Report identifies the condition of private sector homes in the city. It provides a range of data and analysis that helps us to quantify the need for housing interventions, their likely costs and benefit, and best ways to target them. Its findings also inform many of the Council's Housing and Health strategies.

There are just over 110,000 dwellings in Derby. About 12,500 (14.3%) private sector (owner occupied and private rented) dwellings in Derby were classified as having a Category 1 hazard to health (under the Housing Health & Safety Rating System). This is higher than the average nationally (12.2%) and for the East Midlands (13.8%).

Tenants of private rented dwellings are five times more likely to suffer from damp and mould (1.5%) than homes that are owner occupied (0.3%).

4. Housing Need and Supply

The Scale of Need

There are just over 110,000 dwellings in Derby. But with a population of 258,000¹ people rising to a projected 277,000 in 2029, there is an on-going need for new housing. Alongside this, national planning policy guidance states a requirement to 'boost significantly' housing delivery and meet assessed needs.

Analysis undertaken for the Local Plan evidence base concludes that Derby's housing need is 16,388 dwellings over the period 2011 and 2028. Further analysis demonstrates that the need for affordable housing for the remainder of the Plan period averages at approximately 750 new homes per year².

Meeting Need from New Development

There are just over 700 new homes provided each year³ and therefore new build typically accounts for less than 0.7% of the housing stock each year.

With regard to affordable housing, there is a total stock of approximately 20,000 homes. New build affordable housing has averaged 112 dwellings per year over the last 4 years (see section 1 for more details).

New builds therefore contribute a relatively small, but nevertheless significant contribution to overall supply. And the effect over a period of years is cumulative.

¹ Source: Office for National Statistics, 2014 based population projections to 2039 - local authority based by single year of age

² Source: SHMA 2013 www.derby.gov.uk/housing-strategy

³ The exact figure is subject to considerable fluctuation but the average over the last four years is 714 dwellings per year. See the next page for more detail.

Considering the build rates of new homes over the last few years, it is unlikely that Derby will be able to meet all of this need from new developments within its boundary. The chart below shows the number of new dwellings across all tenures provided each year between 2015/16 and 2018/19. The average number of new dwellings⁴ each year over this period is 714 (784 for the last three years). It is clear that past completions have been significantly lower than required to meet need.

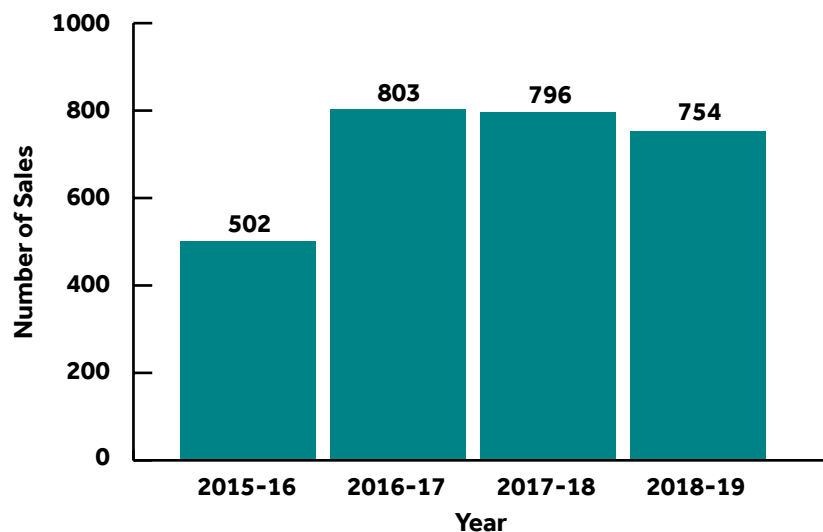


Fig 9: New Residential Dwellings 2015-2019 Source: Derby City Planning Housing Monitoring System

The actual picture is slightly worse than this because the figures quoted do not include dwellings lost due to demolition, remodelling or change of use. The figures for total *net* additions to housing stock range from 489 in 2015-16 to 670 in 2018-19.

⁴ The chart is based on figures for new builds plus conversion of existing non-residential buildings to housing.

Affordable Housing

Figure 9 shows that the number of new affordable homes provided for the period 2015 – 2019.

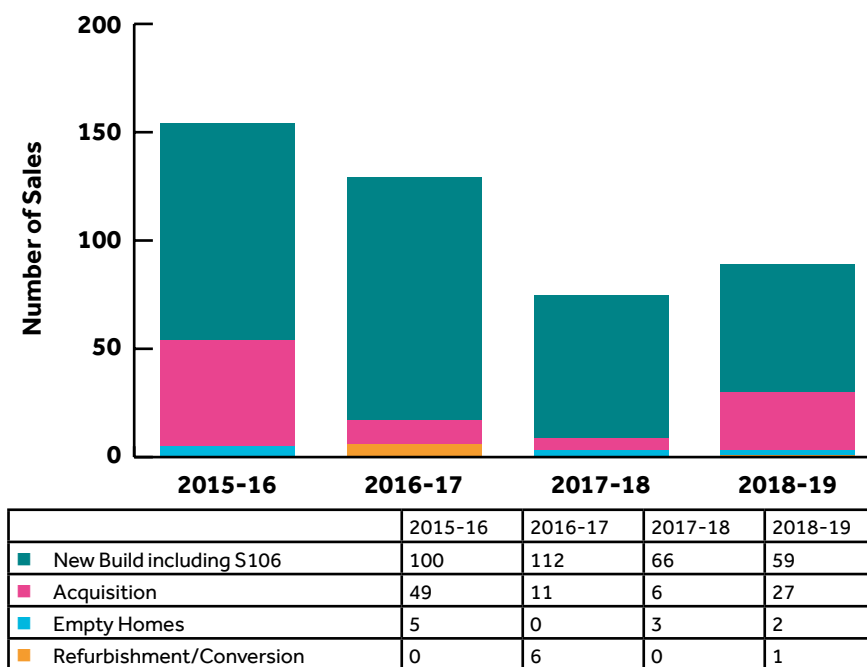


Fig 10: Additions to Affordable Housing Supply Source: Derby City Development Unit

There have been significant additions to affordable housing supply since 2015, numbering 447 additional dwellings. Although there were fewer in 2017/18 compared to the previous two years, numbers picked up again in 2018/19 and it is expected that this rate of increase will be maintained in the future. This is not directly comparable to gross tenure new dwellings in Fig 8 as it includes conversions and other means of increasing affordable supply rather than just new build.

Some of the need for affordable housing can be met from the private rented sector, often with the support of Housing Benefit. Nevertheless, the overall supply of affordable housing is unlikely to meet need in full.

Land availability

Evidence on land suitable for housing development indicates that there is only a certain amount of housing which can be realistically delivered in sustainable locations in the City by 2028.

It is expected therefore that the residual of Derby's housing needs will be met in sustainable locations just outside the city boundaries.

We will commission a Local Housing Needs Assessment by the end of 2020/21. This will help ensure our intelligence on Derby's housing need is kept accurate and up to date.

5. Under Occupation

There are typically around 3,500 Council residential properties which are under-occupied, of which around 1,500 are occupied by older, single person households or older couple households. Just under 850 of these are currently three bedroomed houses which are under-occupied.

This represents a problem for both the Council and other Registered Providers of social housing, as under occupied properties could potentially provide a suitable home for larger families in housing need. A number of measures have been introduced to tackle this nationally and locally with some success. These include help and advice and financial incentives.

Derby Homes (which manages Council housing stock) has introduced incentives for households willing to downsize from properties they are under occupying, as part of a Home Release Policy. As part of this package, they offer financial incentives and help and assistance with

removals and disconnecting and reconnecting white goods, such as washing machines. For tenants who are elderly and/or disabled, they also offer a Home Redecoration Scheme, where the whole property can be redecorated.

