



DERBY CITY COUNCIL



Housing Strategy Consultation

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Draft Housing Strategy Consultation Document

Contents

1. Introduction
2. Overview of Derby City and the sub-regional market
3. Service Delivery across the City
4. National, Regional and Corporate context
5. The Community and Partnership agenda
6. Our Priority Themes
7. Current and future issues identified
8. Objectives set to address issues identified

Derby Housing Strategy 2008-2013 consultation draft:

Introduction

Derby City Council is in the process of preparing a new Housing Strategy, which will set out our ambitions for the City over the next 5 years. As part of this process we are consulting with residents and partners during the Spring and Summer of 2008 in order to publish the Housing Strategy by the end of the year. This consultation draft document has been produced in order to enable our partners and residents to be able to provide genuine input into housing priorities and objectives over the next 5 years.

Derby's Housing Strategy 2008-2013 will set the blueprint for housing-led services and provision throughout the City. It is an over-arching document that outlines the strategic agenda and focus for the City Council and its partners. It is through effective partnership working that we will be able to deliver the objectives set out within the Strategy. It is important therefore that all key partners are fully involved in the development of this document and endorse its objectives, actions and associated targets.

The Strategy is developed around 4 key priority themes, capturing the main housing and related issues identified both within the city and the wider housing market that interacts with the city. Each priority theme will set out a number of objectives and actions required to achieve those objectives.

The Strategy needs to be developed both within the framework of the national, regional and corporate drivers and from the local community context.

Therefore, the document and accompanying Action Plan will need to interface and contribute to broader corporate and community agendas throughout the City. As such, full and robust consultation with a wide range of stakeholders and organisations is essential in ensuring the effectiveness of the Housing Strategy in contributing towards sustainable communities.

The Housing Strategy is not just about housing in a narrowly defined context - i.e., the more traditional 'bricks and mortar' concept - it is about how the City's housing and related services. The objectives set out within this document contribute to broader issues that impact on people's lives, the well-being of communities, the regeneration of the City, economic growth and other aspects of the city's life such as health, transport and education. Nor is it simply about social and affordable or specialist housing; it encompasses the City's whole housing stock, regardless of tenure, and the communities that reside therein.

Derby Housing Strategy 2008-2013 consultation draft:

Specifically the Housing Strategy will:

1. Set the housing priority themes for the City and agree objectives for each theme and the actions required to meet these objectives
2. Outline the implications for the City of the national, regional and sub-regional housing agenda and set out the City's approach to meeting these agendas
3. Highlight the key issues and priorities identified by the wider community and set out how these will be addressed
4. Ensure housing delivery takes full account of other related and cross-cutting agendas such as the health, welfare, cohesion and economic prosperity of the community
5. Take a tenure neutral approach to considering housing issues and take account of provision across the whole of Derby's housing stock
6. Ensure the delivery of the Council's statutory housing duties such as those related to homelessness, equality and diversity and environmental health
7. Provide the evidence base to influence the type, tenure and location of accommodation required by the City's residents
8. Establish a framework of standards and priorities for housing investment by all providers
9. Set out a framework for effective partnership working to deliver 'holistic' and sustainable solutions to housing related issues
10. Ensure an effective and on-going consultation process
11. Ensure effective monitoring of the Action Plan and have systems in place to ensure we identify and address any potential failures in meeting targets

Derby Housing Strategy 2008-2013 consultation draft:

Overview of Derby City and the sub-region

Derby City

Derby is the third largest, and the fastest growing city in the East Midlands. Overall salaries are above the national average alongside a high proportion of low-income households in receipt of benefits.

Derby has good road, rail and air links and is a key manufacturing centre, accounting for more than a quarter of the workforce. There are large manufacturing, service and engineering industries in the locality, including Rolls Royce and Bombardier.

The city is truly multi-cultural with around 15% of Derby's population from minority ethnic communities. Alongside settled South Asian and African Caribbean communities, there are a growing number of refugees from a diverse range of backgrounds, including Kosovan and Kurdish communities. In line with national trends, Derby has also seen a recent influx of economic migrants from EU accession countries.

Derby's population is ageing and older than the national average. The proportion of households with a head of household aged over 60 is somewhat above the national average. The over 65 age group, which represented 14% of the population in 2005 is forecast to rise to 22% by 2015. The over 85 age group is expected to grow from 1.9% in 2005 to 2.2% in 2015.

In the Indices of Multiple Deprivation 2007 Derby rank 69th out of 354 in England and Wales. There is considerable variation across the city, with 4 wards (Arboretum, Derwent, Normanton and Sinfin) being amongst the most deprived in England. Yet two wards - Allestree and Mickleover amongst the least deprived wards in the country.

Some 28% of households in Derby are in receipt of at least one means-tested benefit. In housing terms, these lower incomes are associated with poorer housing conditions, a more limited ability to afford repairs, higher levels of fuel poverty and a greater need for affordable housing.

Derby's housing stock is predominantly low-rise, and is made up of older and larger dwellings 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 are equally above average. Conversely, the percentage of small terraced houses and flats is below the English average.

Derby Housing Strategy 2008-2013 consultation draft:

Older, more spacious housing stock in turn is associated with higher levels of disrepair and poorer insulation, as well as with lower levels of overcrowding.

