

# Housing Strategy 2015-2019



Autumn 2015



**Councillor Fareed Hussain, Cabinet Member  
for Urban Renewal**



**Foreword**

Housing is of critical importance. Good quality, well managed housing is essential to health and well-being; it enhances the quality of life of adults and the life-chances of children. It not only provides shelter, but promotes stability and a sense of identity.

Housing programmes are also an essential part of any urban renewal initiative. Upgrading or replacing run-down housing can make a major contribution to the regeneration of residential neighbourhoods - particularly when combined with initiatives relating to employment, social inclusion and health. These elements all contribute to stable, thriving communities.

Strategic planning for the continued and effective provision of housing and related services in Derby is therefore a key priority. But in doing so we are faced with a number of challenges.

The Localism Act 2011 has provided new freedoms for councils in terms of how they manage and develop housing. But significant funding cuts to the Council and its partners are restricting the scope for providing the support services necessary to help vulnerable people live sustainably in suitable homes. Meanwhile, a planned reduction of £12 billion to the national welfare budget over the next 3 years will impact on low income households in Derby as nationally. Moreover, the Government has recently agreed an extension of 'Right to Buy' to cover Housing Association properties as well as Council properties. This 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 simultaneously reducing resources. Nevertheless, the challenge - and our aspiration - remains to maximise the supply and quality of suitable homes across tenures, while supporting broader goals around health and well being and urban renewal.

In order to ensure our actions continue to be up to date and successful, they should be based on a clear and comprehensive strategy. This document 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 Fareed Hussain, Cabinet Member for Urban Renewal**

In writing this document we have tried to follow 'Plain English' guidelines. However, the use of some technical terms has been essential, but we provide a comprehensive table of terms and abbreviations below.

## Table of Terms and Abbreviations

Term / Abbreviation	Meaning
ASB	Anti-social Behaviour
CCG	Clinical Commissioning Group
CESP	Community Energy Saving Programme
CVS	Community and Voluntary Sector
DHEAS	Derby Home Energy Advice Service
DMEX	Derby Mutual Exchange Service
HB	Housing Benefit
HCA	The Homes & Communities Agency
HRA	Housing Revenue Account
HRS	Housing Related Support
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
NPPF	National Planning Policy Framework
PRS	Private Rented Sector
RP	Registered Provider (of Social Housing)
RtB	Right to Buy
SHMA	Strategic Housing Market Assessment
SNPP	Sub-national Population Projections
UTC	University Technical College

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## **SECTION 1 - SETTING THE SCENE**

### ***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 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 100,000 homes.

#### **2. Housing and Housing Services**

Housing is important. Good quality, well managed housing is essential to health and well-being; it enhances the quality of life of adults and the life-chances of children. It not only provides shelter, but promotes stability and a sense of identity. These elements all contribute to stable, thriving communities.

Investment in new 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<sup>1</sup>. Improving housing stock and conditions can also play a critical role in urban renewal programmes.

The importance of housing for Derby residents is also borne out in consultation exercises<sup>2</sup>. 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.

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<sup>1</sup> A report to the Confederation of British Industry estimates that every £1 spent on construction leads to an overall increase in expenditure (GDP) of £2.84. This is because the spending not only creates construction output worth £1, but through the multiplier effect also stimulates growth elsewhere in the economy, worth an additional £1.84. See *Unlocking business potential through regeneration* at <http://news.cbi.org.uk/>

<sup>2</sup> Such as the '3 wishes' consultation in 2010 and the 'Big Conversation' consultation in 2014.

### 3. Vision

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

To ensure Derby's residents have access to high quality, affordable 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 chapters 4 to 7.

#### *Purpose and Scope*

This strategy broadly sets out how we plan to achieve this vision over the next five years. It sets out our general 'direction of travel' and our over-arching priorities. It is not intended to specify a series 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 web links provided at the end of each chapter.

### 4. Strategic Context

#### *The Derby Plan*

The Derby Plan is a long-term plan (running from 2011-2026) which was established to improve the quality of life for everyone in Derby, both now and for future generations. Derby City's *Council Plan 2015 – 2018* sets out what we as a Council will do over the next three years to support achieving the vision of the Derby Plan.

The Council Plan lists a number of 'must do's'. Two of these relate directly to housing and are as follows:

- a) meeting the housing needs of the city, including supporting the homeless
- b) protecting the health, safety and well being of the public by ensuring safe and decent housing standards, safe and healthy workplaces, safe food and water, a safe environment, and a robust and effective licensing regime

Achieving the priorities set out in this Housing Strategy directly support the housing related 'must do's' of the Council Plan. They also link in with a wide range of other related strategies and policies and more general partnership objectives relating to the economy, planning, and health and well being.

## *Economic Growth and Regeneration*

Derby's Economic Strategy recognises good quality, reasonably priced housing as a driver for a thriving sustainable economy. It stresses that to attract and retain the highly-skilled workers that Derby businesses require, we must offer a high-quality built and natural environment and housing of sufficient quality. While 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; while also reducing pressure on transport infrastructure and the environment.

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 within the local area.

Since 2012 government has encouraged LEPs to recognise the key contribution that housing makes to economic growth. It has consequently provided funding through the LEP 'route' to help remove barriers to housing growth, while also supporting skills development, transport and other infrastructure requirements.

Housing investment is usually an essential part of any urban regeneration programme. Upgrading or replacing run-down housing can make a major contribution to the renewal of residential neighbourhoods or mixed use areas such as city centres - particularly when combined with initiatives relating to employment, education and health. High quality housing attracts skilled workers, which in turn provides incentives for business to set up or relocate to an area.

## *Planning*

Derby's planning policy is currently under revision in order to comply with national guidance. The draft new policy (which is still to be formally adopted) is the *Derby City Local Plan*. This draft 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. The draft Local Plan 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.

The draft Local Plan sets a target of delivering a minimum of 11,000 new homes in the city between 2011 and 2028. It seeks the provision of 30% affordable housing on developments of 15 dwellings or more, subject to viability. This policy is based on trying to achieve a balance between housing delivery and meeting affordable housing needs. It



recognises there will be times when 30% is not viable and provides scope for negotiation<sup>3</sup>.

Evidence from the *Strategic Housing Market Assessment* (SHMA) and a city-wide 'viability appraisal' have been used to inform this policy position. The evidence provided by the SHMA and the policy position set out in the draft Local Plan have played a major role in informing this Housing Strategy.

### *Health and Well Being*

Derby's *Joint Strategic Needs Assessment* (JSNA) assesses the health needs of the local population in order to improve the physical and mental health and well-being of individuals and communities. It is produced and implemented by Derby City Council and NHS Southern Derbyshire Clinical Commissioning Group (CCG) through the Health and Well Being Boards.

Derby's JSNA recognises the importance of housing to health and well being, 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 inequalities, impact on peoples' life expectancy and on their overall quality of life.*

It further emphasises this point, stating that...