There is also significant under occupation in the private sector. National research indicates⁵ that under occupying households wish to remain in areas with which they have an established connection, but that a shortage of suitable and attractive alternative housing choices represent a barrier. Research for Derby's Older Persons' Housing Strategy indicates similar barriers are present in Derby.

Deprivation

As with most local authorities in England, Derby comprises a number of different wards, with varying degrees of deprivation in each. In 2015, Derby was ranked as the 55th most deprived local authority of 326 in England, (1 being the most deprived and 326 the least), according to the Index of Multiple Deprivation (IMD).

Almost 18% of Derby's smaller areas (known as 'lower super output areas') are amongst the 10% most deprived nationally. Derby's most deprived LSOAs are found in Arboretum, Normanton and Abbey wards.

More information

- The Private Sector Housing Renewal Policy, The Older Persons' Housing Strategy, The Stock Conditions Survey: www.derby.gov.uk/housing-strategy
- Strategic Housing Market Assessment www.derby.gov.uk
- Census data www.ons.gov.uk

⁵ For example see the Wanless review at www.housinglin.org.uk/

Section 2

Our priorities¹



¹ The priorities in this section are not intended to be 'in order of importance'. The numbering of the priorities from '1-4' is purely for practical purposes to distinguish one priority from another.

Priority 1:

Best Use of Stock: getting the most out of the homes that already exist

1. Supply and Demand

The demand for housing exceeds the supply. This does not apply to every house and house type in every part of Derby but generally speaking there are substantially more people looking for houses to buy or rent than there are houses available.

This is evidenced in market housing by the almost continuous rise in sale prices and the growth in the size of the private rented sector. In social housing it is evidenced by the high numbers on the housing register, which stood at just over 4100 'active' applicants (those that have placed a bid within the last 12 months) at September 2019.

Because there are not enough houses for everyone that wants them, making best use of Derby's existing homes must play a central part in meeting housing need.

2. Making the best use of affordable housing

a. Allocations

There are approximately 20,000 affordable homes in Derby. About two thirds of these are owned by the Council, with the remainder being owned by Registered Providers (Housing Associations).

Up to 1200 of these become empty and available for re-let each year. Even considering these relets in addition to homes newly built or purchased each year there is insufficient supply to meet the demand from the waiting list. We therefore have an Allocations Policy to ensure that those in the greatest need have priority for the housing that becomes available. This inevitably means that some people who want a Council or housing association home will not be able to get one.

Where people approach us for social housing, we assess their level of need. Households that are currently homeless or at risk of homelessness, or living in unsafe or over crowded housing, are considered to be in the greatest need. Other households may have lesser degrees of need. We house as many people as possible, but where there is not an available home from Council or housing association stock, we sign post to other options such as renting privately. We can provide advice and assistance about how to go about this.

Our Allocations Policy will be reviewed and updated in 2020. Further revisions will be undertaken when necessary as a result of changes in market conditions or following changes in legislation.

b. Tenancies

The Localism Act 2012 gave local authorities freedom to offer fixed term tenancies to general needs tenants. After lengthy consultation a decision was made in Derby not to implement this widely. Nevertheless, certain accommodation types are let on non-secure arrangements, such as hostel accommodation for homeless households and certain specialist accommodation for vulnerable groups. Introductory tenancies for new general needs tenants are

routinely given, though these are usually followed with a secure tenancy subject to the terms of the introductory tenancy being met. Our Tenancy Strategy sets out our approach to this issue in more detail.

Our Tenancy Strategy will be reviewed in 2020-21. This review will consider how to make best use of our affordable homes by the use of the different tenancy types available.

c. Mutual Exchange

Derby's new mutual exchange service is delivered by 'Housing Exchange'. This provider allows all Homefinder partners and customers to have free access and is a nationally based system, allowing exchanges to take place beyond the Derby boundary.

d. Remodelling

Whilst there is increasing demand across the board for all property sizes, there is a particular shortage of four bed or larger properties¹. We continue to assess whether remodelling existing three bed properties (which are in relatively greater supply) to provide additional four beds is a viable way of increasing supply.

e. Under Occupation and Downsizing

It is frequently the case that larger family homes become under occupied once any children have grown up and left home. Freeing up these larger under occupied properties has proved challenging for many years. Current initiatives to help this include:

¹ There is also a shortage of 1 bed properties.

- Relocation assistance
- Financial incentives
- Housing Options Advice
- Prioritising down-sizing households for new build
- Developing extra care as alternative provisions for elderly and potentially vulnerable households.

We will continue to review and provide suitable initiatives to encourage downsizing. Our Older Person's Housing Strategy contains a range of measures to improve advice and support to older people, and the range and quality of accommodation that is available.

3. Making the best use of private housing

a. Planning Policy

It is of course beyond the power of the Council to fully control the private housing market. But we do implement planning policies to try to encourage new house building, and for the right types of market housing to be provided. Planning powers can often be used to ensure a certain number of new affordable homes (social housing) are built when larger developments of private homes are constructed. More detail can be found in section 1 page 8.

b. Empty Homes

There are around 2,250 vacant residential properties in the City, 1,245 of which have been empty for six months or more. This is a reduction of about 36% and 22% respectively compared to 2015, when there were around 3,500 vacant, with 1,600 empty long term. All of these long-term empty properties could potentially provide much needed additional homes.

In addition, empty properties can be detrimental to the lives of local residents as they are a magnet for crime and antisocial behaviour, drive down property values locally and contribute to urban decline and blight. They also represent a risk for the emergency services and put added pressure on various Council departments such as Environmental Health and Anti-Social Behaviour teams.

Our Empty Homes Service tackles this problem by actively encouraging, supporting and where necessary, enforcing, the return of long-term empty properties to beneficial use. Where possible and appropriate, empty properties returned to use are made available as social housing,

c. Property Standards

The Council has a number of processes for addressing property and management standards in the private sector. These are discussed in the next chapter.

Actions

Specific actions to achieve better use of stock are detailed in the action plan at the end of this document and in the action plans of the strategies listed in the 'more information' section below.

More information

- Housing Advice: www.derby.gov.uk
- Planning Policy: www.derby.gov.uk/environment-and-planning/
- Tenancy Strategy / Allocations Policy / Empty Homes Strategy / Older Person's Housing Strategy www.derby.gov.uk/housing-strategy



Recently developed bungalows at Chaddesden

Priority 2: Housing Quality and Standards: well-designed, well-managed, decent homes

1. Measures to Improve Housing Quality and Standards

Ensuring housing is of suitable quality and properly managed is a key priority in Derby. This applies whether the housing is owned by the Council, a housing association, or privately. Consequently we have a number of targeted measures and initiatives in place to help achieve this. These are as follows:

Planning Policy

Our Local Plan Part 1 includes various policies which contribute to sustainable design and construction, support energy efficiency and contribute to ensuring a satisfactory living environment. The Plan also includes policies to ensure that the right sizes and types of new homes are provided.

In respect of new house building this means that they will support a number of measures, including the following:

- a. The design and layout of development takes account of opportunities to mitigate greenhouse gas emissions.
- b. New residential development is designed in accordance with the standards set out in Building for Life¹:

¹ <https://www.designCouncil.org.uk/resources/guide/building-life-12-third-edition>

- c. Best practice and guidance is considered with regard to sustainable design and construction.
- d. Developers are required to deliver the most sustainable form of development achievable in terms of building and site design and layout, subject to viability.
- e. Developers are encouraged and supported to move towards Government targets to deliver low and zero carbon homes.

In 2020, the Council will aim to produce an 'Urban Design Guidance Document' to supplement Planning Policy. This will set out in detail preferred design standards in new housing developments. It will include stipulations in respect of visual, place-making and sustainability issues such as energy efficiency.

The Council will also complete Part 2 of the local plan which will include further development management policies including policies relating to residential development. It will also make further housing land allocations.