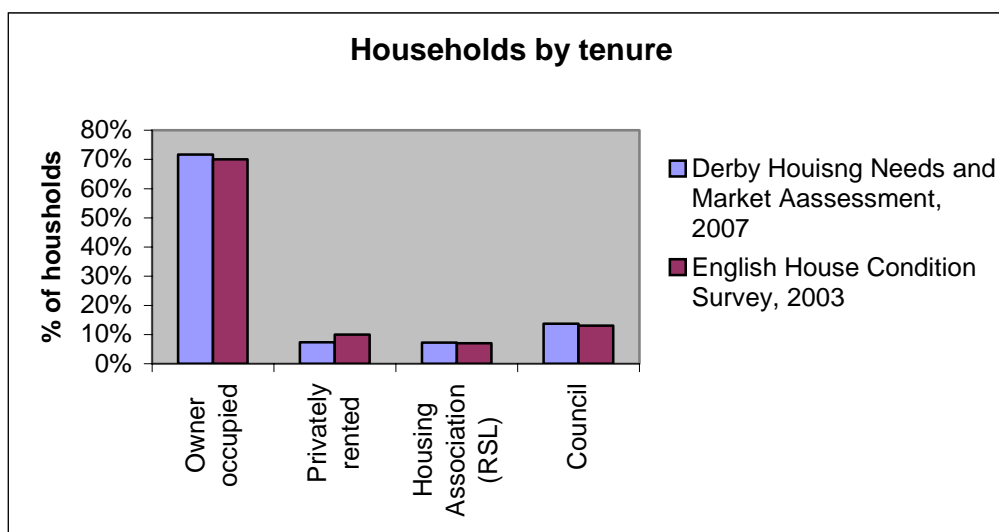
A third of all dwellings in Derby are estimated not to meet the Decent Homes standard. The majority of these are non-decent due to poor thermal efficiency, followed by disrepair.

Unsurprisingly, non-decency is most common in older properties, in privately rented dwellings - especially converted flats - in homes inhabited by low-income owner occupiers and households whose head is under 24 or over 60 years of age. Geographically, the highest levels of non-decent homes can be found in the Abbey, Arboretum and Normanton wards.

The average cost of bringing non-decent homes up to Decent Homes standard has been estimated at around £3,400 per property, or a total of £86 million city-wide.

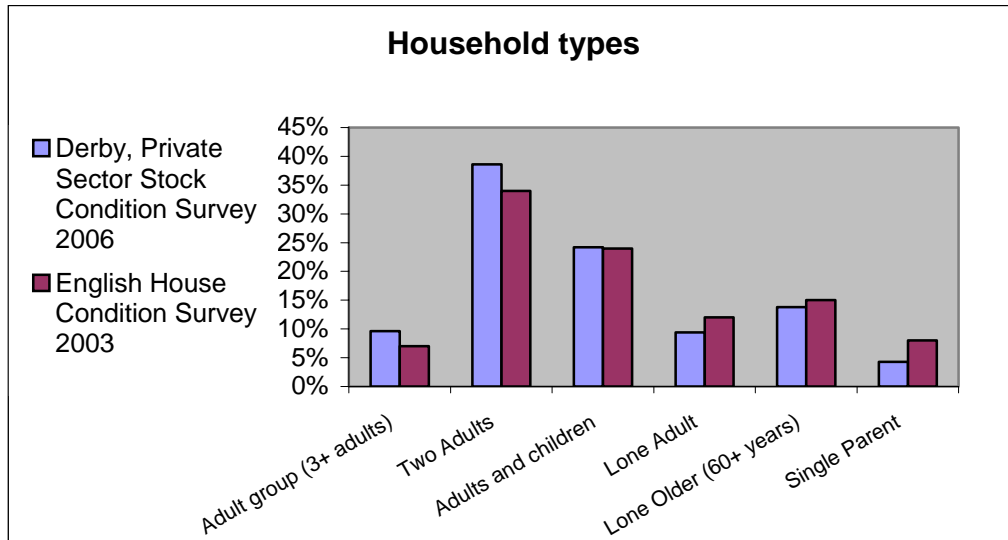
Notwithstanding the older housing stock and concentration of low-income households, homes in Derby are marginally more energy efficient than the English average. This is largely due to urban nature of Derby, in which mains gas and gas central heating are more common than in rural areas.

The 2006 Private Sector Stock Condition Survey estimated levels of fuel poverty at around 7% citywide, ranging from 3% in Oakwood to 9-11% in the Arboretum and Normanton wards. As a result of recent sharp rises in fuel costs, these levels are likely to have risen since, in spite of past successes and ongoing efforts to offer energy advice and insulation grants to vulnerable households.



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In terms of tenure, housing in Derby closely reflects the national picture, with 72% of households in Derby living in owner-occupied dwellings, 14% in Council properties, 7.2% Housing Association tenants, and 7% renting privately.



Households in Derby comprise a notably larger proportion of adult groups sharing a property, while fewer households contain only one adult, with or without dependent children. While adult children remaining in the parental home account for some adult group households, the higher proportion of large adult group households without dependent children also reflects the relatively high number of A8 migrants and, increasingly, student households sharing properties in Derby. These households, in turn, tend to be most associated with privately rented houses in multiple occupation.

In 2003, the City Council created an urban regeneration company, Derby Cityscape, tasked with regenerating the city centre and implementing the city centre Masterplan. Derby Cityscape is co-ordinating regeneration activities, including the development of new retail, commercial, residential and leisure based facilities for the city centre. It provides regeneration advice, brokers deals with developers and other stakeholders and promotes Derby as an attractive place in which to invest, live and visit. The City is investing £2 billion in this transformation under the Derby Cityscape Masterplan. Examples of regeneration to date include the new £340 million Westfield shopping centre which opened last year and the £10 million QUAD visual arts and film centre.

