

Time Commenced – 6:00pm
Time Finished – 8:30pm

Regeneration and Housing Scrutiny Review Board 07 March 2023

Present: Councillor Roulstone (Chair), Cllr Khan, Cllr West,
and Pandey

In Attendance: Kathryn Allen, Marketing Derby
Verna Bayliss, Director of Planning & Transportation
Ann Bhatti, Connect Derby Business Centres Manager
John Forkin, Marketing Derby
Catherine Williams Head of Service Regeneration Projects
Ian Fullagar, Head of Strategic Housing

25/22 Apologies for Absence

Apologies for absence were received from Councillors Testro (Vice Chair) M Holmes and Lindsey

26/22 Late Items

There were no late items.

27/22 Declarations of Interest

There were no declarations of interest.

28/22 Minutes of the meeting held on 25 January 2023

The minutes of the meeting held on 25 January 2023 were agreed as a correct record.

29/22 Marketing Derby Update

The Board received a presentation from the Managing Director of the city's investment promotion agency, Marketing Derby, on its work to raise the profile of Derby in order to support and attract investment.

Marketing Derby had been awarded the Queen's Award for Enterprise in Innovation in 2020 in recognition of its successful and unique public-private partnership model, which included over 300 local business Bondholders who acted as ambassadors for the city and supported Marketing Derby in its work.

Examples were shared on how Marketing Derby worked with stakeholders to attract new businesses and capital investors to the city which created new jobs and capital investment, contributed positively to the city's GVA and to Derby City Council's income streams through generation of business rates.

Recent successes included the announcement of two major international investments onto St. Modwen Park Derby - Swedish medical technology manufacturer, Getinge, and German-owned heating technology company, Vaillant. The arrival of which were in line with the city's strategy to diversify its economy.

Post-Covid, the city centre is a priority in order to attract further investment and footfall. A number of major transformational developments are in the pipeline, including the new Performance Venue and The Condor residential scheme at Becketwell, the University of Derby's new Business School and a revamped Market Hall.

Work was being undertaken by Marketing Derby to encourage landlords and businesses in the streets around the Becketwell scheme to invest in their properties ahead of the opening of the performance venue so that visitors had a better experience and increased their dwell time and spend in the city centre.

Work was also being undertaken to analyse how Derby city centre's market potential and footfall had changed since before Covid in order to influence local stakeholders' city centre strategy and campaigns aimed at attracting new businesses and visitors.

The Chair thanked the Managing Director of Marketing Derby and his team for the investment it had attracted to Derby and the good work being done to raise the profile of the city – the potential to attract further investment to support Derby's economic growth ambitions was noted.

The Board noted the report and presentation.

30/22 Update on the City Centre Vision and Regeneration of High Street

The Board received a report and presentation from the Director of Planning and Transport and the Head of Service Regeneration Projects.

The Director of Planning and Transport explained the approach to the development of a vision for the city centre, to create a holistic framework with a strong direction for how the city would look and feel over the long-term. The pandemic had accelerated many trends that were changing the high-street, such as increasing on-line shopping. There was a need look at how we work collaborative in the short/medium and long term, and not just a focus on individual projects around buildings, but the spaces between them.

Derby City Council had created an Ambition document, published in the summer of 2022, which set out a series of key themes. This was used to start a conversation with the city to test the ideas and see if the level of ambition was right. Amongst the subjects discussed were housing and city living, climate change, culture, connectivity, greening, University, office space, the inner ring road, heritage and conservation and the river.

The main themes from the feedback were:

- the city should be focused on people
- there should be quality of spaces in the city
- comfortable environments and green public spaces should be created
- heritage was an economic asset, people were proud of the city and buildings
- the ring road separated the centre from the rest of the city and ways to make the more permeable would be helpful
- accessibility was important but it needed to be sustainable
- need to be clear about different areas and zones and what they mean to people
- other areas just outside the centre were important too, particularly around the railway

A councillor asked if there was a budget available, as the council was very restricted financially. It was explained that several projects already had committed funding and that there would be future funding opportunities from central government. The important aim was that Derby can demonstrate it has a strong ambitious vision, with development planned in the short to medium term. This would build confidence in the city and bring external investment. The council was committed to projects but restrained in the availability of its funding to support.