Housing Advice and Enforcement

Various pieces of legislation (primarily the Housing Act 2004) place a duty on local authorities to tackle housing related hazards which present the most serious risk of harm to health. Privately owned and most particularly private rented properties are of most concern in this regard due to the very high numbers of vulnerable occupiers who live in poor housing conditions in the private sector.

Over recent years governments have introduced policies and set targets to increase the proportion of vulnerable households living in decent homes, for example by tackling poor landlords and encouraging better quality accommodation within the private rented sector.

The Homes (Fitness for Habitation) Act 2018 came into force on 20 March 2019. This requires all landlords to ensure that their properties, including common parts, are fit for human habitation at the beginning of the tenancy and throughout.

Locally, officers in the Housing Standards Team respond to complaints from tenants about unhealthy and dangerous living conditions. In addition they operate proactively in a number of streets in the city, known to have high concentrations of rented property. Although essentially an enforcement service requiring private sector landlords to improve housing conditions, the Housing Standards Team works cooperatively with landlords wherever possible. It does this in the following ways:

- a. Advisory inspections and consultations.
- b. Information for landlords is made available on the DCC website², including links to important changes in legislation, news items, prosecutions etc.
- c. A regular newsletter for landlords.
- d. An increasing number of landlords receive information by email and have the opportunity to consult on Council strategies and policies which impact on their activities as a landlord.
- e. Conferences/seminars to which all landlords with property in Derby are invited.

² <https://www.derby.gov.uk/environmental-health-licensing-trading-standards/environmental-health/housing-standards/private-rented/>

- f. Staff from the team regularly attends the Pear Tree and Normanton Landlords' Association, Hartington Street Landlord Association and National Landlord Association (NLA) meetings to offer advice and assistance.

Climate Change

In May 2019, the Council declared a Climate Emergency in the city. Derby's Climate Change Policy is currently being reviewed and strengthened following this declaration. But it continues to provide a framework through which we can all work together to improve the efficiency with which we use resources, reduce the city's greenhouse gas emissions and address the challenges that a changing climate will bring. In respect of housing it aspires to create a city where 'local people have homes that enable them to reduce their demand for energy and to use energy more efficiently'.

We will:

- **Establish a series of climate change sub-groups that will report to a cross-party Derby City Climate Change Working group:**
- **Determine climate reduction targets and trajectory, in the context of the UK target of net zero carbon emissions**
- **Produce a Derby Climate Change Action Plan in 2020/21**

We will also work with other local authorities and public, private and voluntary sector partners on carbon reduction projects to ensure the UK is able to deliver on its climate commitments.

Other Measures

Decent and Safe Homes - DASH

DASH delivers a number of services, all of which are designed to increase the supply of good quality well managed accommodation within the private rented sector and to ensure the delivery of high quality private sector housing services. These include a wide range of landlord support services such as training sessions, briefings, updates and guidance. DASH also manages the city's landlord accreditation scheme, which recognises and encourages improved property standards. The service is open to all landlords but is predominately used by landlords wishing to let property to students via the University of Derby.

In all, there are over 130 landlords in Derby who are members of DASH, with a combined portfolio of approximately 400 properties

2. Property and tenancy management standards in Social Housing

Private Registered Providers (Housing Associations) are our valued partners who play a crucial role in providing affordable homes and housing services to a wide range of people.

The Homes and Communities Agency (HCA) was replaced in January 2018 by Homes England (HE), which funds new affordable housing, and the Regulator of Social Housing (RSH). This is the statutory body which regulates standards in housing provided by registered providers. They must comply with the 'economic' and 'consumer' standards set out by the RSH.

Council Stock

The Council's own stock is managed by Derby Homes.

Derby Homes has four strategic objectives:

Objective 1	Service that puts our customers first
Objective 2	Quality homes and contributing to sustainable communities
Objective 3	Reducing homelessness and enabling access to affordable housing
Objective 4	Value for money is a consideration in everything we do

Derby Homes' approach to tenancy management particularly underpins these objectives. The aim is to support sustainable communities by working proactively and in partnership with tenants and other agencies to ensure high levels of community confidence. Proactive work includes:

- a. Working with all new and existing tenants who have an identified need for more intensive work through tenancy sustainment, intensive housing management and mental health services.
- b. Carrying out a programme of monthly planned estate and flat inspections.
- c. Providing a furnished tenancy scheme so that new tenants without furniture of their own (and who might struggle to buy what they require) can be comfortable in their home straight away.
- d. Operating a proactive system for identifying and dealing with tenancy fraud.
- e. Having fair processes in place for managing introductory tenancies.

- f. Responsive procedures and processes to tackle antisocial behaviour (ASB).
- g. A performance management framework which quantifies and captures 'routine' housing management work.

As well as managing the Council's housing stock, Derby Homes manages properties on behalf of or in partnership with other organisations. It has also built or acquired 99 properties for rent which it owns in its own right. This figure will rise in 2020/21 and in subsequent years.

As a registered provider, Derby Homes complies with the performance standards set out by the Regulator of Social Housing. In 2019 Derby Homes ranked 9th in 24Housing's top 50 landlords and 2nd highest ranked ALMO in the UK³.

Energy efficiency and fuel poverty

More than 11,000 (over 10%) of Derby households are classed as fuel-poor. For this reason and to tackle climate change, energy efficiency and a reduction in the energy consumed by residents are high on the agenda.

Collaborative working between the Council and Derby Homes, working with Eon, a major energy provider, resulted in the installation of solar panels to nearly 1,000 Council properties. As well as continuing to help tenants reduce their electricity bills, this generates income for the Council through the Feed in Tariff (FIT).

Governments over recent years have offered incentives to improve energy efficiency and reduce carbon emissions. However, some schemes have been withdrawn (the Green Deal) or much reduced (the

³ See: www.24housing.co.uk/

Energy Companies Obligation (ECO)). Eligibility for assistance has become more restrictive and grants less generous.

Through ECO the Council has some flexibility – known as LA-Flex - to set eligibility thresholds for financial assistance. This means that households who would not otherwise qualify can be helped to have more efficient heating and/or insulation. This helps to reduce fuel poverty in the city, which is above the national average and higher than in most of the local authority areas in the East Midlands. LA Flex is included in ECO3 2018 – 2022.

RAM Energy is a not-for-profit energy company set up by the Council in partnership with Robin Hood Energy. It aims to save residents money on energy bills. By focussing on helping some of our most vulnerable people it will continue to help to reduce fuel poverty. Income generated by RAM is used for a Fuel Poverty Fund that helps qualifying Derby residents with their winter fuel bills.

Should ECO3 2018 – 2022 not be renewed the Council will look at alternative ways to ensure assistance is maximised. We will continue to develop and roll-out RAM where viable to do so.

We will continue to maintain Council stock at the Decent Homes Standard through a robust property maintenance programme, renewing, repairing or replacing where necessary key components such as heating systems.

Actions

Specific actions to achieve improved housing quality and standards are detailed in the action plan at the end of this document and in the action plans of the strategies listed in the 'more information' section below:

More information

- Housing Renewal Policy, Climate Change Strategy, Housing Standards Team information: www.derby.gov.uk
- DASH Services: www.dashservices.org.uk/
- Planning Policy: www.derby.gov.uk/environment-and-planning/
- Homes England: www.gov.uk/
- Derby Homes: www.derbyhomes.org/
- Regulatory framework for social housing: www.gov.uk/government/publications/



Enabling access to the home for people with reduced mobility

Priority 3: **Vulnerable People - providing suitable accommodation for vulnerable groups, linked where necessary to specialist support**

1. Helping people stay in their homes

Most people express a preference for staying in their own home for as long as possible, rather than moving into some kind of institutionalised care setting. The Council and its partners support and encourage this preference, as it tends to improve dignity, independence and health outcomes for residents while reducing budget pressures on Social Care and the NHS. Consequently we will continue to provide or commission services that allow residents who might otherwise struggle to do so to remain in mainstream accommodation wherever possible.