Derby Housing Strategy 2008-2013 consultation draft:

The sub-area and sub-regional housing market area

Derby city is defined as the administrative area of Derby City Council and, although this Strategy is being produced by the City Council, there needs to be recognition that housing markets are not confined to the administrative areas of individual Districts. Therefore the Housing Strategy will also assess the impact of the region and sub-region on the city's services and vice versa.

The draft East Midlands Regional Plan has identified Derby as sitting within the *Three Cities sub-area*. Strategic residential, commercial and economic growth will be developed within this spatial dynamic. The sub-area includes the three cities of Derby, Nottingham and Leicester and the connecting areas. There are a number of other substantial settlements within sub-area, such as Swadlincote, Loughborough and Hinckley, as well as a number of other towns and villages. The Nottingham-Derby Green Belt extends to over 60,000 hectares and is drawn around Nottingham city. Green wedge policies extend around Leicester and parts of Derby. The sub-area has good communication links with a number of national carrier motorways and trunk roads passing directly through it. The sub-area is also home to East Midlands Airport the Region's only international airport.

The draft Regional Plan and draft Regional Housing Strategy identify a number of sub-regional Housing Market Areas within each sub-area. The administrative area of Derby city, South Derbyshire and Amber Valley have been identified as operating as a single housing market by research commissioned by the East Midlands Regional Assembly (DTZ Pida 2005), the *Derby sub-region*. The draft Regional Housing Strategy, which is described in the next chapter, has based its evidence around these sub-regional housing market boundaries, rather than the administrative boundaries of its constituent authorities. A Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA) will also be carried out across the Derby sub-regional housing market. These pieces of work are a key element of the evidence base for the respective local authorities' Local Development Documents.

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Service Delivery within the City

This section sets out how housing and related services are currently delivered throughout the City.

Traditionally, the Council has been seen as the main deliverer of housing and housing-related services. However, all Councils are being increasingly encouraged to take a more strategic lead in terms of the delivery of housing services and to focus on providing the best outcomes for service users, regardless of who actually provides the service. Partnership working is important in the provision of housing and housing-related services in order to meet the City's housing needs.

The Council still remains the largest social landlord with 13,941 dwellings (*HSSA 2007*), management of this stock is provided through Derby Homes, the Council's Arms Length Management Organisation (ALMO. Registered Social Landlords (RSL) own and manage 7,411 (*HSSA 2007*) dwellings in the city.

The Council retains the strategic lead for housing services which are delivered by the Housing and Advice Services Division within the Council. The Council works in partnership with a wide range of organisations both within the City and nationally to effectively deliver high quality housing and housing support services to residents in Derby. These services can be broadly categorised into 6 key areas:

- providing generic advice and assistance
- improving housing conditions and supply
- increasing affordable housing and regenerating neighbourhoods
- providing housing options
- Supporting People
- understanding housing and related needs in the City

Providing generic advice and assistance

Derby City Council itself provides a range of housing related and other advice and assistance for Derby's residents. These services are enhanced through the work of a large number of partner agencies including the Citizen's Advice Bureau, Derbyshire Housing Aid and the Law Centre. There are also a number of specialist agencies providing information for particular client groups who provide housing advice along with other services including Age Concern, Help the Aged; Hadhari Nari (women's aid); Derbyshire Association for the Blind (DAB) and The Space (younger person's advice) to name a few.

Derby Housing Strategy 2008-2013 consultation draft:

The Derby Advice service is the City Council's in-house advice and information provider. It also delivers a Money Advice service for Derby Homes' tenants. They offer specialist advice and training and undertake campaigns and representation in the full range of welfare benefits all forms of personal debt.

In order to offer a streamlined advice service to residents, the Community Legal Advice Centre was launched in April 2008. The new centre houses a consortium of local providers including Derbyshire Housing Aid, the Citizen's Advice Bureau and the Law Centre who work alongside Derby Advice to provide an integrated and accessible service for all local residents. Advice about legal rights in respect of housing has been identified as one of the priority categories of law that the new centre will specialise in.

Improving housing conditions and supply

Derby City Council works with a range of partners in the City and beyond to improve housing conditions across all tenures. The Council's Renewal and Grants section is responsible for working with partners to deliver a number of private sector housing strategies. It is concerned with raising standards and quality of private sector housing and achieves this through a variety of means, including grant funding and enforcement activities.

The Grants and Renewals Team also provides information and advice in relation to the Disabled Facilities Grant; affordable warmth and energy advice; student property registrations and private sector housing issues including empty properties. The service is responsible for delivering the Private Sector Housing Capital Programme, which for 2007/08 is approximately £9m.

Specifically, the section works in the following areas of activity:

- area renewal
- provision of Disabled Facilities Grants
- empty properties
- housing enforcement, including Compulsory Purchase
- Housing in Multiple Occupation, licensing and enforcement of standards
- student property registration
- landlord accreditation
- affordable warmth
- energy advice.

In addition, the service has been selected by the East Midlands Regional Housing Board to host two regional projects:

- DASH – Decent and Safe Homes
- HI4EM – Housing Intelligence for the East Midlands,

Derby Housing Strategy 2008-2013 consultation draft:

Increasing affordable housing and regenerating neighbourhoods

The Development Team, based within the Housing Strategy and Development Unit, works with housing associations and developers to enable the provision of affordable housing in Derby. New affordable housing is delivered almost exclusively by Registered Social Landlords (RSLs). Although much of this work takes place with grant funding, either from the Housing Corporation or Derby City Council, it is increasingly taking place on private residential development sites.