*People are able to enjoy a better home environment, enhanced quality of life, improved health and general well-being when they are warm, safe and secure in their own home.*

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 well-being. In contrast, availability of good, suitable housing is identified as a driver for better health and enhanced well-being.

The highly respected *King's Fund* recently reported that 'Housing interventions...are an efficient use of resources. Every £1 spent on improving homes saves the NHS £70 over 10 years.'<sup>4</sup> 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.

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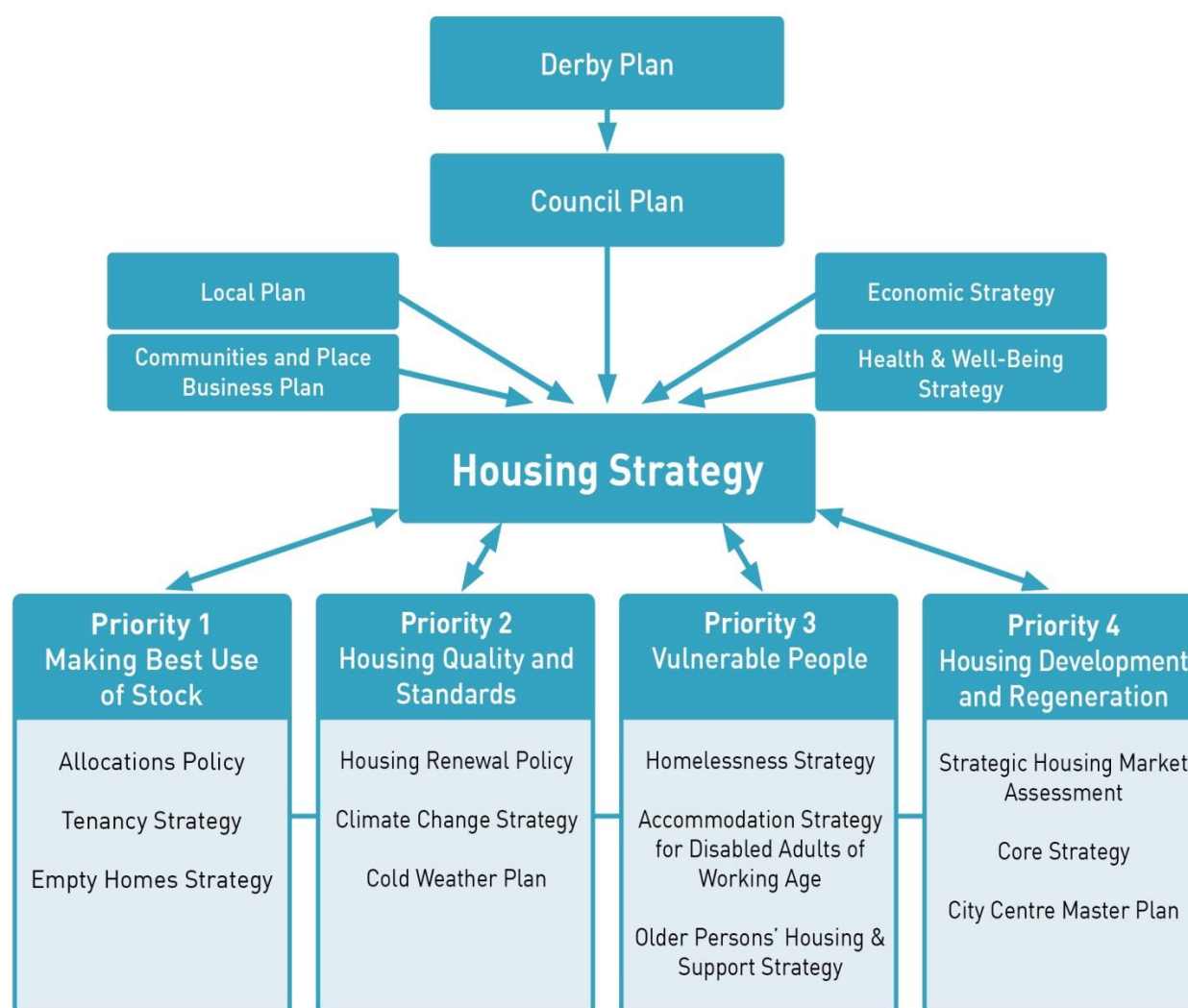
<sup>3</sup> These targets and thresholds may be subject to amendment as the consultation process continues and the government adds to and clarifies national guidance.

<sup>4</sup> Source: *Public health spending and return on investment* at [www.local.gov.uk](http://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 chapters 4 to 7.

### Developing this Strategy

This strategy was drafted in the Spring of 2015 following a thorough appraisal of the key housing issues facing Derby. The consultation ran from June-September 2015 and was open to all, though we were particularly keen to hear the views of:

- a) Members of the public
- b) Councillors
- c) Housing associations and Derby Homes
- d) Partners in Health and Social Care
- e) Charities, support providers and third sector organisations
- f) The Council's Diversity Forums
- g) Other Council departments in related service areas such as Public Health, Adult Social Care, Regeneration, Planning, and Environment and Regulatory Services

Feedback from service users and members of the public concerned the importance of using (reusing) empty homes before building new homes and raised the issue of increasing housing density in sort after locations to increase over all supply.

Feedback from service providers and other council service areas covered a wide range of areas and included the need to give greater focus to:

- a) Property design and housing standards
- b) Support services for vulnerable people, particularly disabled people
- c) The impact of new communities and changing demographics
- d) The growing size and importance of the private rented sector

## Equalities

A full Equalities Impact Assessment (EIA) of this strategy was undertaken in September 2015. Its purpose was to assess the impact of the strategy on the different equality groups with the intention of implementing corrective action where this impact is negative. It was also intended to ensure that access to services are maximised for everyone. More details on the outcomes of the EIA can be found on page 39.

This final version of the strategy was produced the autumn of 2015 following completed of the consultation process and the EIA.

### More Information

*The Derby Plan and The Council Plan 2015-18:* [www.derby.gov.uk](http://www.derby.gov.uk)

*Economic Strategy and Local Plan:* [www.derby.gov.uk](http://www.derby.gov.uk)

*Health and Well Being Strategy:* [www.derbyshirepartnership.gov.uk/](http://www.derbyshirepartnership.gov.uk/)

Derby City's current housing and related strategies and policies:

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

## SECTION 1 - SETTING THE SCENE

### Part 2: Major Changes Since the Last Strategy

Since our last strategy in 2009 there have been a number of changes to the legal, political and financial context, all of which will affect the delivery of this new strategy. These changes are outlined below.

#### 1. Government Guidance and the Political/Legal Framework

Having a Housing Strategy became a legal requirement following The Local Government Act 2003. There are a number of other acts of parliament and related government guidance which impact on this strategy. The most important of these that have been introduced since our last strategy in 2009 are...