The Regulatory Reform Order 2002

Derby will continue to use the financial flexibilities offered by RROs to provide assistance, directly or indirectly, for a range of housing interventions. These include adaptations for disabled people, improvement grants, and other assistance to help owners, landlords, and tenants to repair and improve their homes.

Disabled Facilities Grants (DFGs)

These grants are available to owner occupiers and tenants to help adapt their home to meet the needs of a disabled occupant with a

physical impairment. Landlords may also apply for a DFG on behalf of a disabled tenant.

The aim of a DFG is to remove or help overcome any obstacles which prevent the disabled person from moving freely into and around the dwelling and enjoying the facilities and amenities in it. Typical work might include the provision of a stair-lift, the replacement of a bath with a level access shower or provision of ramps to main entrance doors.

Healthy Housing Hub

This service brings together a range of local partner agencies and organisations to offer information, advice and practical housing assistance to vulnerable residents where their housing conditions are impacting upon their health and wellbeing. Quite simply, the service aims to achieve better health and wellbeing through a better home. In doing this, it also helps to limit the ever-increasing demand on health, social care and emergency services by supporting a healthy living environment.

The Hub provides directly or works to facilitate a wide range of housing solutions. These include:

- a. Home Maintenance Advice, such as advice to assist homeowners in maintaining their homes. For example, advice can be given to people carrying out simple DIY repair tasks or preventative maintenance, so that more costly repairs, accidents or ill health can be avoided in the future.
- b. Advice and signposting to other agencies around areas such as accessing grants for improved insulation and maximising welfare benefit take up, etc.
- c. Financial support for small and some larger scale home improvement works such as repairing boiler/gas fires, removing trip

hazards; making electrical installations safe; or installing central heating in cold homes (means tested)

- d. A 'Handy-Person Service'
- e. Help with fuel poverty.

The Healthy Housing Hub also works with Adult Social Care and the NHS to help make sure that, for example, an aged person's home is suitable for them to return to when ready to be discharged from hospital.

Derby's Healthy Housing Hub was named as 2019 National Home Improvement Agency of the Year by Foundations, the Governments appointed umbrella body for home improvement agencies and handy person services.

Other services to help people stay in their homes

- a. Home Energy Advice: helping vulnerable people keep warm in winter by giving advice and information on heating & insulation and referring to other help where needed.
- b. Health Advice: information about the free NHS health check programme, flu jabs and cancer screening programmes.
- c. Mediation to help 16 and 17 year olds who are at risk of becoming homeless to remain at home where that is a safe option.
- d. Telecare - assistive technology such as discreet equipment that detects falls, inactivity, fire, flood & gas can help vulnerable and disabled customers to live more independently and safely. Derby Carelink provides this service in Derby.
- e. Tenancy Sustainment Service. There are a number of strands to this including:

- Support for vulnerable people commencing a new tenancy for a period of up to 12 months.
- Intensive housing management service, which is a short term focussed intervention for those struggling to sustain tenancies.
- Tenancy support for people suffering domestic abuse
- *Call Before You Serve*, a specialist service provided by the Housing Options Service in conjunction with DASH for landlords who are considering possession proceedings. The aim is to work with the landlord and identify what is needed to stabilise the tenancy to stop an eviction and so prevent homelessness at the very earliest opportunity.

2. Voluntary and community services

In addition to statutory services there is a range of voluntary and community services which support health and wellbeing and the prevention agenda. Examples include: Citizens Advice, CAMTAD (Campaign for Tackling Acquired Deafness), Age UK and [Derby City Life Links](#). These services support people who are vulnerable due to age, frailty, disability or mental health issues.

Access to them is strengthened through an innovative approach called Local Area Coordination (LAC). This supports the development of personal resilience and aims to reinforce the capacity of communities to welcome and include people and to make services more personal, flexible and accountable. LAC works through partnership and collaboration with individuals, families, local organisations and the broader community.



3. Helping people with learning difficulties or mental ill-health live independently

Disabled people should have choice of and access to the same housing as the rest of the community. The vast majority of disabled people of working age do not need specialised housing and it is our vision that they should increasingly live in 'ordinary' housing with appropriate care and support. Many of the services described above, which help vulnerable people remain in their homes, are available to disabled people who may be living independently or semi- independently for the first time.

For people with autism, learning difficulties or mental health problems currently living in institutionalised care there are also services specifically available to help them move out into the community. Getting housing right for people with challenging behaviours can have a positive impact on their wellbeing and reduce the need for health and social care support.

4. Specialised accommodation and appropriate support

Although the majority of vulnerable people can live in ordinary housing, in some cases, specialist accommodation or accommodation with onsite or floating support is needed. For example, people fleeing domestic abuse, refugees, children in care/leaving care etc may require dedicated or bespoke accommodation.

Some disabled people with learning difficulties or mental health issues may require measures such as sound proofing; additional safety features; increased internal space and/or expansive external open space. They may also need day care or overnight support. Most people that are eligible for social care services now have access to Personal Budgets. These provide them with greater independence and flexibility in buying the services and support they need and choose to have.

There is also a range of accommodation types with support that can be of help to other vulnerable groups:

Extra Care

Extra Care housing is intended primarily to meet the housing needs of older people and the frail elderly, though disabled people below the standard age threshold may sometimes also choose to be housed in extra care developments. It comprises self-contained homes with design features and support services available to support self-care and independent living.

A strategic approach to housing with care will help older people to live well at home for longer, providing many with a home for life. Well planned and designed Extra Care Housing, offers a lifestyle choice to older people who require some level of care and support. Research has shown that such housing can improve health and wellbeing – reducing

hospital admissions and other demands on the NHS and social care budgets.

Derby has made good progress in delivering and planning for future Extra Care housing. There are currently over 326 extra care dwellings in the city and the Council will continue to be proactive in seeking out further opportunities to deliver new schemes as the demand for such schemes continues to rise.

Homelessness and Rough Sleeping

Homelessness is one of the most acute types of housing need, and rough sleeping its most visible and distressing form. Consequently, preventing and alleviating homelessness is a key priority

We have developed a Homelessness and Rough Sleeping Strategy which sets out a comprehensive programme for addressing this issue. It provides a detailed and robust action plan which will improve the lives of people at risk of or actually homeless. More details can be found at the end of this chapter.

Gypsies and Travellers

The travelling community has a need for both permanent and transitory sites of suitable design and specification. We remain committed to meeting this need and currently manage a dedicated site for gypsies and travellers in the southern part of the area. We are currently participating in county wide research with our neighbouring district Councils to further understand the needs of this group. The findings of this research when published next year in 2020, will form part of the further evidence base for our strategic planning responsibilities and resulting housing response. Whilst this work is still in progress, we do anticipate responding to further identified need, which may be in partnership with neighbouring authorities. A

more detailed planning response will be made available as part of the finalisation of our Local Plan.

5. Integrating Housing, Health, and Social Care

The Care Act introduces a general duty on local authorities to promote an individual's 'wellbeing'. This means that they should always have a person's wellbeing in mind and when making decisions about them or planning services.

Under the Care Act:

- a. The suitability of living accommodation is explicitly listed as part of the definition of wellbeing, which sets the tone for the whole Act.
- b. Housing is now clearly referenced as part of local authorities' new duty to promote the integration of health and care.
- c. Registered providers of social housing are now explicitly listed as one of the partners a local authority must co-operate with when considering and planning a person's need for care and support.

These changes mean that planning for appropriate accommodation is recognised as an essential part of supporting the health and wellbeing of vulnerable people.

In Derby this has meant much closer working between the Housing, Social Care and Commissioning teams, and a greater degree of joint commissioning of accommodation (with support).

We have also developed a number of policies and protocols around support for vulnerable people. These are listed in the 'more information' box below.