On such sites planning policy requires that sites of over 14 units provide some affordable housing as part of the s106 agreement. In addition the council has been successful in securing £22 million of PFI credits to develop 175 additional affordable properties in the City of which 125 will be new build and 50 will be refurbished properties.

In order to carry out this role the Development Team work closely with a range of Derby City Council sections, including Housing Options, Planning and Legal, as well as external organisations, such as the Housing Corporation.

Affordable housing is predominantly delivered both through the planning policy requirements applied to private development sites over a certain size or number of units. It is also delivered on the Council or Housing Association owned land. External grant funding, either from the National Affordable Homes Agency or the Council itself, is often required to produce the type and numbers of affordable housing required.

The Special Housing Projects Team was established in recognition of the need for project management arrangements for significant housing projects. The team is currently responsible for delivering the following housing projects:

- non-HRA PFI Scheme
- the Rosehill Project
- Osmaston master planning.

Providing housing options

The Housing Options Centre provides a one-stop shop for housing advice and homelessness services. It aims to provide a comprehensive, integrated housing advisory service, aiming to prevent housing crisis through early intervention. The section also encompasses the Council's statutory functions around homelessness, working closely with a range of partners including Housing Associations; specialist advice agencies and specialist housing providers. The team aims to promote and enable access to good quality, affordable accommodation for all.

Derby Housing Strategy 2008-2013 consultation draft:

There is an increasing recognition that homelessness risks are increased due to problems with debt, benefit take-up and budgeting and that appropriate and timely advice can help people remain in their existing property. The links with Derby Advice and other advice agencies are crucial in addressing the root causes of homelessness. Other functions include managing:

- Derby Homefinder- the city's Choice based lettings allocations system
- the Joint Housing Register
- Homelessness acceptances
- preventing homelessness
- the provision of housing advice, and
- Right to Buy requirements

In delivering good quality advice, specialist resources for domestic violence, young people, community care, asylum/refugee issues and risk assessment for the re-housing of offenders have been developed. The Housing Options Centre is also responsible for Care Link, a 24/7 service., their services include:

- provision and installation of Lifelines
- out of hours support to sheltered housing
- monitoring of vulnerable tenants
- lone working monitoring
- assistive technology – Telecare.

Supporting People

The Supporting People Team manage the grant funding stream that pays for housing related support services for a wide range of vulnerable client groups. These services are procured, monitored and reviewed by Derby City Council on behalf of the Supporting People Partnership. The team works with a range of providers and with other City Council teams to make sure that vulnerable individuals including homeless people, people with learning disabilities, people with mental health issues, ex-offenders and older people are supported to maintain independence.

The role of the team is to:

- manage Supporting People contracts
- make accurate and timely payments to providers
- audit the quality of services
- make sure services provide value for money
- carry out validation visits
- consult with stakeholders
- research needs
- commission new services.

Derby Housing Strategy 2008-2013 consultation draft:

The Supporting People team have developed their service to ensure that a range of successful initiatives have taken place since the last Housing Strategy. This has included reviewing services to provide significant efficiency savings, which in turn has created enough financial headroom to allow additional key services to be developed. Furthermore, the team has worked in partnership with a range of agencies including the Primary Care Trust; Social Services; Derbyshire Housing Aid; the Housing Options Team; the Housing Strategy and Development Unit and others to develop a nationally recognised, innovative and enhanced service for single homeless people, particularly street homeless people.

The team administers a Supporting People Grant of approximately £10.5m each year.

Understanding and responding to housing and related needs in the City

The City Council is responsible for working with its partners to undertake and interpret research in order to gain a thorough understanding of the housing needs and markets in the City.

The principal team responsible for this activity is the Housing Strategy and Research Team, providing information on all local housing needs and the condition of homes in the area. It sets out the Council's objectives and proposals for responding to these issues, and reports progress made against the priorities outlined in our strategies.

The team undertakes research into local housing needs and conditions, coordinates production of the Housing Strategy and other related strategies, including consulting with tenants and Leaseholders and other interested agencies directly leading on delivering some parts of the Strategy. It works with a range of partners across the City to deliver outputs on a number of projects.

Derby Housing Strategy 2008-2013 consultation draft:

National, Regional and Corporate context

The National agenda

Derby's Housing Strategy sits within the context of wider national, regional and corporate policy agendas and incorporates these into the City's strategic housing work. As highlighted in the Introduction, it is becoming more important to view housing strategies and services as part of a wider sustainability, growth and prosperity agenda. The national framework reflects this requirement.

The Government broader vision for Local Government is set out within the White Paper- '*Strong and Prosperous communities*'- which sets the framework within which local authorities shall deliver services to the communities they serve. The White Paper introduces and strengthens a number of key themes, which will permeate through local authority strategies and service delivery.

