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- 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:

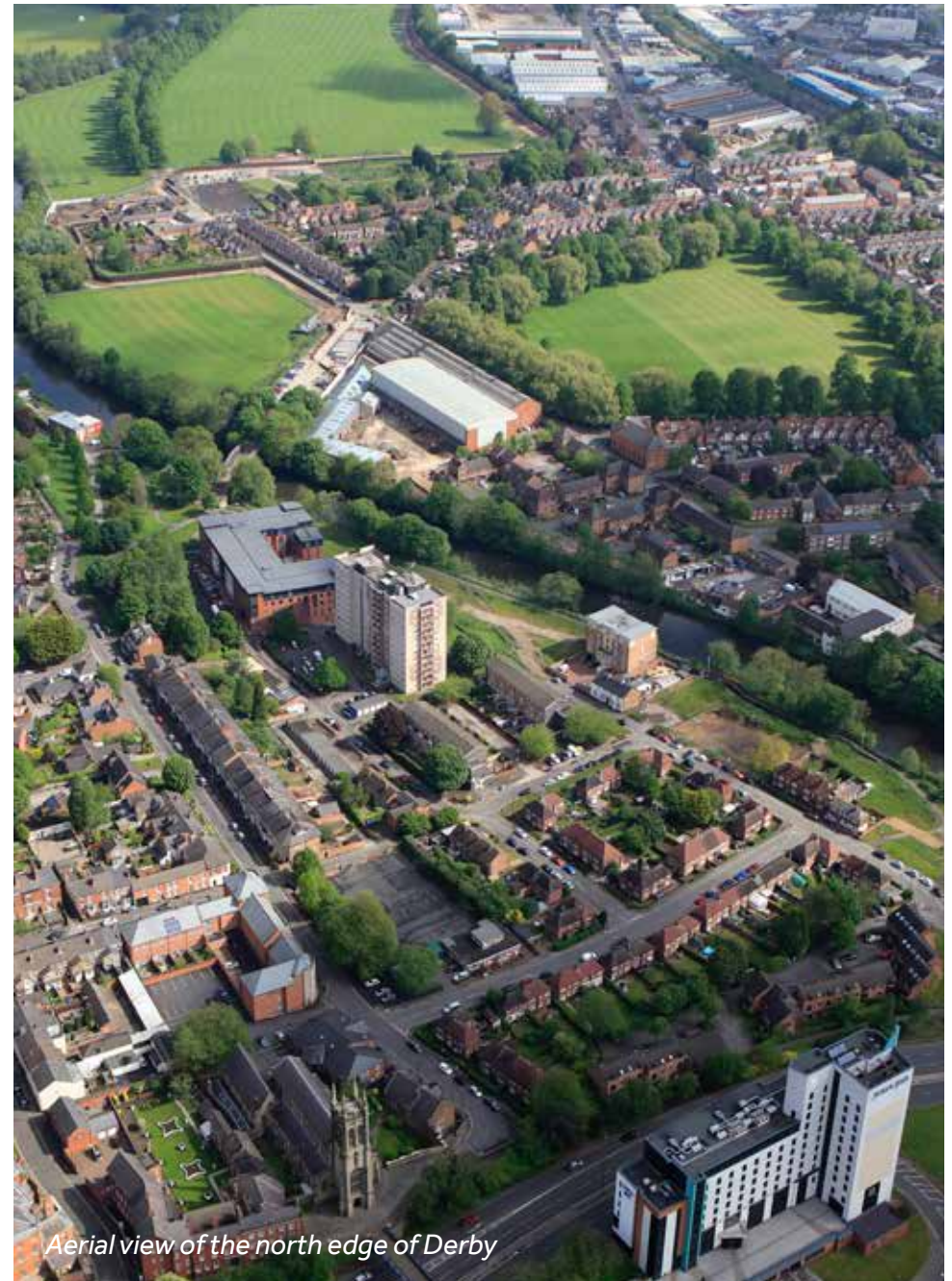
- Accommodation strategy for disabled adults of working age
- Allocations policy

- 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](http://www.derby.gov.uk/housing-strategy)



*Aerial view of the north edge of Derby*

# Delivery plan

	Action	Lead Department	Target / Timescale / More Detail
<b>Priority 1: Best use of stock – getting the most out of our existing homes</b>			
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
<b>Priority 2: Housing quality and standards - well-managed, well-maintained, decent homes</b>			
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"> <li>Establish a series of climate change sub-groups that will report to a cross-party Derby City Climate Change Working group:</li> <li>Determine climate reduction targets and trajectory, in the context of the UK target of net zero carbon emissions</li> </ul>

	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
<b>Priority 3: Vulnerable people - providing suitable accommodation for vulnerable groups</b>			
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
<b>Priority 4: Housing development &amp; regeneration - new housing that meets need and contributes to urban renewal</b>			
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
<b>ASB</b>	Anti-social Behaviour
<b>CBD</b>	Central Business District
<b>CCG</b>	Clinical Commissioning Group
<b>CESP</b>	Community Energy Saving Programme
<b>CVS</b>	Community and Voluntary Sector
<b>DASH</b>	Decent and Safe Homes
<b>DCC</b>	Derby City Council
<b>DFG</b>	Disabled Facilities Grant
<b>DMEX</b>	Derby Mutual Exchange Service
<b>DRI</b>	Derby Royal Infirmary
<b>DWP</b>	Department of Work and Pensions
<b>ECO</b>	Energy Company Obligation
<b>EIA</b>	Equalities Impact Assessment
<b>HA</b>	Housing Association (also see RP)
<b>HB</b>	Housing Benefit
<b>HE</b>	Homes England
<b>HHSRS</b>	Housing Health and Safety Rating System
<b>HIF</b>	Housing Infrastructure Fund
<b>HRA</b>	Housing Revenue Account
<b>HRS</b>	Housing Related Support

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