Actions

Specific actions to provide additional accommodation for vulnerable people are detailed in the action plan at the end of this document and in the action plans of the strategies listed in the 'more information' section below:

More information

- Homeslessness Strategy, Older Persons' Housing Strategy, and Housing Renewal Policy can all be found at: www.derby.gov.uk/housing-strategy
- Healthy Housing Hub: www.derby.gov.uk/housing
- AgeUK: www.ageuk.org.uk/derbyandderbyshire
- Support for people with autism can be found on the health and social care pages at: www.derby.gov.uk
- Health and Well Being Strategy and Transforming Adult Social Care: www.derby.gov.uk



*Proposed large-scale redevelopment in the Becketwell area
artist's impression*

Priority 4: **Housing Development and Regeneration - supplying a range of new housing that meets need and contributes to urban renewal**

1. Building the homes Derby needs

From our analysis for the Local Plan we know that a minimum of 16,388 new homes are needed over the plan period of 2011-28 to provide for our growing population. Of these, 11,000 are to be built within the city of Derby, and the remainder in neighbouring districts.

Without these new homes, we risk people living in overcrowded conditions, or deciding not to take up employment in Derby. This in turn means that our major employers can't attract the talent they need, and reinforce Derby's position as a centre for innovation and growth, which benefits the whole city and wider region.

However, to develop sustainable communities with these new homes we also need supporting infrastructure such as roads, schools, GP surgeries etc. And the challenges of delivering housing in Derby are not always the same as in some other parts of the country. House price data shows that there are some areas with high prices where the market is pushing to deliver homes, with intensive development activity. These areas are generally around the suburbs such as Mickleover, Littleover and Oakwood. In many cases, the same market forces are driving development on the urban fringes across the boundary in neighbouring districts.

On the other hand, house prices are lower in most other parts of the city, and development is less viable, particularly if there are additional costs with remediating brownfield land. It is nearly always preferable for new housing to be built on previously developed brownfield sites. This reduces the pressure to use green space and some of the additional infrastructure requirements can be lower. But developing these sites can be extremely expensive and render construction non-viable. In order for us to deliver more of the homes that we need, it is therefore essential to allow some building to also take place on undeveloped 'greenfield' sites.

The high cost of developing brownfield sites is why the market has left some homes empty and some prominent sites have remained undeveloped for years. The risk is that the gap between 'desirable' areas and the rest of the city widens, with some areas subject to high levels of physical blight and poor quality housing that lacks investment.

There is a clear role for the Council to intervene here, particularly by promoting the development of quality market housing in sustainable locations across the city. This will support the viability of neighbourhoods that may otherwise be left behind by pure market forces.

2. Accelerating Housing Delivery

The Council has Housing Development and Regeneration teams which work with private landowners and developers to get homes built. Provision of adequate additional infrastructure can be essential to unblocking many sites and ensuring development is sustainable, so this is a key part of the work of these teams. Their work can include:

- Monitoring sites through the planning process and identifying new residential opportunities that may arise.

- Brokering partnerships between landowners, developers and potential funders
- Leading on bids for major funding streams, principally the Housing Infrastructure Fund at present, but also other types of public sector investment such as debt or equity finance
- Offering a point of contact to access advice and co-ordinate the input from other professions within the Council, such as planning, transport and land drainage
- Managing direct interventions, such as the Council purchasing sites, or purchasing new homes, if this would offer value for money and would unlock a wider development.

The teams take an open-minded and pragmatic approach to what is needed to get homes built. This is backed up by the Council's general power of competence, which provides the ability to take a wide range of actions in order to further the social and economic wellbeing of the area.

3. Managing urban extensions and the South Derby Growth Zone

Through our planning function, we ensure that major new developments, including those at the urban fringe, form sustainable and coherent new communities within the overall development plan for the city. Once these sites are allocated for housing, we need to work with partners to remove any barriers to their delivery, such as road infrastructure or school capacity. If we cannot show the allocated sites are deliverable, then the city is vulnerable to unplanned development on sites that may be less suitable for housing, or more valuable as green space.

We have a particular focus on the South Derby Growth Zone, which has the potential to provide over 4,500 new homes over three main strategic housing sites, along with over 5000 new jobs. Although the majority of the houses will lie in South Derbyshire, they will form part of the urban area of the city, and will make a major contribution to meeting the assessed housing needs of the city.

Within the South Derby Growth Zone is Infinity Garden Village, one of fourteen new Garden Villages announced by the Government in 2017. Infinity Garden Village will draw on historic principles, coupled with innovation and new technologies, to provide an exemplar of modern sustainable living. Strong partnership working and community engagement will ensure that Infinity Garden Village makes the most of its own unique circumstances, creating a community where people will want to live and work, with a clear and distinct sense of identity.

Its location within the South Derby Growth Zone places Infinity Garden Village at the intersection between town and country, next to major employment opportunities at Rolls-Royce and Infinity Park



Nightingale Quarter development scenario (artist's impression)

Derby (IPD), one of the Government's Enterprise Zones, and with Toyota nearby. The new community will be designed to create a complete neighbourhood, where walking and cycling are enabled and encouraged, and reliance on traditional travel by car outside the city centre is unnecessary.

We have worked with a wide range of partners to submit a business case for Housing Infrastructure Funding to provide the infrastructure needed to bring this vision forward. This includes a new junction on the A50 (within South Derbyshire), an associated link road to join the new junction to Derby's road network and a new primary school at Boulton Moor. Without this funding, only a fraction of the housing will be deliverable.

4. City Living

A busy and attractive city centre is critical to the wider success of Derby as a whole. The City Centre Masterplan 2030 identifies the city centre as one of the City's key economic assets and one of its best opportunity locations for future growth. The masterplan target is to deliver 1,900 new homes in Derby city centre by 2030.

The City Centre Masterplan promotes the growth of residential uses in the centre, which makes streets more active and builds the consumer base. This supports shops, food and drink, and leisure facilities in the city centre. It is also an opportunity to bring historic buildings back into use, and preserve and enhance the rich heritage of Derby's streetscape.

We have had some success in recent years, with new development coming forward, especially in the student accommodation sector – in 2016/17 the city centre accounted for more than half of the new dwellings in Derby. Increasing the number of students living

in purpose-built city centre accommodation provides many of the benefits discussed above, and reduces pressure on the housing stock let through the private rented sector in other parts of the city.

We offer loan funding through the City Living Initiative to developers who wish to provide new homes in the city centre, either through new build on brownfield sites, or by converting redundant commercial property. This is a revolving loan fund with around £6.5m of capital allocated. Loans are provided at interest, but the terms can be more accessible than traditional lending, and repayments are tied to the occupation of the new homes.

Derby City Centre was designated as a Housing Zone in 2015, which marks it as a priority area for support from government and other partners. As well as smaller opportunity sites, the Housing Zone highlighted the following major developments:

- a. Former Derbyshire Royal Infirmary site – this large and prominent site, adjacent to Castleward Urban Village, now has planning permission for 796 new homes, with work expected to start on site in 2020
- b. Castleward Urban Village – 800 new homes in a sustainable location between the city centre and the railway station, with a consistent high-quality of urban design and priority for cyclists and pedestrians. We are currently developing the new primary school to serve this area, and provide a heart to the community, and we are progressing with a Compulsory Purchase Order to relocate business occupiers from the area, and bring forward future phases of new homes. We have assembled significant external investment to make this happen.
- c. Friar Gate Goods Yard – this site features the Grade II listed Engine House and Bonded Warehouse of the former Great Northern Railway, which are part of the city's heritage but have been in a derelict state for many years. Part of the site is now intended

for the new Derby Cathedral School, but the remaining portion continues to present a number of challenges. We are in discussions with the landowner and other partners to identify viable options to bring this site forward.

The City Living Initiative and the Housing Zone designation will help to deliver city centre master plan objectives and planning policies. Sustainable development of the right kind in the right place and our ambition for a vibrant city centre and night time economy will continue to be priorities.