- a) The National Housing Strategy, *Laying the foundations, a Housing Strategy for England* was published in 2011 and sets out a package of measures addressing:
  - Increased supply
  - Social housing reform
  - The private rented sector
  - Empty homes
  - Design quality
- b) The Localism Act 2011 provided new freedoms for Councils in terms of how they manage and develop housing. It provides greater local discretion in the management of waiting lists, the discharge of the homeless duty, and provides the freedom to offer fixed term tenancies. Our approach to many of these issues is set out in Derby's Tenancy Strategy.

Section 173 of the Localism Act also provides greater flexibility to use certain revenue streams, such as the Housing Revenue Account and 'right to buy' income, for housing development.
- c) In 2012, the Government published the National Planning Policy Framework (NPPF). The key change this brought about was that Local Authorities were now obliged to assess needs and set their own housing targets whereas previously housing targets were set out for them in Regional Plans. It also introduced a 'duty to co-operate' with neighbouring authorities. The NPPF requires Local Authorities respond positively to wider opportunities for growth' making it clear that it is Government policy that there should be a significant 'boost' in the supply of housing.
- d) The Welfare Reform Act 2012 legislated for the biggest change to the welfare system in over 60 years, with the Government stating its commitment to deliver a total saving of £18 billion over five years. The key elements affecting housing were:

- cuts to Local Housing Allowance (LHA) and Housing Benefit (HB)
- the benefit subsidy cap
- the removal of the spare room subsidy (the 'bedroom tax')
- the introduction of universal credit.

These changes are impacting on many low income groups and also on the demand for housing and housing services. The government that came to power in May 2015 has further stated that an additional £12 billion will be cut from the welfare budget over the next five years.

- e) The Care Act 2014 introduced a general duty on local authorities to promote an individual's well being. Under the Act, there is an expectation that well being should be supported in a more 'joined up' way, through greater integration of health and care provision. The suitability of living accommodation is clearly listed as part of the definition of well being. More information can be found on pages 31.
- f) There is a growing drive from government around devolution, not only to the constituent countries of the UK, but also to the regions and cities. Greater Manchester is the first city-region to be given substantial devolved powers, gaining control over much of the health, transport, planning and housing budgets previously controlled centrally from Whitehall.

The extent to which the devolution achieved in a large urban conurbation such as Manchester will be replicated in counties such as Derbyshire is not yet clear. But the proposed formation of the 'Derbyshire Combined Authority' puts in place a major step towards greater county-wide operations. Similarly, the establishment of the Derby/Derbyshire, Nottingham/Nottinghamshire LEP, known as 'D2N2', has provided for greater sub-regional operations since 2012 (see page 7 for further details). D2N2 is currently in the process of bidding for significant additional devolved powers from government.

## 2. Funding Cuts to Local Government

Since 2010, central government grant support to local authorities has been subject to significant cuts as part of national austerity measures intended to help address the budget deficit<sup>5</sup>.

Derby has been subject to significant cuts over this period, with a further £69m of savings to deliver over the next three years. These cuts are restricting the scope for providing the support services necessary to help vulnerable people live sustainably in their homes. For example, Derby's Housing Related Support budget has been reduced from £10 million in 2011/12 to £1.8 million in 2014/15. This has resulted in a reduction in

<sup>5</sup> For more detail see : *Council spending cut by nearly one third since 2010 at [www.publicfinance.co.uk/](http://www.publicfinance.co.uk/)*

commissioned support from 49 services supporting around 5,000 people to seven services supporting 165 people – all of which are aimed at vulnerable homeless groups.

### 3. Demographics

Derby's population is growing, in common with most towns and cities in the UK. The 2011 Census recorded Derby's population as 248,800, compared to 230,700 in 2001<sup>6</sup>. The current population size is 257,700, with Government population projections indicating that further growth is expected, reaching 287,600 by 2030.

The proportion of 'elderly' (age 65 and over) and 'frail elderly' (age 85 and over) is increasing at a faster rate than the population as a whole.

	2015 <sup>7</sup>	2020	2025	2030
<b>Total population</b>	256,100	265,200	273,300	281,200
<b>Population aged 65 and over</b>	41,700	43,300	47,500	53,300
<b>Population aged 85 and over</b>	6,100	6,900	8,000	9,300
<b>Population aged 65+ as a proportion of total (%)</b>	16.0	16.2	17.6	18.9
<b>Population aged 85+ as a proportion of total (%)</b>	2.3	2.6	2.9	3.2

**Figure 2: Projected growth in total population and population aged 65 and over, 2010-2030**

These changes will clearly impact on the demand for housing, particularly older persons' housing.

Derby is an ethnically diverse city with the proportion of the population from minority ethnic communities rising from 15.7% in 2001 to 24.7% in 2011<sup>8</sup>. Alongside settled South Asian and African Caribbean communities, there is a growing number of migrants from a diverse range of backgrounds, particularly Eastern Europe.

Whilst new migrants bring a welcome degree of cultural diversity to the local community, they are more likely to be living in disadvantaged and deprived neighbourhoods, often characterised by poor housing conditions

### 4. The Housing Market

Although there were some house price falls in the immediate aftermath of the credit crunch, the general direction for house prices is now upwards once again (house prices have risen by 13% in Derby since 2011<sup>9</sup>). 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. Rent levels in the private sector have not risen by as much as

<sup>6</sup> Source: Office for National Statistics 2001 Mid-Year Estimate of Population. (Rounded).

<sup>7</sup> Source: Office for National Statistics, Sub-national Population Projections (SNPP), 2012.

Analysis undertaken for the Council by GL Hearn Associates indicates slightly lower figures than the ONS projections. More detail in the SHMA.

<sup>8</sup> Source: Census 2001/2011.

<sup>9</sup> Source: [www.zoopla.co.uk/house-prices/derby/](http://www.zoopla.co.uk/house-prices/derby/)

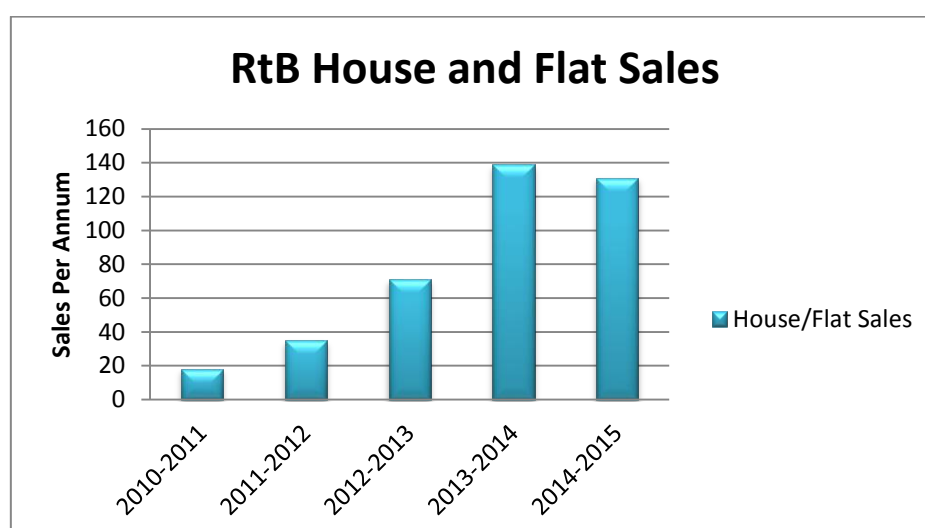
sale prices but nevertheless have been rising at around 1.5% per year for the last 3-4 years<sup>10</sup>.

