

Time commenced - 6.15 pm  
Time finished - 8.02 pm

## COMMUNITY REGENERATION COMMISSION 21 SEPTEMBER 2004

Present: Councillor Bayliss (in the Chair)  
Councillors Blanksby, Gerrard and Richards.

Also in attendance: Councillors Ahern, Jackman and Redfern.

### 19/04 Apologies for Absence

Apologies for absence were received from Councillors Brown, Chera, Lowe and Webb, Canon MacDonald and Mr Kazmi.

### 20/04 Late items to be introduced by the Chair

There were no late items.

### 21/04 Declarations of Interest

With regard to minute 24/04 and 28/04, Councillors Bayliss and Gerrard declared personal interests, as they were Council appointed board members of Derby Homes.

### 22/04 Minutes of the Previous Meeting

The minutes of the meetings held on 12 July 2004 and 27 July 2004 were confirmed as a correct record and signed by the Chair.

### 23/04 Call-in

No matters had been referred to the Commission in relation to a call-in of a decision.

## Matters referred to the Commission by Council Cabinet

### 24/04 Affordable Housing Supplementary Planning Guidance

Members of the Planning and Environment Commission were invited to attend for this item.

Rob Salmon, Head of Plans and Policies, presented a joint report from the Directors of Development and Cultural Services and Policy, setting out details of the affordable housing supplementary planning guidance, which was considered by the Council Cabinet on 7 September 2004. The supplementary planning guidance set out clearly how the local plan policies on affordable housing would be implemented. It would help to determine planning applications requiring provision of affordable housing. The guidance was the subject of a consultation exercise that ran from 19 April 2004 to

28 May 2004. Copies of the guidance were sent to developers and registered social landlords who worked regularly within Derby.

Eight responses were received on the consultation draft and a number of suggested changes to the supplementary planning guidance document were proposed in light of some of these representations. A summary of the comments, responses and suggested changes was attached at Appendix 2 of the report.

It was noted that on sites where there was no specific local plan allocation, and hence no suggested level of contribution, affordable housing would be sought at a level between 20% and 30% of a total number of dwellings proposed on the site. Owing to the current high need for affordable homes in Derby, the Council would seek provision at the higher end of this range.

Councillors Gerrard and Ahern both expressed concern that the targets for affordable housing set had not been reached in the previous year and that, if this shortfall continued year on year, the city would be in far greater need of affordable housing than it currently was.

The Commission noted the planning policy guidance - PPG3, which outlined the government's approach to the provision of housing. It advocated creating balanced and mixed communities and emphasised the need to plan to meet the housing needs of the whole community, including those in need of affordable housing.

Councillor Blanksby expressed concern in relation to this point that he would not wish affordable housing to be sited in one place on a development as this could result in a "ghetto". Rob Salmon responded to this comment by drawing the Commission's attention to paragraph 4.5.2 of the report which stated that the mixed siting of housing across new housing developments was essential to help to create sustainable communities. On larger sites, it would be preferable to have the affordable houses in a number of different areas around the site. However, groupings of units would have to be large enough to allow effective and practical management of the units by the registered social landlord. In order to achieve this mixed siting, developers would be expected to provide details of the location of the affordable housing within the development at the outline planning application stage.

#### **Resolved to:**

- 1 note the report.**
- 2 accept the current planning policy of 20-30% of affordable housing but the Commission would wish this to be increased in the future.**
- 3 emphasise the need to avoid ghettoisation of the affordable housing on new housing developments.**

## Items for Discussion

### 25/04 Progress Report – Community Safety Strategy and Action Plan

The Commission considered a report from the Derby Community Safety Partnership outlining progress made in developing a community safety strategy and action plan for the Council for the period up to March 2006. The Director of Policy stated that she anticipated a further report on the strategy and action plan to be brought to the November meeting of the Commission.

**Resolved to note the report.**

## Matters referred to the Commission by Council Cabinet

### 26/04 Community Safety Partnership – Anti-Social Behaviour Strategy and Action Plan

Andy Thomas, Head of Service Anti-Social Behaviour, presented a report from the Director of Policy, setting out details of the Community Safety Partnership's local strategy to tackle anti-social behaviour within the city. The action plan had been structured around six key priorities:

- supporting victims and witnesses
- targeting serious and persistent offenders
- prevention with young people
- tackling environmental crime and disorder
- tackling nuisance neighbours
- targeting street anti-social behaviour – begging, street drinking and prostitution.

The Commission noted that, according to the latest British Crime Survey figures – BCS, there had been reductions in serious crimes such as burglary, violence and street robbery. However, the BCS also identified that 38% of respondents thought that crime had risen “a lot” and a further 35% believed it had risen “a little” in the previous two years. 53% of people surveyed thought that there had been an increase in the level of crime in the local area over the past two years, despite the number of crimes reported to the BSC falling by 17%.

