

## Derby Housing Strategy 2008-2013

### SUMMARY

- 1.1 This report introduces the draft Derby Housing Strategy and its consultation process. It also outlines the proposed housing priorities to tackle over the next 5 years.
- 1.2 It is anticipated that the Strategy will be published in December 2008.
- 1.3 Members are asked to consider and comment upon the proposed themes and priorities.

### RECOMMENDATION

- 2.1 To consider the draft Housing Strategy and comment upon the proposed housing themes and priorities.

### REASONS FOR RECOMMENDATION

- 3.1 The Government requires that all Local Authorities have an approved 'fit for purpose' Housing Strategy. Derby was the first Local Authority in the country to produce a fit for purpose Housing Strategy in 2003. However, significant changes in housing policy and the housing market at a national, regional and local level now mean that an updated Housing Strategy is required.
- 3.2 The draft Housing Strategy has been through extensive consultation, culminating in a major stakeholder event on 16<sup>th</sup> September. Additionally, extensive housing needs research has been conducted which involved over 2,000 face to face household interviews across Derby and provided a wealth of data which will be used in the Strategy.
- 3.3 The Housing Strategy will set the blueprint for housing led services and provision in the City and will be an overarching document outlining the strategic focus for the City Council and its partners. Without the overarching Housing Strategy, the City Council will not have a clear strategy for how it will address and improve housing priorities.

#### **4.1 Reasons for the Housing Strategy**

A Housing Strategy is a document that all Local Authorities must produce.

Derby's first Housing Strategy was produced in 2003 and is now nearing the end of its shelf life. This updated strategy will take into account the changes in policy and Derby's housing market over the past 5 years.

The housing strategy is the high level plan for both public and private housing in the City. It takes into account housing needs in Derby and sets out priorities and plans to meet those needs. The Strategy is not just about buildings as it covers plans for the range of housing services.

When finalised, the Strategy will provide a roadmap for housing and housing services in the City over the next 5 years and will include priorities and actions for our services over this period.

#### **4.2 The Housing Strategy**

Further to extensive initial consultation with senior housing staff, four key themes were identified as priorities within the Housing Strategy. Each of these themes contain a number of specific objectives and these form the basis of the consultation process. The themes and objectives are outlined in appendix 2.

#### **4.3 Consultation process**

Through the consultation process, 17,000 feedback forms which were distributed in a range of locations including; libraries, Council House main reception and to all Derby Homes tenants and residents through the newsletter. These had a freepost address for people to be able to send short responses and included a dedicated email address and website where they could read the draft strategy or send a fuller response. They also included a contact telephone number. The consultation process was advertised through a press release; on the front page of the Council's website, through advertising in 'Your Derby', through the pointer panel and 'Your City Your Say' as well as circulating the draft widely to partners and attending meetings such as the Diversity Forum; City Housing Consultation Group and Strategic Liaison. The full results of the consultation and feedback from the Stakeholder event will be available on-line and by request, a hard copy from October.

A list of responses to this phase of the consultation process is attached as appendix 3.

#### 4.4 Next steps

Following the Stakeholder Consultation event on 16<sup>th</sup> September and presentation to Community Commission, the results of consultation will be written up and made available on the City Council's website and in hard copy on request.

The feedback from consultation will be incorporated into the Strategy and an action plan drawn up which will be presented to Council Cabinet on 28 October. It is proposed to publish the Housing Strategy in December 2008.

#### OTHER OPTIONS CONSIDERED

- 5.1 To not have an updated Housing Strategy would mean that Housing Services would be without an overarching document to identify housing service priorities and an action plan to drive forward services.

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<b>Background papers:</b>	Draft Housing Strategy Summary of public responses
<b>List of appendices:</b>	Appendix 1 – Implications Appendix 2 – Housing Strategy Priority Themes Appendix 3 – First round consultation responses

<b>IMPLICATIONS</b>
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**Financial**

- 1.1 Specific actions will be identified as the Strategy is developed and the cost implications of each of these will need to be considered at that time. The financial implications of these actions will be outlined in the action plan attached to the strategy.