Those particularly pertinent for the Housing Strategy can be summarised as:

- strengthening the participation of local citizens and communities in shaping the place they live in and the services they receive.
- devolution of powers to regions and city local authorities to ensure the development of sustainable growth strategies that reflect local economies
- confirmation that the 'Local Strategic Partnership', known in Derby as the Derby City Partnership, shall be the overarching partnership for an area. There is already a duty for local authorities to prepare a Sustainable Community Strategy, which is outlined more fully in Chapter 5. There is now a requirement, however, for each authority to prepare a delivery plan for the Strategy, known as a Local Area Agreement (LAA).
- require local authorities to deliver progress in promoting community cohesion

Plans, Papers and legislation more specifically relating to the Government's current housing agenda are as follows:

The Government's 5-year-plan *Sustainable Communities: Homes for All* (2005) sets the objective of providing a sufficient number of quality homes across all types of tenure to meet everyone's need. Whilst retaining the objective of improving social and privately rented homes, the plan proposes to build more homes, particularly on brownfield sites and in revitalised city centres. It identifies the development of communities and the surrounding built, social and natural environments as an integral part of building homes. Further priorities include increased opportunities for affordable home ownership, tackling homelessness, and independent living for those receiving care.

Derby Housing Strategy 2008-2013 consultation draft:

This plan was published alongside *Sustainable Communities: People, Places and Prosperity* (2005), which sets out a more people-focused agenda for the development of communities beyond mere homebuilding. Homes should be not only decent and affordable, but situated in communities in which people want to live – communities which offer the opportunity to get involved and influence local decision-making, to access jobs and services, to develop skills and interests.

The more recent 2007 Green Paper, *Homes for the future: more affordable, more sustainable* sets out proposals to increase the supply of housing- with particular emphasis on design and environmental standards-; an increase in the proportion of affordable rented and shared ownership properties and supporting infrastructure. It encourages Councils to grant planning permissions swiftly and flexibly, to identify suitable sites to be built on surplus Government land and other brownfield sites wherever possible and to reduce the number of long-term empty properties.

New developments should be in mixed communities with access to good local amenities and green spaces. New homes should also be more energy and water efficient and protected from the risk of flooding. The paper proposes that planning gain may be used to secure infrastructure investments. In relation to social housing, it recognises the progress has been made in improving the existing social housing stock through Decent Homes programmes and as such seeks to shift the emphasis toward to increasing the supply of affordable housing and, in particular, the supply of family housing. It sets out new ways for local authorities to develop housing and further opportunities for affordable ownership developments.

The *Housing and Regeneration Bill* was passed by Commons Committee on the 31 January 2008, will help deliver the commitments set out in the 2007 Housing Green Paper outlined above. The Bill establishes the new Homes and Communities Agency, which merges the Housing Corporation and the Government's Regeneration Agency, English Partnerships. It will focus on delivering more new and affordable homes across all tenures and will drive investment in regeneration. The Bill also makes rating against the Code for Sustainable Homes mandatory for new homes, in line with the Government Climate Change agenda.

The 2008 document *Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing an Ageing Society* (2008) sets out measures to enable older people to remain in their own homes; to ensure that these homes are of a high standard, warm, suited to people's needs and situated in safe and inclusive neighbourhoods. It is premised on the recognition that the design of new homes and neighbourhoods must change now in order to meet forecasted housing and social care needs in the years and decades to come.

Derby Housing Strategy 2008-2013 consultation draft:

With a large part of future housing need attributable to the growing number of older households, many of whom will live with disabilities, new housing developments must be designed to meet these needs. This means not only adapting homes as older people's needs change with age, but also designing homes to be adaptable.

Similarly, neighbourhoods must be designed with residents of all ages and abilities in mind and offer services and amenities, which are accessible to all. More (mainstream and specialised) housing choices must be opened to older people, alongside better advice services to facilitate informed choices.

The Regional agenda

The inaugural *East Midlands Regional Housing Strategy* covered the period from 2004 to 2010. It established policies that were grouped within the three overall strategic aims of Balance, Inclusion and Co-ordination. Policies to deliver these aims included:

- increasing the quantity, quality and choice of affordable housing
- tackling low demand areas
- delivering decent homes in both public and private sectors
- addressing the causes of homelessness
- meeting the needs of vulnerable and 'hard to reach' individuals and communities
- developing the sub-regional role and a common information base

The East Midlands Regional Assembly (EMRA) through the Regional Housing Group (RHG) has released a revised *draft Regional Housing Strategy (RHS)* for consultation in April 2008. This is entitled 'Managing Growth: Managing Change' and will cover the period from 2008 to 2016.

This document identifies the challenges for the region, key to which is the predicted growth in households. It is expected that the number of households requiring accommodation between 2001 and 2016 is expected to rise from 1.7 million to just under 2.1 million – a rise of 20%. Half of this rise is the result of changes in the existing population profile with the other half being through immigration of which the vast majority will migrate in from other parts of the UK. Hence a key challenge is to ensure the sustainable development of the region in order to meet these housing growth projections

Affordability is another key challenge. The gap between house prices and wage rates has widened throughout the region, although this is more acute in some areas than others. With the level of residential development anticipated, an important challenge will be to ensure that a significant degree of new residential development is affordable to all sections of the community.

Derby Housing Strategy 2008-2013 consultation draft:

The draft RHS has set the following key themes, feeding into objectives and policies, which in turn are supported by a number of actions. The key themes are:

- affordability & Access to Housing
- design Quality & Sustainable Homes
- Sustainable and Cohesive Communities
- rural housing
- housing for Vulnerable People
- planning for an Ageing Population.

The draft RHS has been developed within the framework of the region's Integrated Regional Strategy, which also includes the Regional Plan, Regional Housing Investment Strategy and the Regional Economic Strategy. The draft RHS aims to complement but not repeat any of these. In the future there will be one 'Single Regional Strategy'. This is due to be introduced following legislation in 2010 and will bring together all the issues dealt with by these four documents in one strategic document. The RH?? asserts that the draft RHS is more than simply an interim document, however, in that it sets aims and objectives until 2018 with recommendations that these inform the Integrated Strategy from a housing perspective.