Anti-social behaviour had been identified as a key issue in Derby. The 2001 Crime and Disorder Survey and Audit indicated that the fear and experience of anti-social behaviour was a primary factor in reducing the quality of life in the city. During 2002, agencies working in this field recorded over 10,000 incidents of anti-social behaviour, making it the most widespread issue of crime and disorder in the city.

Councillor Bayliss drew a number of parallels between the objectives within the Derby Community Safety Partnership's Anti Social Behaviour Action Plan and the conclusions / recommendations of the Commission's crime and disorder topic review report.

**Resolved to:**

- 1 note the report.**
- 2 emphasise that the Commission would wish the strategy to be implemented with all due vigour.**
- 3 express that Derby Homes should enforce its tenancy conditions and, as a matter of course, also add anti-social behaviour orders to the orders as appropriate.**

## **27/04 Austin Neighbourhood Base at Browning Circle**

The Commission considered a report from the Director of Policy setting out a report taken to the Council Cabinet on 7 September 2004 to agree in principle to take forward the proposed development of the Austin Neighbourhood Base at Browning Circle – Units 9 and 10. The Austin Estate was one of the priority neighbourhoods listed in Derby's Neighbourhood Renewal Strategy that highlighted a need for developing single location service centres. It was noted that any delay in the project would impact on the funding currently available from the New Opportunities Fund – NOF and consequently the service to the community that would be provided from the Austin Neighbourhood Base.

The Director of Policy clarified that the partners who would be asked to contribute to the development of the base would include bodies such as the police, the health service and the voluntary sector.

**Resolved to:**

- 1 note the report.**
- 2 express the Commission's support for the proposed development at Browning Circle.**

## **28/04 Affordable Housing Programme 2004/06**

David Enticott, Head of Technical Finance and Ian Fullagar, Housing Strategy and Performance Officer, Housing and Advice Services, presented a joint report from the Directors of Policy and Finance setting out details of the Affordable Housing Programme 2004/06. The amendments to the programme were approved by the Council Cabinet on 10 August 2004.

David Enticott clarified that approximately 70% of affordable housing was allocated to the Derby Homefinder and that the larger registered social landlords in the city were partners in the Homefinder scheme.

The report stated that the Derby Housing Need and Market Study 2001 – HNMS, indicated that the need for new affordable accommodation across the city was between 398 and 609 additional units a year in the five year period 2002-2007. Councillor Gerrard asked how many new units were actually achieved a year or would be achieved in the current year. Ian Fullagar responded that 350 were anticipated.

**Resolved to:**

- 1 note the report.**
- 2 recommend that the Council does all it can to construct more affordable housing in line with the levels indicated by the housing need and market study.**
- 3 emphasise that 600 units should be built a year as a minimum in order to satisfy the affordable housing deficit.**

## **29/04 Housing Private Finance Initiative**

The Commission received a joint report from the Directors of Policy and Finance setting out details of a proposal to prepare and submit an outline business case - OBC - to the Office of the Deputy Prime Minister for Housing Private Finance Initiative - PFI subject to the successful outcome of detailed discussions with potential partners. The Council submitted an expression of interest – EOI - for a further non-housing revenue account housing private finance initiative, which was approved on 5 May 2004, to proceed to OBC stage.

The Commission noted that the key elements of the expression of interest were that 150 affordable homes would be built by selected registered Social Landlords, RSLs – 50 of which would be refurbishments, and 100 would be new build. The EOI proposed that, should PFI credits be granted by the Government, and a deal be made with a RSL, that the effective costs to the Council of providing this level of housing would be much less than the alternative of providing funding directly to a RSL from the council.

**Resolved to**

- 1 note the report.**
- 2 agree with the recommendations as set out in the report to the Council Cabinet on 7 September 2004.**

## **Matters referred to the Commission by Council**

### **30/04 Housing Revenue Account Budget Review**

The Commission received a joint report from the Directors of Finance and Policy on the Housing Revenue Account budget review, amendments to which were approved by the Council Cabinet on 20 July 2004.

**Resolved to:**

- 1 note the report.**
- 2 consider this item on future agendas of the Commission.**

**Responses of the Council Cabinet to any reports of the Commission.**

**31/04 Crime and Disorder and Young People Topic Review.**

The Commission noted that the Crime And Disorder and Young People Topic Review had been considered by the Council Cabinet on 10 August 2004, which had subsequently been taken to a meeting of the Derby Community Safety Partnership board on 17 September 2004.

The Cabinet had resolved to ask the Director of Policy, in consultation with the Derby Community Safety Partnership Board, to co-ordinate a response to the recommendations for a future meeting of the Council Cabinet.

**Resolved to note the report.**

**32/04 Council Cabinet Forward Plan**

The Commission asked to consider the following key decisions in the forward plan at the most appropriate time:

- |               |   |
|---------------|---|
| <b>3/04</b>   | <b>Osmaston and Allenton Base</b>                 |
| <b>23/04</b>  | <b>Draft Compact Funding Code</b>                 |
| <b>205/03</b> | <b>Sale of Land, Leytonstone Drive, Mackworth</b> |

MINUTES END