Our City Our River (OCOR)

Proposals for residential development are a part of the City's ambition for an active riverside. An emerging masterplan includes proposals for mixed development that will comprise almost a thousand residential units and commercial/leisure space approaching a million square metres. The OCOR project aims to provide enhanced flood mitigation to help enable the unlocking of housing and employment sites. Package 1 upstream of the City Centre and the first phase of the part EU- ERDF funded Munio works are nearing completion (March 2020); further packages which will expand the scope and reach of these works, are subject to funding.

5. Delivering new affordable housing

As this Strategy has identified, we need to ensure a ready supply of affordable housing to meet the needs of the city, and ensure all Derby's residents have access to good quality homes. As with most parts of the UK, demand for affordable homes is currently much higher than supply, so there are a number of ways that we are addressing this challenge.

Council-led development

Recent reforms discussed in section 1 part 2 have given us greater freedom to invest in building new council homes. We can now use receipts from Right to Buy sales to offset up to 30% of the cost of new development, and we can borrow more extensively against the assets in our Housing Revenue Account. The rental income of new homes will pay back this borrowing over the long term (30 years), and the 'cost floor rule' means that the sale of new homes under Right to Buy is restricted for the first 15 years.

All this means that we are able to consider developing sites that would be unviable for a commercial developer that needs a short-term return, and that we can prioritise quality, space, efficiency standards and design, as well as just numbers. Having celebrated the 100th anniversary of council housing in Derby in 2019, we are keen to build homes that people will still be proud of in another 100 years.

We are constantly reviewing surplus Council land, such as redundant garage sites or car parks, and considering housing development as a means of getting best value for our properties, and potentially those of partner agencies within the One Public Estate programme. We will also acquire larger sites for longer term development, where this fits with our wider priorities, for instance, city centre regeneration, and the Our City Our River programme and the development of a riverside residential offer. We will sometimes work with small developers to acquire their schemes on completion, giving them the certainty of a buyer to lever their investment into Derby.

We also have an active program of individual property acquisitions on the open market. We are prudent and highly selective about the type and quality of the homes that we purchase, but compared to the high costs of dealing with homelessness and the potential use of bed and breakfast, it makes financial sense for the Council to invest for the long term in acquiring homes. We particularly focus on buying back former

Council homes sold under Right to Buy, as we can offset 50% of the cost of these from new Right to Buy receipts.

Housing associations and section 106 developments

As well as building our own homes, we have strong relationships with a number of Registered Providers (housing associations) who have a long track record of serving communities in Derby.

Many of our partners are looking to develop new homes in Derby and, like us, have access to Homes England grant funding. Some have been designated as Homes England Strategic Partners, giving them flexibility to invest a significant allocation of grant. We will improve the level of co-ordination with our partners to ensure that we attract investment into Derby and make the most of public resources in delivering homes on the more challenging sites.

We require housing developers to provide 30% affordable homes (link to part 1, section 4) on all developments of 15 or more homes, subject to viability, and housing associations have traditionally taken ownership and management of these under 'section 106 agreements'. This is an important element of increasing the supply of affordable homes. The Council is also considering taking direct ownership of these on sites where it is best placed to do so.

6. Property types to be prioritised

Market housing accounts for approximately 80% of housing in the city. As demand for housing rises it is essential therefore that the supply of market housing also rises. Affordable housing is also in scarce supply, though analysis in section one shows the supply of affordable housing is expected to grow over the next few years. Nevertheless, there will still be insufficient affordable housing to meet demand, as evidenced by the numbers on the housing register.

In respect of developable land, each site presents its own opportunities and constraints, and we will look to achieve provision for a balanced community on larger sites. However in general, we will prioritise property types that are in particular short supply, which are:

One bedroom properties

In the affordable housing sector (and lower-end private rented sector, where tenants may be reliant on local housing allowance), welfare reforms are resulting in a greater need for smaller accommodation to support down-sizing. Evidence from the housing register informs us that there is an acute shortage of one-bed properties.

Larger family homes (four bedrooms or more)

Historically, the majority of council houses built in the twentieth century were three-bed types. The lower numbers of four-beds, and their attractiveness to purchase through the Right to Buy, has led to a particular shortage for larger families.

Older persons' housing

As discussed in this strategy (link to section 1, part 2, 4), the share of Derby's population over retirement age will continue to grow in the coming years, and around 1,500 council homes are 'under-occupied' by single people or couples of this age group. We need to offer a range of attractive and practical options for older people, suitable for their financial circumstances. This includes the further expansion of Extra Care, giving residents the security of knowing that if they require care in the future, this can be provided in their own home.

This is covered in further detail in our Older Persons Housing Strategy and Older Persons Investment Prospectus.

Housing for people with learning disabilities and mental ill-health

The vast majority of people in these groups do not need specialised housing and it is our vision that they should increasingly live in 'ordinary' housing, with appropriate care and support.

There are successful models which help people to access tenures other than social housing - such as outright ownership, shared ownership and private renting. These models can, in principle, be applied to new housing developments as well as existing stock. We will encourage providers of supported housing that are not already doing so to consider how to mainstream provision for this customer group. We will also encourage providers of general needs housing to increase information about and accessibility of their stock to this customer group.

Actions

Specific actions to develop additional housing and support regeneration are detailed in the action plan at the end of this document and in the documents listed in the 'more information' section below.

More information

- Derby's City Centre Master plan: www.transformingcities.co.uk/ and www.derby.gov.uk/
- The Strategic Housing Market Assessment (SHMA): www.derby.gov.uk/
- Older Persons' Housing Investment Prospectus: www.derby.gov.uk/housing-strategy

Section 3

Delivering this strategy



New build site under development by Derby Homes

1. Key challenges looking forward

In delivering the priorities set out in this strategy it is important to consider what challenges there will be and the resources we will be able to draw on.

A number of issues (some of which are discussed in more detail in chapter 2) are likely to present significant challenges over the next ten years and beyond. These include:

- a. The growing and ageing population increasing demand for housing and related support services
- b. Continued funding pressures faced by the Council and its partners, including a projected £8 billion funding shortfall for local authorities by 2024/2025, according to the Local Government Association¹.
- c. Postponements to reforms to the local government finance system make for additional uncertainty. In September 2019 the Government announced that the existing local government finance settlement would be rolled forward, postponing a multi-year Spending Review, and major reforms of local government finance, to 2020/21 and 2021/22 respectively. The reforms include replacing the Revenue Support Grant with the retention of a proportion of business rates. Also, the formula that determines funding allocations will be reviewed.
- d. A growing private rented sector, a significant proportion of which does not meet the decent homes standard. It is also based mainly on short-term contracts and a consequent lack of security which is often unsuitable for those who are vulnerable or in housing need.
- e. A lack of suitable housing sites within the city boundary to meet increasing need from new development.

¹ LGA written evidence to the MHCLG Committee on the 2019 Spending Review. See <http://www.data.parliament.uk/>

- f. The potential for an extension of Right to Buy to cover registered providers' properties, subject to the outcome of pilot schemes currently in progress. This has the potential to further reduce the stock of affordable housing
- g. Changes to Building Regulations resulting from the Deregulation Act 2015 and associated National Housing Standards Review. The full implications of this new legislation are yet to be established, and the Council is currently considering how it will affect emerging planning policies.

These and other pressures will have the general result of increasing demand for services while simultaneously reducing resources. Nevertheless, by working innovatively and collaboratively with partners it should be possible to address effectively the priorities outlined in this document.

2. Resources

The resources available to implement this strategy may vary from year to year depending on the Council's own income, the income of key partners and any additional funding that may be made available by central government and other agencies.

Primary Council resources are derived from grants, business rates and Council tax. Housing specific funding comes primarily from MHCLG and Homes England (HE). For example, HE has a regular programme of funding to support the development of new affordable homes.