The Regional Assembly's *Regional Housing Investment Strategy 2008 – 2011* identifies as a key priority for Derby the challenge of balancing the need for more affordable housing against the risk of exacerbating concentrations of deprivation and low income. Urban regeneration and the sustainable mix of tenure and property type are therefore at the heart of the Strategy for Derby, along with an emphasis on the development of brownfield sites, quality of developments, and the creation of more large (4 bed plus) dwellings.

The *draft East Midlands Regional Plan* revises the Regional Spatial Strategy for the East Midlands (RSS8) and sets out the future development requirements for the region up to 2026. Within its Core Strategy, the Plan outlines a series of core objectives to ensure the delivery of sustainable development throughout the region. Of specific relevance are the objectives:

- to reduce social exclusion
- to protect and enhance the environmental quality of urban and rural settlements
- to minimise adverse environmental impacts of new development and promote optimum social and economic benefits

The Spatial Strategy sets out the region's priorities within both an urban and rural context. Derby has been identified as one of 5 Principal Urban Areas (PUA).

Derby Housing Strategy 2008-2013 consultation draft:

The Plan sets out priorities for each sub-area, which are set out within Policy 13 of the Spatial Strategy. Derby sits within the Three Cities Sub-area, which includes the other PUAs of Nottingham and Leicester, plus the intermediate rural areas. The Policy states that: “Development should support the continued growth and regeneration of Derby, Leicester and Nottingham...” which will be achieved by ensuring the following of most relevance in housing terms:

- a mix of housing types
- regeneration of deprived inner urban areas and outer estates
- the protection, development and enhancement of green infrastructure to address past environmental degradation and contribute to the development of sustainable communities

The ‘Three Cities’ of Derby, Leicester and Nottingham are also designated a ‘New Growth Point’. Within these areas, there is potential to accelerate the delivery of new housing and there are capital funds available to assist local authorities to enable this.

Each sub-area contains a number of Housing Market Areas and the draft plan provides priorities for each Housing Market Area (HMA) - also referred to as a sub-region. Derby sits within Derby sub-region, which is described in Chapter 3. The priorities set for the HMA are:

- strengthening the role of Derby as a PUA through urban intensification and planned and sustainable urban extensions
- avoiding unsustainable levels of development in smaller towns in Amber Valley and South Derbyshire
- supporting the regeneration of Swadlincote, Alfreton, Belper, Heanor and Ripley

Derby Housing Strategy 2008-2013 consultation draft:

The corporate context

The Council's Corporate Plan 2008-2011 sets out how the Council will manage its performance and resources to ensure delivery of its overarching vision of 'Derby- a city for all ages':

'where people of all ages and from all walks of life will feel that they belong to Derby and that Derby offers them everything they need; for work, education, housing, leisure and a safe, healthy lifestyle.'

The Plan is closely linked to Derby City Partnership's '2020 Vision', which will be referred to within the next section, and can in fact be viewed as the Council's contribution as a key partner to the Community Strategy.

The Corporate Plan for 2008-2011 has six priorities, which are:

- Making us proud of our neighbourhoods
- Creating a 21st Century City Centre
- Leading Derby towards a better environment
- Supporting everyone in learning and achievement
- Helping us all to be healthy, active and independent
- Giving you excellent services and value for money.

Housing has a general contribution to make toward the Corporate Plan through supporting the aims and objectives through its day-to-day operations. It also has a key contribution to make within a number of the key outcomes set out within each priority. These are:

- Improving the standard and range of affordable by:
 - delivering the housing Private Finance Initiative (PFI) scheme at Rosehill and the affordable housing development programme
 - increasing the number of decent homes in the private sector
- Increasing economic growth and sustainable development by:
 - delivering priority development projects in the city centre including Riverlights, Castleward and North Riverside
- Raising awareness on climate change and local environmental issues by:
 - maximising residents' access to the Warm Front Scheme, which aims to make homes more energy efficient
- Raising the quality of social care for vulnerable and older people by:
 - developing 'extra care' residential accommodation for older people that offers a range of support packages
 - modernising sheltered housing services within the city
- Improving the health and well-being of our communities by:
 - improving outcomes for drug and substance misuse, sexual health and pregnancy

Derby Housing Strategy 2008-2013 consultation draft:

These outcomes will be reflected within the Housing Strategy. The Housing Strategy is underpinned by more specific local strategies and policies including:

- **The Derby Homelessness Strategy**

Derby's Homelessness Strategy responds to the Homelessness Act 2002, which gives authorities a statutory power to carry out a review of homelessness services and formulate a Homelessness Strategy.

The Strategy covers:

- prevention of homelessness.
- securing of suitable accommodation for those who are, or may become homeless and the provision of satisfactory services to those actually or potentially homeless.

- **The Derby Black and Minority Ethnic Housing Strategy**

Derby has a large and growing BME population that includes many cultures and religions. However, evidence suggested that the BME population often does not find it as easy to access good quality housing and support services as the white British population. In response to this, Derby's first BME Housing Strategy was published in 2005 and covers how we will ensure that housing services will respond to this issue.