Problems of housing supply that were exacerbated by the recession are persisting even though we are now in a period of economic growth. Annual housing completions in England totalled 112,630 in the 12 months to March 2014. Although this is an increase of four per cent compared with the previous 12 months, it is still well short of the rate required to meet the estimated increase in household numbers of 232,000 per year<sup>11</sup>.

## 5. Right to Buy (RtB)

Once Council tenants have been resident for 3 years<sup>12</sup> or more, they have in most cases the right to purchase their property at a discount. These discounts have recently risen from a maximum of 60% of the property's value to 70%, with the amount 'capped' rising from £50,000 to £75,000.

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



**Figure 3: RtB sales**

Although there has been a slight fall in the last 12 months, 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.

<sup>10</sup> Source: <http://professionalproperties.co.uk/>

<sup>11</sup> Source: household projections 2008-2033 at [www.gov.uk/](http://www.gov.uk/)

<sup>12</sup> The minimum period was reduced from 5 to 3 years in May 2015

### **More Information**

*Laying the foundations: a Housing Strategy for England and the National Planning Policy Framework:* [www.gov.uk](http://www.gov.uk)

National Planning Policy Framework Guidance:  
<http://planningguidance.planningportal.gov.uk/>



## SECTION 1 - SETTING THE SCENE

### *Part 3: Major 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 the SHMA 2013, the tenure breakdown in Derby is as follows:

Owned outright	Owned with mortgage	Social rented	Private rented	Other
29.60%	32.60%	19.80%	16.80%	1.30%

**Figure 4: Housing Stock by tenure. Source, SHMA 2013**

The table demonstrates that Derby's housing stock comprises over 60% owner occupied, 20% social rented and almost 17% private rented. The key changes over the last 10 years 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.

#### 3. Housing Conditions

The Private Sector Housing Renewal Policy (2015-2020) notes that in 2006 18,000 dwellings were found to lack thermal comfort and over 8,000 were classified as having a Category 1 hazard to health (under the Housing Health & Safety Rating System). Although there have not been comprehensive surveys of stock since this time, it is likely that levels of non-decency in the private sector remain high, particularly with funding for the private sector decent homes programme ending in 2010.

## 4. Housing Need and Supply

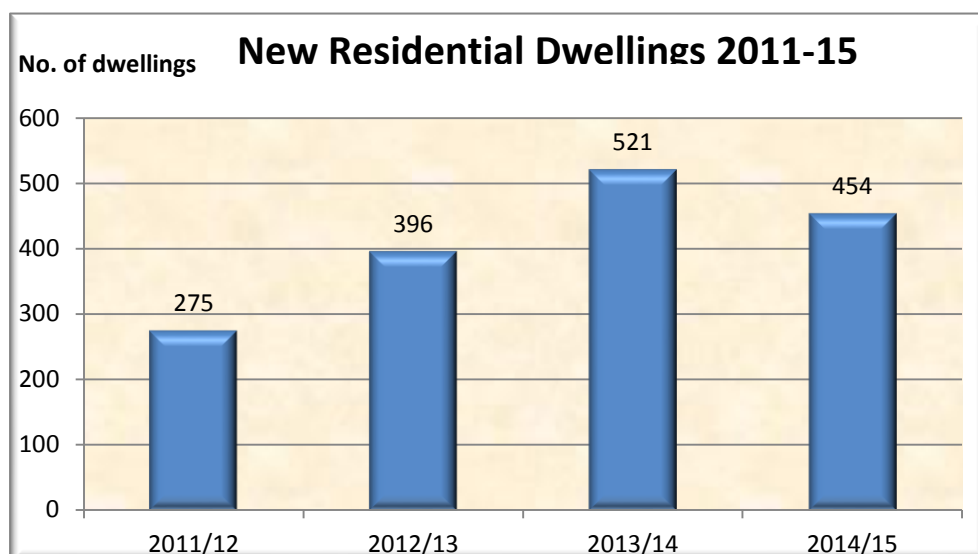
### *The Scale of Need*

There are just over 108,000 dwellings in Derby. But with a population of 256,100 people and rising (see chapter 2) 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 currently runs at an average of 632 new homes per year<sup>13</sup>.

### *Meeting Need from New Development*

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<sup>14</sup> across all tenures provided each year between 2011 and 2015. It is clear that past completions have been significantly lower than required to meet need.



**Figure 5: New Residential Dwellings 2011-15**

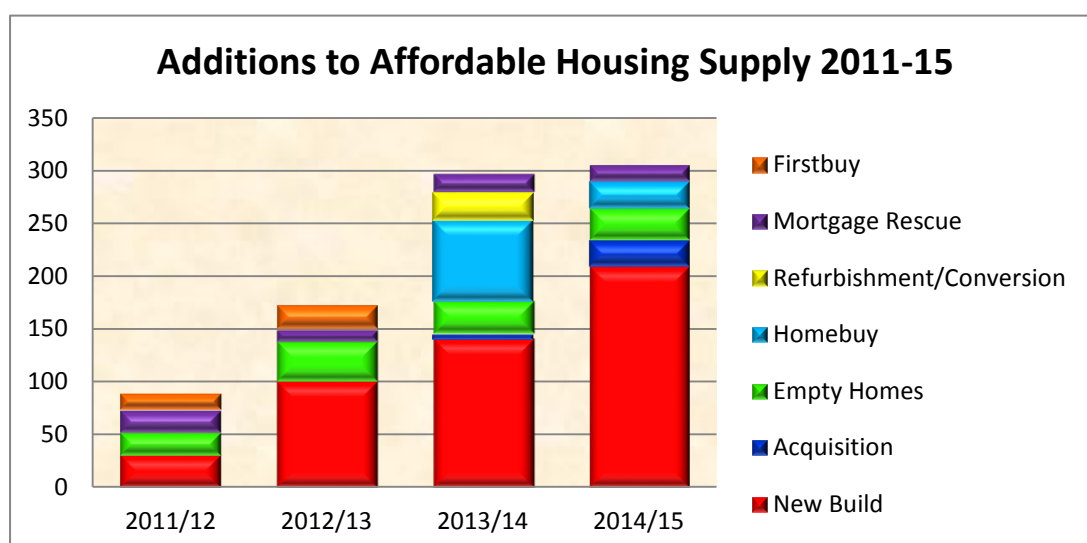
The actual situation is slightly worse than this because the figures quoted do not include dwellings lost due to demolition, remodelling or change of use. The figures for total net additions to housing stock range from 261 in 2011-12 to 428 in 2014-15.