One significant programme being delivered this year and next was the Derby Mobility Programme. The core funding was from the national Transforming Cities Fund, which Derby had successfully won with Nottingham City Council. The Derby element was approximately £60 million for improving infrastructure in and around the city to connect people to work and learning.

It covered improving key routes for cycling and walking, as well as improvements to key bus corridors such as bus shelters and real time information displays. It also covered a new public e-bike scheme and demand response transport or DRT. Another element of the funding was from the Future Transport Zone, which was to be used as a 'live lab' to test future mobility. Projects included mobility hubs which could bring together public transport, EV charging, e-bikes and e-scooters and a trial of a Mobility as a Service (MaaS) App.

A councillor raised concerns at the return of an e-bikes given the issues of the previous scheme in Derby. The officer explained that the scheme had been informed by the experiences in Derby. The technology had also improved since then and the bikes themselves could be set up with restrictions to speed and where they could be used. The new scheme would also be rolled out slowly, working with local communities, rather than being distributed city wide from the start.

There was also concern about the use of e-scooters which were not part of the Derby trial, which were illegal to use on roads. Councillors asked what legislation to enforce this was in place now and if pathways could be marked out for their use. The officer explained that enforcement lay with the police, and any illegal use would have to be reported to them. Lanes could not be marked out separately for e-scooters, at present several trials of e-scooters

were taking place across the country and at the present there was no decision on national legislation. A councillor thought this might change in future years as e-scooters became accepted.

An update on progress of various projects and schemes across the city was provided by the HOS Regeneration Projects

- Becketwell Performance Venue - the demolition of properties on Colyear Street was complete; the first stage of design had been signed off. SJS were liaising with the building firm to begin construction. ASM Global had been secured as operators. The building would be used for night-time and daytime events.
- Market Hall – now in the second phase, the fabric of the building (phase 1) was complete. The project was moving to focus on the branding, marketing and recruitment of businesses, and progressing the final stages of design. There would be a different way of operating in the building, it would become a destination site, the role of creative industries was being looked at.
- The Condor Derby – This was the Becketwell private rented scheme. This was a residential scheme, with Granger, a national investor, who manage and invest in the building and apartments to ensure they are consistently occupied and maintained, 260 apartments were due to go live in the next few months. The apartments are aimed at high earners who want to live in the city centre.
- Derby Riverside – a report is going to Cabinet next week for further approvals. An image was displayed of a concept plan for a wider vision of the area around the flood defences. Currently there was funding for the development of a flood wall, but re-development of the area around the flood defence was being planned. Several office blocks will be lost to make way for an urban green space. Work was ongoing with owners and occupiers of the properties to provide support.

New opportunities were highlighted:

- Derby station has “HS2 East” status and Government resources are available to invest in regeneration plans around the station area, through a partnership with East Midlands Development Company and London and Continental Railways.
- Midland House – was being acquired by London and Continental Railways with support from the city council.

Assembly Rooms and Guildhall it was noted that the city centre was no longer retail driven; culture was at the heart of regeneration plans

- Project Assemble, Derby Theatre was a nationally acclaimed theatre originating in the city, it was recognised to be innovative and trail blazing. The current location in the Derbion centre has constraints. The theatre could be re-located to the Assembly Rooms site, but there

was a need to take account of the wider regeneration plan. £20million of levelling up funding was available for the project.

- Guildhall – some essential repairs were needed to re-open safely and there was a need to undertake further work.