The Council's Housing Revenue Account (HRA) has access to some Right to Buy receipts and an ability to borrow funds to be supported by future rental income. Derby Homes can also access HE funding and borrow funds from the Council to support affordable housing, as long as such borrowing is sustainable from the rental income.

Other government departments such as Department of Health periodically release funds to support accommodation for specific groups such as people with learning disabilities. New Homes Bonus, which is government funding based on new properties built or empty homes brought back into use, can also be used to support further development and support services.

The Council will take every opportunity to bid where appropriate for funding from other sources to supplement mainstream allocations and to take full advantage of external income opportunities in order to maximise housing delivery.

For example, in partnership with HE, we will establish a programme of housing development sites that require future public sector intervention in order to be delivered.

3. Equalities

The public sector equality duty is a duty on public authorities to consider how its policies or decisions affect people who are protected under the Equality Act (2010).

Derby City Council has a strong commitment to fairness and equality in everything that it does. This Housing Strategy is cross-tenure, which means that it applies to privately-owned residential properties and also to properties owned by the Council, housing associations or other public or quasi-public bodies. It applies to both owners and tenants.

Throughout the City, considerable work is being done to support and promote community cohesion, particularly in areas where there is significant economic and health disadvantage, such as Normanton and

Arboretum. These wards are also heavily populated with older people and people from a black or minority background who because of their location are more at risk of disadvantage than people from the same protected characteristics in other, more affluent areas.

Apart from significant financial investment to raise the standards in older housing stock in these areas, Derby City Council provides a number of services and grants such as the Healthy Housing Hub and Disabled Facilities Grant, which help older, disabled and vulnerable people stay at home for longer, more independently and in a safer environment.

Other work in these communities involves wider housing renewal work and tackling landlords letting substandard properties. These initiatives are particularly important in these areas as most of the housing is privately occupied and privately rented.

Targeted initiatives like these are vitally important in areas of disadvantage, and ensure that our most vulnerable residents are supported in accessing improved opportunities in housing, to enable them to occupy more safe and secure homes. They underpin the wider work throughout the city, ensuring that we have given careful consideration to issues affecting each ward and how they might particularly disadvantage particular groups.

As such, we have developed housing and support strategies which focus on the needs of particular groups, for example older people. This way we have been able to help this group to access new models of housing, such as extra care, which better meets their needs and in a more flexible way.

We therefore have as one of our key strategic priorities - the provision of housing and support for vulnerable people. Achieving this priority is likely to have a more pronounced beneficial impact on certain

groups in society. These include disabled people, older people and homeless people, who may need additional support accessing or living independently in suitable housing. It also includes low income and minority ethnic households, who are more likely to be resident in poor quality housing.

A full Equalities Impact Assessment of this strategy will be undertaken in January 2020, which will be attended by relevant Diversity Forum members and other key stakeholders. Any issues arising from this assessment will be considered and incorporated in the finalised version of this strategy.

4. Implementation, Monitoring and Review

As stated in chapter 1, the focus of this strategy is to set out our direction of travel and our over-arching priorities over the next decade, rather than specify a series of detailed actions.

However, there are a number of key actions which will be critical to achieving success. These are set out in the action plan at the end of this document.

The strategy has been formulated to be consistent with and supportive of a wide range of corporate and partnership policies and strategies. These include those relating to health and wellbeing, social care, planning, economic growth and regeneration.

With regard specifically to housing, the priorities and actions set out in this strategy are consistent with and directly supported by a wide range of housing related policies and strategies. These include:

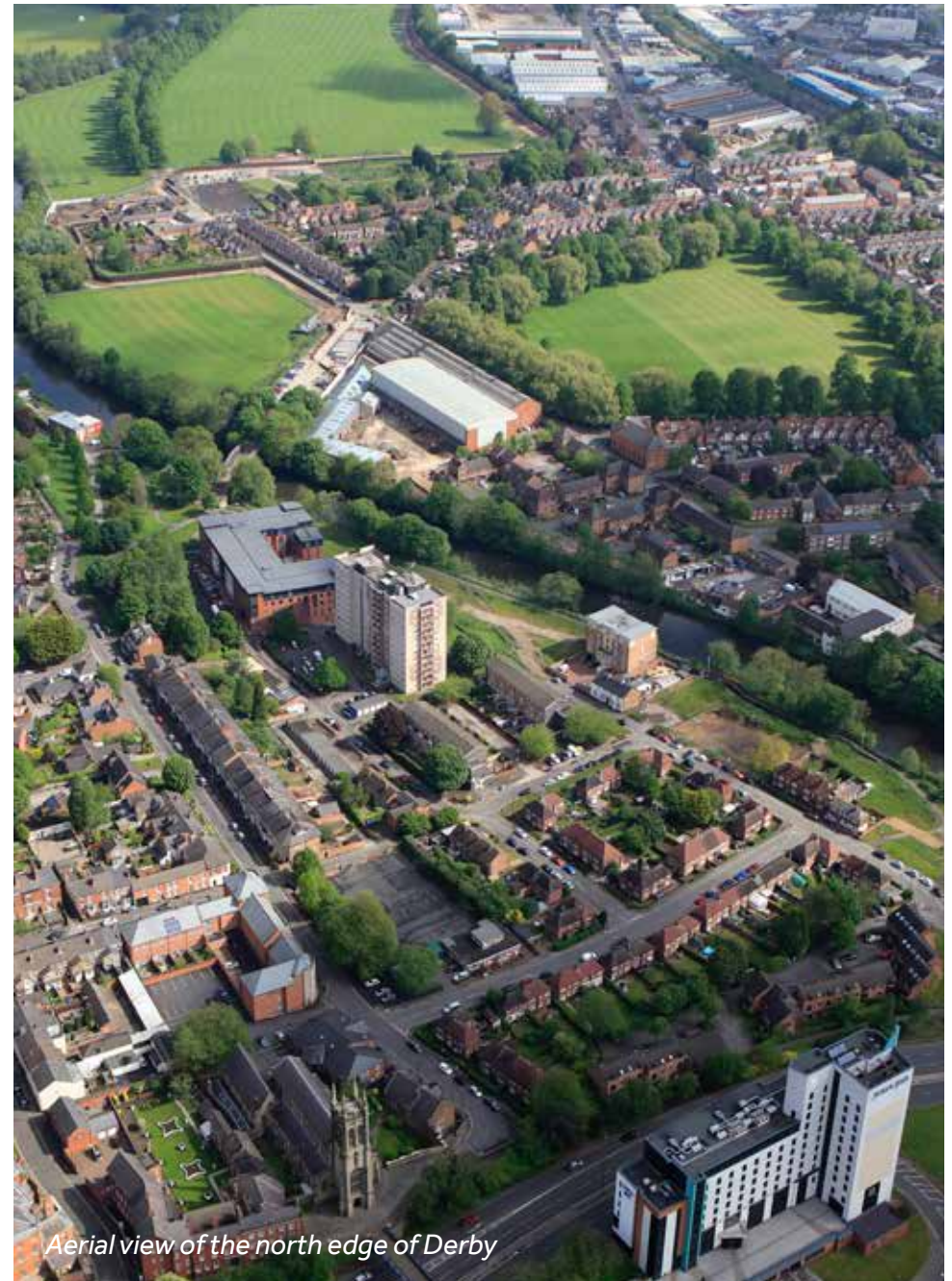
- Accommodation strategy for disabled adults of working age
- Allocations policy

- Empty homes strategy
- Homelessness strategy
- Housing renewal policy
- Older persons' housing strategy
- Tenancy strategy

All the strategies in this list contain detailed delivery plans with specific, time-bound actions. The measure of success of this housing strategy will therefore be closely linked not only to the action plan below but also to the delivery plans of these 'sub' strategies.

Review of progress against these delivery plans will therefore be made periodically, with additional measures being considered and implemented where appropriate.