<sup>13</sup> Source: SHMA 2013

<sup>14</sup> The chart is based on figures for new builds plus conversion of existing non-residential buildings to housing.

## Affordable Housing

Figure 6 shows that the number of new affordable homes provided each year.



**Fig 6: Additions to Affordable Housing Supply**

There have been significant additions to affordable housing supply over the last 4 years and the rate of increase has been largely growing. This is not directly comparable to cross tenure new dwellings in Fig 5 as it includes conversions and other means of increasing affordable supply rather than just new build.

Nevertheless, and despite the fact that some of the need for affordable housing can be met from the private rented sector (with the support of Housing Benefit), the overall supply of affordable housing is unlikely to meet need in full.

### *Delivering new homes*

Evidence on housing supply indicates that there is only a certain amount of housing which can be realistically delivered in sustainable locations in the City by 2028. The Draft Local Plan therefore sets a target for the delivery of a minimum of 11,000 new homes in the city between 2011 and 2028. This equates to an average of 647 dwellings per year.

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

## **5. Under Occupation**

There are more than 3000 Council properties under-occupied, mostly by an older single person or older couple household. More significantly, a large proportion of these are large family homes, over 1000 in total, many of which are in locations of high demand.

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 limited success. These include help and advice and financial incentives. The removal of the spare room subsidy ('bedroom tax') for social housing tenants may have an impact though it is too early to establish the extent.

There is also significant under occupation in the private sector. National research (The Wanless Report) indicates 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 and Support Strategy suggest similar barriers are present in Derby.

#### **More Information**

*Strategic Housing Market Assessment* [www.derby.gov.uk](http://www.derby.gov.uk)

Census data [www.ons.gov.uk](http://www.ons.gov.uk)

*The Private Sector Housing Renewal Policy and The Older Persons' Housing and Support Strategy* [www.derby.gov.uk/housing-strategy](http://www.derby.gov.uk/housing-strategy)

## **SECTION 2: OUR PRIORITIES**

### ***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 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 4337 active applicants at April 2015.

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 2000 of these become empty and available for relet each year. Even considering these relets in addition to homes newly built or purchased each year (averaging about 150 per year over the last three years) there is insufficient to meet the demand from the waiting list. We therefore need to have a system to decide who gets the housing that becomes available. This system is called our Allocations Policy, and it is designed to ensure that those in the greatest need have priority. 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.

- ☛ We will periodically review our Allocations Policy when necessary as a result of changes in market conditions or following changes in legislation.

#### b) Tenancies

The Localism Act 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, which sets out our approach to this issue in more detail, expires in 2016.

- ☛ Our Tenancy Strategy will be reviewed in 2016-17. This review will consider how the best use of our affordable homes can be supported by the appropriate use of the different tenancy types.

#### c) Mutual Exchange

Derby Mutual Exchange Service (DMeX) is a partnership of social landlords in Derby. Its aim is to make it easy for tenants to swap their home. It helps make best use of the housing in the city and to make sure that people are in accommodation that is affordable and suits their needs.

#### d) Remodelling

Whilst there is generally a high demand for most properties, there is a particular shortage of four bed or larger properties<sup>15</sup>. We will 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:

- Relocation assistance
- Financial incentives
- Housing Options Advice
- Prioritising down-sizing households for new build

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<sup>15</sup> There is also a shortage of 1 bed properties and in some areas, an over supply of 3 bed properties.

- Developing extra care as alternative provisions for elderly and potentially vulnerable households.
- ➡ We will continue to provide these options and explore additional measures that can be put in place. Our Older Person's Housing and Support 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 on page 7.

#### b) Empty Homes

There are around 3500 vacant residential properties in the City, 1600 of which have been empty for six months or more. 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.

#### 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.

#### More Information

Housing Advice: [www.derby.gov.uk](http://www.derby.gov.uk)

Planning Policy: [www.derby.gov.uk/environment-and-planning/](http://www.derby.gov.uk/environment-and-planning/)

*Tenancy Strategy / Allocations Policy / Empty Homes Strategy / Older Person's Housing and Support Strategy* [www.derby.gov.uk/housing-strategy](http://www.derby.gov.uk/housing-strategy)



## **SECTION 2 - OUR PRIORITIES**

### ***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. These are as follows:

##### Housing Enforcement and Advice

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 area due to the very high numbers of vulnerable occupiers who live in poor housing conditions in the private sector.

Officers in the Housing Standards team respond to complaints about unhealthy and dangerous living conditions from tenants but 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, to help them improve standards in their properties and meet the requirements of the law. It does this in the following ways:

- a) Advisory inspections and consultations.
- b) A regular newsletter for landlords.
- c) A growing list 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.
- d) *The Derby Accredited Property Scheme*, which recognises and encourages improved property standards. It is particularly focussed on landlords wishing to let property to students via Derby University.
- e) Conferences/seminars are occasionally organised to which all landlords with property in Derby are invited.
- f) Staff from the team regularly attends the Normanton and Pear Tree Landlords' Association meetings to offer advice and assistance.

To ensure the most effective advice and enforcement service possible is provided; consideration will be given periodically to further appropriate measures that may be implemented. At the time of writing, Senior Council Officers and Elected Members are considering the merits of discretionary licensing of private rented sector landlords. This would act as a complimentary measure to other strategies designed to tackle antisocial behaviour, poor housing conditions, and high levels of deprivation and crime.

### Planning Policy

There are various policies within the pre-submission version of the Part 1 Local Plan (Core Strategy) which contribute to sustainable design and construction, support energy efficiency and contribute to ensuring a satisfactory living environment. The new Plan will also include policies which will ensure that the right sizes and types of new homes are provided, having regard to the surroundings and considering issues such as densities, character, design and site layout.

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

- a) Ensure that the design and layout of development takes account of opportunities to mitigate greenhouse gas emissions.
  - b) Consider best practice and guidance in sustainable design and construction.
  - c) Require developers to deliver the most sustainable form of development achievable in terms of building and site design and layout, subject to viability. This can be achieved by developers demonstrating how they are planning to use the most appropriate sustainability assessment tools for the proposal. Further guidance on these sustainable design matters will be set out in a separate design guidance document.
  - d) Support and encourage developers to move towards Government targets to deliver low and zero carbon homes.
- In 2016-17, the Council will aim to produce a 'design guidance document' to supplement Planning Policy. This will set out in detail our preferred design standards in new housing developments and include stipulations in respect of visual, place-making and sustainability issues such as energy efficiency

### Climate Change Strategy

Derby's Climate Change Strategy provides 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'.

## Other Measures

### *Decent and Safe Homes - DASH*

DASH delivers a number of services, all of which are designed to both increase the supply of good quality 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.