A councillor was pleased to see developments but asked whether the planned demolition of Exeter House, under the OCOR project, was going ahead. The officer confirmed Exeter House would not be demolished, a glazed wall would be installed around the perimeter of Exeter House. The councillor was also concerned about the proposed move of Derby Theatre to new premises which was dependent on outline planning permissions for the Assembly Rooms site; and asked if any timescales were in place. The officer explained that Levelling Up Funding (LUF) had to be spent by 2026 but work was ongoing to develop a detailed programme. The capital LUF funding was available for the city council to construct and then lease the building. The University provide revenue funding to support Derby Theatre. The councillor asked about options to bring the Guildhall Theatre back into use. The officer explained that options for future use of the building were being explored, which needed to respect the listed status of the building.

The Board noted the report.

31/22 Connect Derby with iHub – Impact Assessment

The Board received a report and presentation from Connect Derby Business Centres Manager. The presentation gave an update on the move of businesses from the iHub and the handover process.

The Nuclear Skills Academy (NSA) iHub was announced in May 2022. It was the first of its kind, aiming to sustain nuclear capability within the UK's submarines programme, by creating a dedicated pipeline of talent at the start of their careers. Some 200 Apprentices were planned each year for 10 years

It was a strategic partnership approach the key partners were Derby City Council, Rolls Royce Submarines, University of Derby and NAMRC.

Derby City Council's aim and role was to provide a home for NSA. They were to consult and explain the vision and strategic outcomes to existing businesses at the iHub and reassure them that NSA would not be detrimental to their business. DCC were asked to work collaboratively to find alternative fit for purpose locations to rehouse iHub businesses.

There were 23 Businesses based at iHub:

- Of the six office businesses, two relocated to Marble Hall in July 2022, one relocated to Sadler Bridge Studios in July 2022, another relocated to the Rolls Royce site in August 2022 and two did not take up relocation options and left altogether.
- Of the 7 workshop businesses, one relocated to Sadler Bridge Studios in July 2022, another went to the University of Derby Site in November

2022. Five are still based at the iHub. Three are moving to Dunstall Road in March 2023, one is moving to their own building, and another is relocating to London in March 2023

- The 10 virtual/coworking businesses were offered an alternative Connect Derby business address, all of them moved instantaneously.

The handover was planned in two phases. Phase one work included the office site being vacated by July 2022. The University of Derby (UoD) took this over under a tenancy at will arrangements and began work on alterations. They started operating as an Academy from September 2022. Under Phase 2, the workshop side was planned to be vacated by March 2023. The UoD to begin alteration works in April 2023. The intake of apprentices is planned for September 2023.

Connect Derby is working with UoD Facilities Management to handover the FM side and ensure DCC's compliance requirements are met. Estates are working with UoD to agree the main lease. Property, Design & Maintenance: reviewing alterations works planned by UoD to ensure they are safe and protect the Council's asset.

A councillor asked for the cost of the projects and if there was a planned bus route and bus stop in place. The officer would provide information about cost and confirmed that UoD and Rolls Royce are exploring the public transport option with providers.

The Board noted the report

32/22 Update on Houses in Multiple Occupation and Private Sector Housing Strategy

The Board received a report and presentation from the Head of Strategic Housing. The presentation covered private rented stock conditions, the health impacts of poor private sector housing, supported exempt accommodation plus HMOs and next steps.

Private Renting in Derby - A chart showed the areas of Derby within each deprivation group. The highest percentage (46.5%) of Derby's private rented sector homes are in wards with more deprivation, Normanton, Arboretum, Abbey and Mackworth.

Condition of Private Rented Homes in Derby – In England the proportion of private sector rented homes which would fail the decent homes standard was 24.8%, in Derby the percentage was 30.9%. The local physical survey showed the proportion of housing which failed the standard were in the central wards of Derby; at least 8,500 privately rented homes failed the Decent Homes Standard.