**Legal**

- 2.1 None directly arising from this report and the accompanying draft strategy. Specific actions will however be identified in pursuit of the strategy, that will give rise to various issues that will need to be considered at that time.

**Personnel**

- 3.1 None directly arising from this report and the accompanying draft strategy. Specific actions will however be identified in pursuit of the strategy, that may have personnel implications either for the Council and/or other organisations. These will need to be considered at that time.

**Equalities Impact**

- 4.1 The standard of housing and housing related services in the city impacts upon the quality of life both for tenants and for those living in the neighbourhood, impacting most heavily on the more vulnerable sections of Derby's community.  
An Equalities Impact Assessment will be completed on the Housing Strategy in early 2009.

**Corporate objectives and priorities for change**

- 5.1 This report links with the following Corporate Objectives,
- Making us proud of our neighbourhoods
  - Creating a 21<sup>st</sup> Century City Centre
  - Leading Derby towards a better environment
  - Giving you excellent services and value for money
  - Supporting everyone in learning and achieving
  - Helping us all to be healthy, active and independent
  - Giving you excellent services and value for money

<b>HOUSING STRATEGY PRIORITY THEMES</b>
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**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
- 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 homes 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

## **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

<b>CONSULTATION PROCESS</b>
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<p>We are losing our green space on Rosengrave Street / Forester Street with the inner ring road - could you please provide somewhere for the children to play. Many flats don't have a water meter. Could you please install one when a flat becomes vacant, and publicise they are available to everyone free of charge. I have cut my water bills by 2 thirds since I have had one installed. I agree with the aims of the Derby Housing Strategy.</p>
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<p>Derby City Council are excellent in every aspect, I found it somewhat difficult in answering the questionnaire. I can only answer from my own aspect of living alone, which I find rather lonely. Thankfully I am able to go out, on returning a feeling of isolation returns, however I count my blessings in many ways every day.</p>
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<p>The draft proposals are good and well thought out, but more needs to be done to make people more responsible for their own homes, where tenants vandalise their own homes they should be made more accountable and more help to keep large estates free from trouble from other tenants. Bad tenants should not be tolerated, they cause trouble for neighbours and spoil areas tenants who keep their homes and gardens in good order could be rewarded in a small way as means of encouraging others.</p>
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<p>The Council seems to be on the right track with its housing strategy and as newly retired, these matters are important to us for the future, and an area which we feel needs strengthening is being able to live in our own home should illness or disability strike, as we have no children to support us. As a retired couple, an issue we are very worried about and is not covered, is the matter of being unable to claim a rebate of our Council Tax. Because we both have a small pension as well as the state pension (and paying income tax on both), we do not qualify for a rebate as we are just over the qualifying limit. Our income since retirement has halved and cannot keep pace with the increased Council Tax. A fairer method must be considered. We appreciate this may not be within your remit but a lot of people must be in our situation and have nobody to fight their corner, and as the Older People's Consultation Officer you are the best person to put forward our concerns.</p>
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<p>I don't feel very skilled to answer most of the issues you have highlighted. It seems very thorough. However, one factor that drives prices upwards that would be inside council ability to address is the continued drive to build new property on - are they termed 'brown sites'? that is squeezing additional property onto large garden plots. This seems to have two factors to it. Firstly, it drives 'undeveloped' site property upwards since they are valued at future possible price i.e. current building plus future possibilities. That influences a general upward trend in a location. By observation the additional properties are less regulated builds and aimed at the higher end pricing. they don't thus provide an increase in 'affordable' property, but drive prices upwards adding opposition to your overall goals. Secondly, it removes choice since those of us who prefer large gardens (being gardeners) are priced out or always have the threat of developer buyouts.</p>
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<p>I have had a look through your strategy and the only comment I'd make is that our strategy on vacants is now an 'empty homes strategy' rather than an empty property strategy. References to the document itself (which will soon be updated online) should therefore refer to homes not property though of course there is no need to amend the more general text about dealing with empty properties.</p>
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<p>Priority for building consent must be given for land within the built up area. This should itself be prioritised with preference aimed at disused sites and very large garden areas (with residents consent) - building on sports grounds and school playing fields should be lower down the list. Greenfield land and public park areas must be protected.</p>