### *Derby Home Energy Advice and Assistance (DHEAS)*

DHEAS offers free advice and information to all of Derby's residents on ways to improve the energy efficiency of their homes. By working closely with other organisations, such as the fuel suppliers, the service raises awareness of financial and other assistance that could benefit homeowners, landlords and tenants.

Derby also has a number of Home Energy Efficiency Ambitions and Priorities for the period 2015-17. These include: promoting energy efficient homes, reducing CO2 emissions, reducing the health impacts of fuel poverty, and maximising take up of government funded schemes to improve thermal efficiency.

## **2. Property and tenancy management standards in Social Housing**

### Registered Providers (Housing Associations)

Private Registered Providers are our valued partners who play a crucial role in providing affordable homes and housing services to a wide range of people. All registered providers nationally have been working towards achieving the Decent Homes Standard<sup>16</sup> and this has been achieved for the vast majority of Derby's registered provider properties.

The Homes and Communities Agency (HCA) is the statutory body which regulates standards in housing provided by registered providers. It does this to ensure that:

- a) social housing is well managed and of appropriate quality
- b) social housing tenants have an appropriate degree of choice and protection and have the opportunity to be involved in the management of their homes

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<sup>16</sup> The 'Decent Homes Standard' is a standard set by government in respect of residential properties. To satisfy it, properties must be free of serious hazards, in a reasonable state of repair, have reasonably modern facilities, and provide a reasonable level of thermal comfort.

- c) social housing provision makes a contribution to the social and economic well-being of the areas in which it takes place, including for example to broader environmental objectives.

The HCA sets out clear standards of performance which registered providers are required to meet. In respect of housing quality, these are set out in the HCA's *Home Standard* document. Providers are also expected to 'make robust and honest self-assessments of their own performance'<sup>17</sup> and consult with tenants over property standards. Regulatory standards for registered providers were revised in April 2015.

### Council Stock

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

Derby Homes has four strategic objectives:

- a) Great Homes
- b) Great Neighbourhoods
- c) Great Customer Service
- d) Great Value

Its approach to tenancy management particularly underpins the first three of those 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 planned estate and flat inspections.
- c) Providing a furnished tenancy scheme.
- d) Operating a proactive system for identifying and dealing with tenancy fraud.
- e) Operating a system for managing introductory tenancies.
- f) Improving procedures and processes around anti-social behaviour (ASB).
- g) Developing a performance management framework which quantifies and captures 'routine' housing management work.

As a registered provider, Derby Homes complies with the performance standards set out by the HCA.

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<sup>17</sup> See *Regulatory Standards* at [www.gov.uk](http://www.gov.uk)

## *Energy efficiency*

The Council achieved the Decent Homes Standard for all of its own housing stock in 2006, thereby achieving (amongst other things) a minimum level of thermal efficiency. It has continued to maintain and improve conditions through the Capital Works programme.

Energy efficiency and a reduction in the energy consumed by our tenants, continues to be a high on the agenda.

## *Additional energy saving measures*

Due to past modernisation work and more recently the work completed through the Community Energy Saving Programme (CESP), around 90% of Council pre-war properties have had some form of solid wall insulation installed and the remaining few are due to be completed by 2017. All properties have adequate loft insulation and cavity wall insulation. All known timber windows have been replaced with efficient UPVC double glazed windows and the vast majority of our homes have highly efficient gas central heating systems with the remaining few due to be upgraded by 2016.

- 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.

### **More information**

*Housing Renewal Policy, Climate Change Strategy*, Housing Standards Team information: [www.derby.gov.uk](http://www.derby.gov.uk)

DASH Services: [www.dashservices.org.uk/](http://www.dashservices.org.uk/)

Planning Policy: [www.derby.gov.uk/environment-and-planning/](http://www.derby.gov.uk/environment-and-planning/)

Homes and Communities Agency: [www.gov.uk/](http://www.gov.uk/)

Derby Homes [www.derbyhomes.org/](http://www.derbyhomes.org/)

Regulatory framework for social housing: [www.gov.uk/government/publications/](http://www.gov.uk/government/publications/)

## **SECTION 2 - OUR PRIORITIES**

### ***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 provide or commission services that allow residents who might otherwise struggle to do so to remain in mainstream accommodation wherever possible.

##### *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. 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 well-being. Quite simply, the service aims to help achieve better health and well-being through a better home.

##### *Home Maintenance Advice*

Advice is available via our Healthy Housing Hub 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.

Other services include:

- 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) Welfare Benefits: advice on welfare benefits to help maximise take up.
- c) Handy Person Services: helping with small repairs around the home.
- d) Health Advice: information about the free NHS health check programme, flu jabs and cancer screening programmes.
- e) 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.
- f) 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.
- g) 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
  - A complex needs service is also currently being developed. This will provide targeted high intensity intervention for those that would struggle to maintain a tenancy without it.

## **2. Voluntary and community services**

In addition to statutory services there are a range of voluntary and community services which support health and well-being and the prevention agenda. Examples include: First Contact, Citizens Advice, CAMTAD (Campaign for Tackling Acquired Deafness) and AgeUK. These services support people who are vulnerable due to age, frailty, disability or mental health issues and access to them is strengthened through an innovative approach called Local Area Coordination (LAC). This aims to reinforce the capacity of communities to welcome and include people and to make services more personal, flexible and accountable.

LAC also helps to build more welcoming and inclusive communities through partnership and collaboration with individuals and families, local organisations and the broader community.

## **3. Helping disabled people of working age 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 older people remain in their homes, are available to disabled people who may be living independently or semi- independently for the first time.



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

#### **4. Specialist accommodation.**

Although the majority of disabled people can live in ordinary housing, in some cases, specialist accommodation or adapted properties are needed, particularly for people with physical disabilities. There is a range of accommodation types with support that can be of help to different vulnerable groups.

People with physical disabilities often need adaptations to their properties to enable easy access into and around their homes. For example, ramps, stair lifts, level access showers, can be necessary to enable disabled to live in their homes for as long as possible.

Extra Care housing comprises self-contained homes with design features and support services available to support self- care and independent living. It is intended primarily to meet the housing needs of the elderly, frail elderly and disabled people. Derby currently has about 260 extra care dwellings; which is comparatively low compared to other cities of a similar size. We have planned for a further 80 to be built by April 2016 and are exploring options for additional provision in forthcoming years.

Rough sleepers frequently need support on their pathway to independent living. Hostel providers can provide short term immediate relief from sleeping rough, but some kind of additional intermediate or 'move on' accommodation is needed before a move to full tenancy. There is a limited amount of this type of accommodation in Derby, mainly comprising dormitory-style living, bed-sits, shared houses and fully self-contained dwellings.