All of these housing related strategies and their constituent delivery plans can be found at: www.derby.gov.uk/housing-strategy



Aerial view of the north edge of Derby

Delivery plan

	Action	Lead Department	Target / Timescale / More Detail
Priority 1: Best use of stock – getting the most out of our existing homes			
1.1	Review and implement a revised Empty Homes Strategy	Strategic Housing	2020/21. Ensure the new strategy provides continued support to maximise New Homes Bonus
1.2	Review and implement a revised Allocations Policy	Derby Homes	2020/21
1.3	Review the Tenancy Strategy, ensuring it remains fit for purpose	Strategic Housing	2020/21
Priority 2: Housing quality and standards - well-managed, well-maintained, decent homes			
2.1	Maintain the Council's housing at the Decent Homes standard	Derby Homes	Continually review and deliver programmes of maintenance and repair
2.2	Review and update the Private Sector Housing Renewal Policy	Strategic Housing	2020. Make effective use of the findings of the 2019 <i>Private Sector Stock Condition Survey</i> to inform this review
2.3	Deliver a new PRS focussed Stock Condition Survey	Strategic Housing / Public Health	2020/21. This will inform a longer term strategic approach to the improvement of Derby's private rented housing sector
2.4	Refresh the existing Stock Condition survey 5 years after its launch	Strategic Housing / Public Health	2024/25
2.5	Climate Emergency: To produce a new Derby Climate Change Strategy and Action Plan 2020/21	Planning Services	<ul style="list-style-type: none"> Establish a series of climate change sub-groups that will report to a cross-party Derby City Climate Change Working group: Determine climate reduction targets and trajectory, in the context of the UK target of net zero carbon emissions

	Action	Lead Department	Target / Timescale / More Detail
2.6	Investigate energy efficiency initiatives for the Council's housing stock	Derby Homes	On going
2.7	Monitor the effectiveness of the RAM Energy Fuel Poverty Fund and LA-Flex, and continue to develop and implement initiatives that tackle fuel poverty	Strategic Housing	From 2020
2.8	Develop and implement a 'Taller Buildings' strategy	Planning Services	From 2020
2.9	Produce an urban design guidance document to supplement Planning Policy	Planning Services	2020/21
Priority 3: Vulnerable people - providing suitable accommodation for vulnerable groups			
3.1	Develop a market position statement on supported living/accommodation options for working age adults with complex needs	Peoples Services - Adult's	2020/21
3.2	Provide additional extra care housing units	ASC-Commissioning/ Strategic Housing	Up to 360 additional units by December 2025
3.3	Develop a new Accommodation Strategy for Disabled Adults of Working Age	Strategic Housing / Peoples Services - Adult's	2020/21
3.4	Implement a range of measures to improve conditions and access to suitable housing for older and vulnerable people	Strategic Housing / Derby Homes	Implement actions from the Older Persons Housing Strategy 2019 – 2029 and the Housing Renewal Policy and making use of findings from private sector SCS Ongoing from 2020
3.5	Review service provision in sheltered and age-restricted housing schemes, specifically whether a relaxation of age-restrictions and the replacement of floating support in sheltered blocks remains effective	Strategic Housing / Derby Homes	2020-21

	Action	Lead Department	Target / Timescale / More Detail
3.6	Carry out a Housing-Health Impact Assessment	Strategic Housing / Public Health	2020-21. This will improve our knowledge, evidence and strategic approach to tackling the health impacts of substandard housing
3.7	Homelessness Prevention and Relief	Strategic Housing / Derby Homes and members of the Homelessness Liaison Forum	Implement the actions in the Homelessness and Rough Sleeping Strategy 2020-25
Priority 4: Housing development & regeneration - new housing that meets need and contributes to urban renewal			
4.1	Use planning policy to maximise the supply of new housing; enable delivery of sufficient new dwellings to meet Local Plan target to 2028	Planning Services / Strategic Housing	Use of Section 106 agreements and, where appropriate financial contributions towards infrastructure. Target for total new dwellings is an average of 750 per year to 2028
4.2	Commission a Local Housing Needs Assessment	Planning Services / Strategic Housing	This will help ensure our intelligence on Derby's housing need is kept accurate and up to date. 2020/21
4.3	Complete Part 2 of the Local Plan including further land allocations	Planning Services	Implement development management policies including policies relating to residential development.
4.4	Develop a programme of housing development sites requiring public sector intervention	Planning Services / Strategic Housing	Agree programme in 2020/21, in partnership with Homes England
4.5	Develop a cross-tenure investment prospectus for all housing	Strategic Housing	2022-23
4.6	Commission a market appraisal of the city centre	Strategic Housing	2020. This will assess development opportunities, inform strategy and decision making, and assist with funding bids

Table of abbreviations

Abbreviation	Meaning
ASB	Anti-social Behaviour
CBD	Central Business District
CCG	Clinical Commissioning Group
CESP	Community Energy Saving Programme
CVS	Community and Voluntary Sector
DASH	Decent and Safe Homes
DCC	Derby City Council
DFG	Disabled Facilities Grant
DMEX	Derby Mutual Exchange Service
DRI	Derby Royal Infirmary
DWP	Department of Work and Pensions
ECO	Energy Company Obligation
EIA	Equalities Impact Assessment
HA	Housing Association (also see RP)
HB	Housing Benefit
HE	Homes England
HHSRS	Housing Health and Safety Rating System
HIF	Housing Infrastructure Fund
HRA	Housing Revenue Account
HRS	Housing Related Support

Abbreviation	Meaning
IMD	Index of Multiple Deprivation
ISO	International Organization for Standardization
JSNA	Joint Strategic Needs Assessment
LAC	Local Area Coordination
LEP	Local Enterprise Partnership
LHA	Local Housing Allowance
LTH	Lifetime Homes Standard
MHCLG	Ministry of Housing, Communities and Local Government
NPPF	National Planning Policy Framework
OCOR	Our City Our River
ONS	Office of National Statistics
PRS	Private Rented Sector
RP	Registered Provider (of Social Housing)
RRO	Regulatory Reform Order
RSH	Regulator of Social Housing
RtB	Right to Buy
SHMA	Strategic Housing Market Assessment
SNPP	Sub-national Population Projections
UC	Universal Credit
UTC	University Technical College

We can give you this information in any other way, style or language that will help you access it. Please contact us on: 01332 640325
Minicom: 01332 640666

Polish

Aby ułatwić Państwu dostęp do tych informacji, możemy je Państwu przekazać w innym formacie, stylu lub języku.

Prosimy o kontakt: ~~01332~~640325 Tel. tekstowy: 01332 640666

Punjabi

ਇਹ ਜਾਣਕਾਰੀ ਅਸੀਂ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਹੋਰ ਤਰੀਕੇ ਨਾਲ, ਕਿਸੇ ਵੀ ਹੋਰ ਰੂਪ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਦੇ ਸਕਦੇ ਹਾਂ, ਜਿਹੜੀ ਇਸ ਤੱਕ ਪਹੁੰਚ ਕਰਨ ਵਿੱਚ ਤੁਹਾਡੀ ਸਹਾਇਤਾ ਕਰ ਸਕਦੀ ਹੋਵੇ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਟੈਲੀਫੋਨ

~~01332 640325~~ ਮਿਨੀਕਮ 01332 640666 ਤੇ ਸੰਪਰਕ ਕਰੋ।

Slovakian

Túto informáciu vám môžeme poskytnúť iným spôsobom, štýlom alebo v inom jazyku, ktorý vám pomôže k jej sprístupneniu. Skontaktujte nás prosím na tel.č: ~~01332 640325~~ Minicom 01332 640666.

Urdu

یہ معلومات ہم آپ کو کسی دیگر ایسے طریقے، انداز اور زبان میں مہیا کر سکتے ہیں جو اس تک رسائی میں آپ کی مدد کرے۔ براہ کرم ~~01332 640325~~ پر ہم سے رابطہ کریں۔
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