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<p>I do not understand these questionnaires being sent out, the council would have already agreed a scheme for the future. After the arrival of a very young new comer to Acorn Close, Shelton Lock this week I have no confidence in the council making any such decisions finding the right home for its tenants. The council have not had any consideration for the young and old in this issue. More properties are needed for the older person but not those shown at the assembly rooms on Liberation Day. A small bedsit does not give us much quality in life. The proposed charges for non residential adult social care - full service at no extra cost should apply to residents of this country, who have lived and may be worked here all their lives.</p>
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<p>I love everything about these proposals. As always, everything looks good in print but, what about practice? In the past housing has been built for a specific purpose, then 'down the line' changed to something else. This causes bad feeling among residents. Also the waste of money of changing a building into something it was not originally designed for. I look forward in anticipation</p>
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Great aims, but the 'how' needs to be established and is often the stumbling block - ie how do you make a significant impact to support 'people from different backgrounds' getting on? Multi agency / societal approach vital. 4. Having moved into a house with an adapted bathroom (shower-room) that we (a family of 4 with 2 children do not need over 10 years ago - how do we get a bath and practical to clean floor? 2. Enforcing standards for private landlords is also very important but so far difficult to enforce. Important to bring houses to Governments Decent Homes Standards - apparently 40% and still not there.
I agree with all these excellent proposals - I just hope these aims are turned into actual achievements. It is very important that the council starts to build properties for rentla only, as it has lost so many houses to right to buy. Why not build rental only houses on the site of Normanton Junior and Infant School. Why not start enforcing existing regulations on; keeping gardens tidy, stopping cars parking on pavements. When is the council going to bring in by-laws to stop people making these endless bonfires. It is particularly bad in hot weather when you want your windows open but cant because of smoke.
Build more council houses affordable rents, 2 bedroom, 3 and 4 NOT flats or appartments. Give tenants choice of big or small gardens so they can manage them. Help elderly stay in their homes as long as possible.
I am 79 years of age I don't know if this applies to comments. Last year I had a young man call and ask if I wanted a room decorating. I said I would love my bedroom doing. But I have arthritis and angina he just walked away when I said I can't move bedroom furniture.
Wish they could be achieved!! However as usual money will be the issue - particularly when people are still getting away without paying their council tax! However re section 4 - I am not sure that everyone wants to stay in their home - can lead to loneliness and depression. Need more centres opening for the elderly to meet / eat? / play games etc.
Prioritise this acquisition of properties which are empty for over a year using empty for over a year using empty dwelling management orders. ???? by this council over past years and in the future puts this council at the forefront of wasting this valuable resource.
For people who have contributed in their lives , should receive as much help as they need. The people who have not contirbuted should find what they need themselves. This might sound harsh but taxes are already too high and people who don't contribute (except those who can not for exceptional reasons) should not be funded at a time when people struggle already with their taxes.
Cutting hedges once a year is no good as the police say low edges stop burglaries etc. Our pathways are always dirty they get sometimes cleaned once a year. I own a dog but not enough is done to stop fowling in parks etc. Stop boy racers and their load music you can hear them racing around until 3am in the morning
1. Tenants in private accommodation should be made to keep gardens in good state. 2. More done about noisy problem familys 3. Private tenants on probabtion for a period 4. Refugees not pandered to and allowed to get away with more than other tenants.
Ref 2c "Making homes more energy efficient and cheap to run". Replace out of date aluminium windows which require the daily chore in the winter of wiping and drying the condensation up. As with the main entrance timber door and screen wing which is only single glazed - with white UPVC double glazed units, which also give better security with triple lock mechanism on doors and all maintenance free. Thankyou.
In my flat I would like shelves, towel rails, sound proofing, larger spyhole on front door, windows which open fully (not halfway), communal outdoor water tap.
I would like to move somewhere with a bigger bathroom. I would like to live somewhere so it is more sociable for me. Needs for living on ground floor necessary as wheelchair bound easy access and convenient to me. Wooden floors would be better for hygiene.
1 Derby is a mess. 2. Neglected areas 3. Residents living in these areas nobody at the council ever listens to their concerns. 4. Decent houses just left nody seems to have any overall authority to monitor. Derby City Council spends a great deal of money on achieving nothing. Derby needs energy and this council definately hasnt, just weary. Clean up the city. Restore existing decent houses, monitor the private rented sector. Perhaps there might be some improvement.
I think your strategies are wonderful. Life would be near perfect, but where is all the money coming from? The whole country would aspire to these standards. As a council tenant for over 44 years I have seen things slowly improve our lot. As a person who doesnt afford to pay rent or council tax I can appreciate how blessed I am compared to the homeless and those with social needs. Please make them a priority. It is a shame to see all these scruffy empty properties. they need to be used. Nearby me is a huge block of private flats. The entrances have been cleaned up. They should be pulled down and decent social housing built. A young family living in a bedsit is dreadful. I wish to ask why one side of Allenton shops refurbishment is cancelled? the other side of the road looks good. It seems yet another favourite area in Derby being sorted out when you havent finished this one. As regards older people, disabled etc, homes do need to be ground floor first.