We remain committed to meeting the housing needs of our travelling community. We currently manage a dedicated site for gypsies and travellers in the southern part of the area, whilst we have recently participated in county wide research with our neighbouring district councils to further understand the needs of this group. The findings of this research (published in the summer of 2015) will form part of the 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, some of which may be in partnership with neighbouring authorities. A more detailed planning response will be made available as part of the finalisation of our Core Strategy.

## 5. Integrating Housing, Health, and Social Care

The Care Act introduces a general duty on local authorities to promote an individual's 'well being'. This means that they should always have a person's well being 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 well-being, 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 well being 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.

- ➡ We will continue to maximise the volume and scope of accommodation and support available for vulnerable groups, subject to resource limitations. Specific actions are detailed in the action plans of the strategies listed in the 'more information' section below.

### More information

*Accommodation Strategy for Disabled Adults of Working Age, Older Persons Housing and Support Strategy, Housing Renewal Policy and Homelessness Strategy* can all be found at: [www.derby.gov.uk/housing-strategy](http://www.derby.gov.uk/housing-strategy)

Healthy Housing Hub: [www.derby.gov.uk/Housing](http://www.derby.gov.uk/Housing)

Stay Warm and Healthy in Derby [www.ageuk.org.uk/derbyandderbyshire](http://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](http://www.derby.gov.uk)

*Health and Well Being Strategy and Transforming Adult Social Care* [www.derby.gov.uk](http://www.derby.gov.uk)

## SECTION 2 - OUR PRIORITIES

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

### 1. Regeneration and Renewal

Effective regeneration requires a multi-faceted approach. To achieve this, housing initiatives must be linked with initiatives around economic growth, jobs, education and training, social inclusion and health.

In planning new housing, therefore, we are usually seeking not only to provide additional homes, but also to support other regeneration objectives.

Consequently, in predominantly residential locations, new housing development will be targeted to also help tackle neighbourhood blight, improve the street scene, support weak housing markets and generally improve confidence in an area. Significant parts of Derby's Normanton and Arboretum wards are subject to these issues, along with housing in relatively poor physical condition. Housing initiatives in these areas will therefore be complemented by broader renewal measures wherever possible.

In 'mixed' use areas<sup>18</sup>, there will be an additional emphasis on good quality housing attracting skilled workers, and consequently supporting business and commerce.

One such mixed use area in Derby is of course the city centre, which hosts a range of uses including shops, businesses, municipal and commercial offices and a relatively small number of residential apartments. It is a priority in Derby to develop a more vibrant city centre and in order to do this it is necessary to persuade higher-income families to live closer to the centre. A high quality housing offer is essential to achieving this.

#### *Housing Zones and City Living Initiatives*

Derby's *City Living Initiative* is intended to address this priority for the city centre. It has identified that there are a range of sites and buildings which are capable of development and conversion to residential uses – including a wide range of office properties which are beyond their economic life for re-use as offices and capable of conversion to residential uses.

Derby has designated the city centre and part of the immediately surrounding area as a *Housing Zone*. This is a government-backed programme intended to unlock brownfield<sup>19</sup>

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<sup>18</sup> That is, areas with a broad mix of residential, commercial and sometimes light industrial use.

<sup>19</sup> 'Brownfield' sites are those that have previously been developed or built upon. Land that has not been previously developed is known as 'greenfield'.

land that has the potential to provide viable housing schemes. The programme sets out to achieve this through a combination of long term investment funding, planning simplification, local authority leadership and support from central government.

Derby's City Centre Housing Zone will apply to an estimated 1,880 homes and include the following:

- a) Large scale new build development with private sector developer partners at Castleward Development, Former Derby Royal Infirmary site, Friar Gate Goods Yard - 1,350 homes
- b) Conversion of empty buildings into residential developments with multiple private sector partners through the Council's City Centre Living Initiative - 230 homes
- c) Various small sites suitable for residential new build in the city centre - 300 homes

## **2. New development and its contribution to the total housing stock**

Derby has in the region of 108,000 dwellings. There are just over 400 new homes provided each year<sup>20</sup> and therefore new build typically accounts for less than 0.5% 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 147 dwellings per year over the last 3 years (see chapter 3 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.

### *Planning Policy*

All new houses must receive planning permission before they are built. This gives us some control over the locations, types and volume of houses that are constructed.

It is nearly always preferable for new housing to be built on previously developed 'brownfield' sites. 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 essential therefore to allow some building to also take place on undeveloped 'greenfield' sites.

In larger developments (of 15 homes or more) we can usually require that a proportion of these are made available as affordable housing, subject to viability<sup>21</sup>. This means that

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<sup>20</sup> The exact figure is subject to considerable fluctuation but the average over the last four years is 411 dwellings per year. See chapter 3 for more detail.

they are made available to households that are unable to afford the rental or purchase price of market housing. Of course when the Council builds new housing, and usually when housing associations do, all of this is 'affordable'.

- ☉ We will continue to use planning policy to maximise the supply of new housing in sustainable locations and to increase the provision of affordable housing and housing for specialist groups.

### **3. What kind of new housing will we support?**

#### Market Housing

This tenure accounts for over 75% of housing in the city. As demand for housing rises it is essential that the supply of market housing also rises.

The city has an ambitious jobs growth target. Backed by the government's Regional Growth Fund and a £40 million investment programme it is aiming for an additional 5,500 net new jobs to be created by 2020<sup>22</sup>. We need additional housing to support the people taking up these new jobs.

Average salaries in Derby are second only to London across the whole of England<sup>23</sup>. In terms of skills levels, Derby performs significantly better than most other cities with 28% of its population qualified to NVQ4 and above. Derby's strengths in advanced engineering will be bolstered by the development of Infinity Park (a Global Technology Campus), including an Innovation Centre, as well as a University Technical College (UTC) from autumn 2014.

Attractive, high end accommodation is needed to attract these high-earners to live within the city and support a highly skilled workforce. Developments either planned or underway in the Castleward and former DRI sites will meet some of this demand but more accommodation is likely to be needed in other city centre locations.

Additionally, high quality accommodation is needed in suburban locations to ensure there is a balanced housing offer to people prospectively relocating around or into Derby.

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<sup>21</sup> The exception concerns so-called 'permitted developments'. These give owners the right (in certain circumstances) to convert commercial/industrial buildings to residential without incurring planning obligations.

<sup>22</sup> See *New jobs target for Derby* at <http://investinderby.co.uk/>

<sup>23</sup> According to the 2012 Annual Survey of Hours and Earnings, Workplace Analysis, the median annual gross pay for full time workers in Derby is £32,966, second only to the city of London.

## Student Housing

Derby University has over 16,000 students of which about 1,000 are international students from more than 70 countries worldwide.

Students bring significant benefits to the local economy. Through their own expenditure and that of friends and relatives visiting the area, students support local jobs and businesses. They also provide substantial fee income to the local higher education institution, a proportion of which will be spent locally. Students from other regions of the UK, and particularly international students, bring a degree of cultural diversity to the local community.