- **The Derby Older Person's Housing Strategy**

The Older Person's Housing Strategy provides the route map for improving housing and housing related services for Derby's growing elderly population. The key themes of the strategy are:

- Emphasising the importance of good quality housing and support services in order to ensure homes are warm, safe and secure.
- Ensuring that the provision of services promotes independence and is responsive to the needs and preferences of older people.
- Ensuring that information, advice and advocacy is accessible and available for professionals and older people themselves on the range of housing and support options and/ or solutions available.
- Providing a framework for service providers when they review their housing and service models to improve flexibility to meet changing needs and the aspirations of older people.
- Improving the integration of services delivered by housing, health, social services and other agencies such as voluntary and private sector organisations to provide a seamless service and maximise existing resources.

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- **The Derby Empty Property Strategy**

The Empty Property Strategy outlines the national context of empty properties then sets out the extent of the problem within Derby itself. It analyses previous successful empty property activity in the city, and provides a detailed framework for further action.

- **Affordable Warmth Strategy**

The Affordable Warmth Strategy for Derby has the overall objective of making sure that no-one in Derby suffers from fuel poverty, that excess winter deaths are significantly reduced and that all residents can afford to heat their homes adequately.

- **Housing Renewal Policy**

The Housing Renewal Policy outlines how the Council will tackle disrepair in the private sector and target resources to help the most vulnerable residents. It also covers how we will bring empty homes back into use and how we will provide safe, energy efficient housing and reduce the number of people who are in fuel poverty.

- **Supporting People Strategy**

Supporting People is a national framework that guides the planning, development, monitoring and funding of housing related support services. This Supporting People Strategy sets out how Derby proposes to manage the Supporting People programme for 2005-10, delivering services locally to our most vulnerable households.

- **Supported Accommodation Strategy**

The intention of this strategy is to inform the commissioning of health, social care and housing services for older people, the development of a Housing Strategy for Older People, the City's Vision for Ageing and the developing Neighbourhood agenda. The key drivers of the strategy include:

- shifting the balance of care in order to reduce the number of admissions to long-term care, and support more older people at home and intensively at home
- diversifying specialist accommodation for older people away from reliance on long term residential and nursing care and into housing based models such as extra care
- developing a more holistic system approach which brings together housing, health and social care planning and provision for older people into one commissioned system rather than separate systems as at present

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The Community and Partnership agenda

The Derby City partnership (DCP) is the local strategic partnership for the City. Its membership includes public services, local businesses community and voluntary groups, and individuals who live or work in Derby. The DCP has developed a vision for 2020 within the Community Plan.

Derby's 2020 Vision is states that:

"People of all ages and from all walks of life will feel they belong to Derby and that Derby offers them everything they need - for work, education, housing, leisure and a safe, healthy lifestyle."

Every three years the DCP identifies new priorities for the coming three years. The current priorities for 2006-2009 are summarised as:

- Improving the city centre for all communities
- Supporting the growth of the local economy
- Improving Derby's deprived neighbourhoods

Delivery of the Community Strategy is by way of the Local Area Agreement (LAA), which has established 35 key priorities as agreed between the Government and Derby. The Council and its partners are incentivised to perform well on these areas through Government funding of the Council's services being partially dependent on the outcomes achieved in these areas.

The *Derby Community Cohesion Strategy* has been developed by the city's Community Safety Partnership. The Community Cohesion Strategy states it will be one way of ensuring that the vision of the Community Strategy becomes a reality for the people of Derby. It sets the following eight key objectives to deliver the vision and aim. Of particular relevance are:

- Establishing strong and effective leadership of community cohesion at city and community level
- Empowering local communities by implementing neighbourhood engagement and participation structures
- Developing a sense of belonging and shared values across the city
- Implementing a prevention strategy that avoids tomorrow's problems, and is particularly targeted at young people
- Visibly and effectively working to tackle inequalities across partnership agencies

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Priority Themes

The priorities themes for Derby's 2008 – 2013 Housing Strategy have therefore been developed within the context of the national, regional, corporate and community agendas. They are as follows:

- **Cohesive Communities**

The aim of this priority is to ensure that housing services contribute towards the building of safe, inclusive and vibrant communities with a shared sense of belonging.

- **Affordable and accessible housing**

The aim of this priority is to ensure that every household in Derby has access to decent and appropriate housing that they can afford

- **Improving homes and the living environment**

The aim of this priority is to regenerate homes and neighbourhoods in a sustainable manner.

- **Supporting vulnerable residents**

The aim is to ensure vulnerable people receive appropriate housing and housing related support.

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Key housing and related issues within each priority theme

1. Cohesive Communities

- Growing ethnic diversity requires more flexible and responsive services provision to ensure full inclusion for all communities
 - Perceived barriers to geographical mobility along community lines
- A8 migrants
 - Transitory nature
 - Pressure on private sector rental stock
 - Houses in Multiple Occupation/ Overcrowding
 - Potential for exploitation
 - Potential impact on host community
- Growing student population
 - Transitory nature
 - Impact on private rental market
 - Need for regulation and control of higher risk private sector rental market
- Gypsies / travellers
 - Integration of existing and future travellers onto authorised sites within the community
- On-going issues within communities
 - Respect agenda / impact of Anti Social Behaviour
 - Crime and fear of crime

2. Affordable and accessible housing

- Affordability
 - Rise in house prices outpaced rise in incomes over the last 10 years
- Increasing demand pressures on social housing stock
 - Loss of social housing stock through Right to Buy
 - Lost stock not replaced
 - More people having to join waiting list because of increasing affordability issues
 - Social housing becoming option of choice
 - Expanding role of general needs social housing
- Underoccupation
 - Significant proportion of family homes occupied by older 1 - 2 person households
 - Lack of attractive downsizing accommodation