Housing Health and Safety Rating System (HHSRS) Category 1 Hazards (Hazards which pose a serious risk to the health and wellbeing of occupants) in Derby 23.7% of private rented sector (PRS) homes in Derby have an HHSRS Category 1 hazard compared to 14.4% of PRS homes in England.

Category 1 hazards include falls on stairs, excess cold, damp and mould and fire and electrics.

Housing and Health Impact Assessment – it was highlighted that it was not just private rented accommodation affected but also privately owned houses that were of a low standard. The Board heard that life expectancy had stalled and was now decreasing. In Derby life expectancy was falling more significantly than the national average, for men to 77.7 years and for women to 81.5 years. There was also an inequality gap in life expectancy for those born in the most and least deprived areas of Derby of 10.9 years for women and 11.1 years for men.

Cold and Damp Homes – 2,899 PRS homes had a Category 1 hazard for excess cold. There was a strong link to poor health including respiratory diseases caused by damp or mould; people living in Derwent ward were 6 – 5 times more likely to be admitted to hospital for COPD. Trips and Falls occur everywhere across the city, 95% of pelvic fractures are caused by falls. The costs to the Local Health Services of poor housing were highlighted.

The costs to local health services of poor housing were detailed. Using an example of damp and mould growth, the Board heard that if 651 cases of this hazard were resolved it could save the NHS £366,991. However, NHS colleagues had warned if hazards were resolved it was unlikely that beds would empty as they would be filled quickly.

Supported Exempt Accommodation (SEAs) and HMOs (Houses in Multiple Occupation). Derby has seen a growth in SEAs. Landlords are exempt from housing benefit caps as the landlord must provide extra support to assist tenants who are vulnerable people. In some cases, the support was not being provided by landlords and fraudulent claims were made. A new multi-disciplinary team has been established which includes Housing Standards and Benefits Officers. The team will deliver support and training for landlords to improve standards.

The officers described the next steps which included strategic leadership that sees the local provision of health, care and housing services as a coherent system which seeks to deliver the best possible outcomes for the community. It was noted that the Council Cabinet had resolved to consult on the introduction of Selective Licensing /or Additional Licensing to help address issues in private accommodation. The Chief Planning Officer has been asked to look at HMO Article 4 directions, in areas where HMOs are a significant issue, every HMO would have to be registered under selective licensing. Under additional licensing every HMO would need to be licensed. DCC will also make £0.5m available next year to begin to address the issues identified. Additional funding would be available in subsequent years. A government white paper proposing a decent homes standard has been introduced across the private sector. A Supported Housing Regulatory Bill will mean that councils will have strategic overview of SEAs.

A councillor was concerned that there was a need for a multi-agency approach and that processes be initiated to improve housing in wards. It was explained that the information presented represented the pre-ambles to the project. Officers were in the process of reporting, an update report on

progress could be brought back in mid to late summer. Poor housing was not the only factor to consider, there was also poor health, diet, education, and ethnicity.

Another councillor asked if there was any funding available to advise tenants about their rights and to inform them about updates to their accommodation so that they can press for these to be done. The councillor proposed a recommendation to the Cabinet Member responsible for housing to this effect which was agreed by the Board.

The Board noted the report and recommended that the Cabinet Member with responsibility for Housing liaise with the Communications Team to ensure communications about the rights of tenants are circulated and to highlight why it was important that tenants press for updates on their accommodation to be done.

33/22 Remit, Work Programme and Topic Reviews

The Board considered a report which allowed the Board to study its Terms of Reference and Remit for the remainder of the 2022/23 Municipal Year. The report also allowed officers to inform the Board of any key work areas, issues, or potential topic review subjects within the service areas for discussion or inclusion in the work programme.

The Board members discussed the current year's work programme and noted that the work programme for the next municipal year would be discussed and arranged by the new Board at their first meeting.

Resolved

- 1. To agree the proposed work programme for 2022/23 which was discussed at the meeting.**

MINUTES END