There is a vibrant student housing market in Derby, but anecdotal evidence suggests that more 'high end' accommodation based in the city centre would be sought after by international, postgraduate and mature students. The provision of additional student accommodation could also free up much needed family accommodation in the Kedleston Road area.

## Affordable Housing

Provision of additional affordable housing is a key priority for the Council. Delivery in the city is recorded under National Indicator 155 'Number of affordable new homes provided' and the Council has a target to deliver 250 affordable homes in the current financial year. But demand is much higher than this. Chapter 3 provides great detail on the provision of affordable housing and demand levels

As a result, the Cost of Living Overview and Scrutiny Board carried out a review of affordable housing provision early in 2015. Its purpose was to investigate the main reasons for the gap between supply and demand and to identify the most effective ways to boost future supply without constraining general housing delivery. The review considered how private housing developers can be encouraged to supply a higher level of affordable homes and what scope there is to expand the development programmes of Private Registered Providers, Derby City Council and Derby Homes.

The review makes 12 specific recommendations covering areas such as funding, tenure mix, use of Council land, brownfield sites, subsidies, Section 106 agreements<sup>24</sup>, and collaborative working with developers and neighbouring authorities.

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<sup>24</sup> New development can place extra burdens on the existing infrastructure and resources in the area including a lack of affordable housing. S106 agreements are the legal mechanism through which Councils require developers to make some reasonable financial or practical contribution to the community to address these types of issues.

## Property Types

Although there is an across-the-board need for more housing of nearly all types, there are certain types which are in particular short supply. We will therefore prioritise support for the following:

- 1 bed 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 certain three-bed social housing is becoming increasingly difficult to let as are two bed flats; but there is an acute shortage of one-bed properties.

- Larger family homes.

These have been in short supply in Derby for decades; boosting new supply of four and five bed homes, and even larger properties, will go some way towards meeting this unmet demand.

- Older Persons' Housing.

As discussed on page 11, Derby's older population is projected to increase substantially in forthcoming years.

A wide range of older persons housing is necessary to meet these increasing demands. This could include outright purchase, social rented and 'extra care'. Extra care housing is intended primarily to meet the needs of the elderly, frail elderly and disabled people. There is emerging evidence to suggest that extra care can make a considerable difference in terms of improvements in the health and well being of residents as well as achieving care efficiencies. Extra care housing can also serve as a wider community resource, and support place-shaping and 'age friendly' neighbourhoods.

- Housing for Physically Disabled People

Extensive research carried out in 2012 (see link to *Meeting the Housing Needs of People with Physical Disabilities* in 'More Information' box below) found that there is currently a significant short fall in housing suitable for physically disabled people. More recently, the housing register showed the number of households waiting for accessible properties in social housing rising from 49 in August 2013 to 92 in August 2015. In the same period the number of ambulant disabled applicants rose from 150 to 313. Looking forward, even if current levels of provision are maintained, the extent of this short fall is set to increase. This is principally due to the increasing ageing population and the propensity for disabled people to live longer.

There is an identified need for an additional 783 suitable properties between 2015 - 2020 across all housing tenures (SHMA 2013, p.185). Our objective is that this need should be met primarily by an increase in the number of homes built to the lifetime homes standard (LTH). Current planning policy requires 10% of dwellings on sites of



40 dwellings or more to be built to LTH. Revised policy is likely to stipulate minimum provision of LTH standard properties in development sites above a certain specified size. We will also be looking for additional properties designed for wheelchair users in a proportion of properties in larger sites.

- Housing for people with Learning Disabilities or 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).

Disabled people should have choice of and access to the same housing as the rest of the community. There are successful models currently operational which facilitate access by this group to 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.

### *Funding new Council housing*

The Council receives rents from its existing stock of around 13,000 homes. We can borrow against this rental stream to finance new builds. We can also use money from the sale of homes through the right to buy scheme towards new building. In addition, the government makes available funds for building new homes through the (HCA). It also makes further funds available from time to time for specialist housing such as that for disabled people.

- ➡ Where viable and prudent, we will maximise income from these various funding streams to finance the building of much needed additional homes. We will also, where appropriate, support partners such as housing associations in the building of new affordable housing.

### **More information**

Derby's City Centre Master plan: [www.transformingcities.co.uk/](http://www.transformingcities.co.uk/) and [www.derby.gov.uk/](http://www.derby.gov.uk/)

Meeting the Housing Needs of People with Physical Disabilities: [www.derby.gov.uk/](http://www.derby.gov.uk/)

The Strategic Housing Market Assessment (SHMA): [www.derby.gov.uk/](http://www.derby.gov.uk/)

Derby Planning Policy: [www.derby.gov.uk/environment-and-planning/](http://www.derby.gov.uk/environment-and-planning/)

Review of Affordable Housing - Cost of Living Overview and Scrutiny Board  
<https://cmis.derby.gov.uk/>

## **SECTION 3 – DELIVERING THIS STRATEGY**

### **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 five years and beyond. These include:

- a) The growing and ageing population increasing demand for housing and related support services
- b) A planned reduction of £12 billion to the national welfare budget over the next 3 years.
- c) 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.
- d) A lack of suitable housing sites within the city boundary to meet increasing need from new development.
- e) The Government proposed extension of Right to Buy to cover registered providers' properties, (subject to an act of parliament). This has the potential to further reduce the stock of affordable housing.
- f) 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 considerations will be informed by an understanding of how new standards/regulations compare to the Council's current requirements, an understanding of local needs and an understanding of the impact of policy on viability.
- g) Continued funding cuts to the Council and its partners.

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.

### **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.

For example, the Homes and Communities Agency has a regular programme of funding to support the development of new affordable homes. Other government departments such as Communities and Local Government and the Department of Health periodically release funds to support accommodation for specific groups such as homeless households or 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.

## **Implementation, Monitoring and Review**

As stated in chapter 1, this strategy sets out broadly how we plan to deliver our housing priorities over the next five years. It is not intended to specify a series of detailed actions. Rather, it sets out our direction of travel and our over-arching priorities.

However, 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 outcomes 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 and support 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 to the achievement of the delivery plan 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)

## Equalities

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.

One of the key strategic priorities is 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 was undertaken in September with officers and members of the Diversity forums participating. The main issues that arose from this exercise included, but were not limited to:

- a) ensuring that the general shift of information and services to 'internet-based' does not exclude vulnerable people from service take-up
- b) improving support for older people experiencing increasing frailty /dementia etc.
- c) improving the process and access to accommodation for disabled young people. Its purpose will be to assess the impact of the strategy on the different equality groups with the intention of implementing corrective action where this impact is negative. It is also intended to ensure that access to services are maximised for everyone.

Specific actions resulting from the EIA will be fed into the reviews of the particular strategy to which they relate – see the schedule in the *Implementation, Monitoring and Review* section above.

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।

#### 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 منی کام 01332 640666 پر ہم سے رابطہ کریں۔