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- Lack of suitable intermediate housing
 - Lack of understanding/ effective marketing
 - Dwelling type
 - Desirability
 - Location
- Lack of developable land in Derby City
- Challenges by developers to Section 106 contributions
- Ineffective use of the private sector rental market to meet housing needs
 - Lack of private lease schemes
 - Lack of private rented homes with disabled facilities
 - Poor communication with landlords
- Lack of move-on accommodation for people ready to leave supported accommodation
- Population and household growth impacting on housing demand
 - Increasing elderly and frail elderly population
 - Increasing number of single person households
- Choice Based Lettings systems allowing full and fair access to affordable housing for all members of the community

3. Improving homes and the living environment

- Vulnerable households living in non-decent homes in the private sector
- Low housing demand in certain areas
- Long-term empty properties
- Buy to Let investments compromising the value of residential-led development in the city centre
- Unco-ordinated approach to the continued use of adapted properties
- Climate change agenda
 - Energy efficiency of existing and new built homes
- Fuel poverty
- Resources required to enable effective regeneration of deprived areas
- Development and implementation of appropriate Masterplan for areas of Rosehill and Osmaston
- Scarce resources to deal with poor housing conditions in the private sector
- High levels of deprived mono-type and mono-tenure estates
- Root causes of deprivation
 - Worklessness
 - High levels of Anti Social Behaviour
 - Poor health
 - Educational attainment
 - Life outcomes
- Higher impact private sector rented dwellings (Houses in Multiple Occupation, students, migrant workers)

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4. Supporting vulnerable residents

- Need to develop assistive technology and resources to allow people to remain independent
- Provision of appropriate supported housing and support services for vulnerable groups
- Some floating support services too inflexible/ not sufficiently specialised
- Appropriate and attractive housing choices for an ageing population
- Lack of clarity where to go for older people's housing advice
- Homelessness
 - Move-on support required
 - Need to deal with underlying causes of homelessness, e.g.
 - i. Chaotic lifestyles
 - ii. Worklessness
 - iii. Relationship breakdown/ domestic violence
 - Use of Bed and Breakfast is not suitable as temporary accommodation
 - Over-reliance on temporary accommodation
 - Effect of rent allowance direct payments
- Need to prevent homelessness and provide suitable options
- Provision and support for high-impact homelessness groups, e.g.
 - Youth homelessness
 - Ex-offenders
- Bed blocking
- Insufficiently joined-up approach to commissioning services between housing, health and social services
- Limited options for domestic violence victims
- Need to bolster the services provided by the Home Improvement Agency and better market services.

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Setting the strategic objectives to address the issues identified within each priority theme

Cohesive communities

- Ensure all housing services are fully inclusive and accessible to all members of the community
- Maintain the cohesion between incoming migratory groups and the long standing community
- Ensure 'vulnerable' migrants are not liable to exploitation within the city's housing market
- Work towards enhancing the quality of life on Derby's social housing estates
- Work towards safer environments and reducing fear of crime
- Make sure there are no perceived or actual barriers to social housing mobility across the city
- Ensure integration and co-existence of settled and Travelling communities
- Ensure vulnerable in-migrants and other groups such as Travellers receive the housing related support services they require

Affordable and accessible housing

- Maximise the delivery of affordable housing to meet increasing housing needs
- Ensure robust affordable housing planning policies underpin the affordable housing delivered through Section 106 sites
- Identify strategies to reduce under-occupation in the social housing sector
- Promote and develop intermediate housing options of choice
- Ensure best use of available developable land within the city and contingent to the city to meet housing needs
- Improve links with the private sector and make more effective use of private sector housing stock to meet housing needs

Derby Housing Strategy 2008-2013

consultation draft:

- Source and develop move-on accommodation for specific homeless and special needs client groups
- Provide appropriate and desirable accommodation to meet the long term housing, care and support needs of the ageing population
- Provide appropriate and desirable accommodation to meet the long term housing, care and support needs of disabled residents and residents with special needs
- Bring long term empty properties back into use
- Make better use of private sector leasing and other arrangements

Improving homes and the living environment

- Work with private landlords to improve housing conditions in the private sector
- Target Decent Homes assistance toward vulnerable households
- Develop and promote measures to improve energy efficiency and address fuel poverty
- Work effectively with partner agencies to address underlying issues that create poor environments and dysfunctional communities
- Address 'root' causes of deprivation and low demand issues through dealing holistically with environmental, social & educational issues in tandem with 'bricks and mortar' redevelopment.
- Ensure long term development partner commitment through asset appreciation approach
- Progress Masterplanning exercises for Rosehill & Osmaston taking full advantage of the opportunities to regenerate the locality and take on board the broader housing supply needs within the City.
- Make effective use growth point opportunities
- Ensure strategic development embodies the principles of the climate change agenda

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Supporting vulnerable residents

- Progress and market the use of assistive technology
- Work with partner agencies to address the causes of homelessness
- Provide effective homelessness prevention services
- Address 'high impact' homelessness
- Provide an effective housing advice and support service to the whole community
- Provide improved housing advice for elderly residents
- Improve housing choices for elderly residents
- Provide improved housing advice and housing choices for residents with a disability or special need
- Ensure sustainable housing choices for 'high impact' homelessness groups
- Work with partners to co-ordinate measures to address hospital bed-blocking
- Improve inter-agency commissioning to provide flexible housing based support and care services
- Map supply of adapted properties and work toward a more co-ordinated use of pre adapted properties