Shame more bungalows cant be built? Or could they?
<p>1. Difficult in getting the 24 hour care and alert system.</p> <p>2. Give just one week to move - home isnt suitable for disabled but moving time being longer would help.</p> <p>3. Its not always the neighbours that can be the problem, sometimes it can be the council tenant officers attitude to disabled and / or over 60's.</p>
"Improve homes and neighbourhoods for the long term" I am a resident in Greatorrex Avenue. Are Derby Homes aware that our avenue and Chadwick avenue have house that have rotting door and window frames that are very draughty in winter? Even central heating doesnt help. Cavity wall insolation is also required. It must now be at least 10-15 years since the exterior woodwork was painted. To make this area a better place the above mentioned would be a big help.
I agree with the points you list, in particular seeing that tenants in the private sector get a fair deal.
Trying to change the image of houses - being something to make a profit on and back to a place to live and bring up a family. A wonderful wish list, my 2 most important priorities are - build new homes so they can be lived in up to later life eg larger doorways for possible wheelchair use, bring the private properties back inot use quicker
Make sure that the old people spend the heating money on heating the place by paying straight into the gas or electricity, then there is no need for any old person to be cold.
Instead of building new houses and flats how about building bungalows as well for over 60s and disabled. Some tennents also like a little bit of private garden.
None of these aims is to be disagreed with - but how can you turn neighbourhoods into real communities? That is social engineering - only people can do that not organisations - some people may not want to be part of a community - they may perfer to live at a remove. The right kind of homes for people leaving hospital is a health matter - not a housing association one - convalescent homes formerly run by NHS do not exist now, I think that is the health care. Disabled adaptations for disabled people is right, but there may be time when one exceeds another, what then? 2000 properties empty in Derby. Are they council or private?
Council housing should be strictly only for the poor and needy. There should be a check on rich property owners who sell off their houses on findign a lucrative deal, only to claim council housing while they find a new house suited to their pocket. Also council should be careful of providing housing to tear away teenagers who leave home to sleep around and live with partnersonly to get pregnant in order to claim council housing. Refugees and impoverished asylum seekers etc should continue to get council housing but none for illegal economic migrants.
Care for the elderly, contining investments in properties, keeping inflation under control, renovations by team work as already stated, encourage people to save money with bank or building societies for home use.
I think it should be a priority to bring back empty houses into use. Stop selling council houses. Certainly keep areas just for elderly and disabled people, they don't want to be living next door to a young person playing loud music into the night, or someone who is on drugs or is an alcoholic.
The problem of cleaning communal areas in flats continues to be a permanent area of difficulty. It is usually left to one responsible person such as myself to fulfil this role. I suggest that an amount should be added to rent to enable a contract cleaner to be employed for this reason and purpose. the cleanign shouldinclude the cleaning of all glass windows and doors which present a serious difficulty especially in 2nd floor flats. An added £1 per flat per week should in my view cover a monthly cleaning.
I fully agree with the Derby Housing Strategy but would like to see further inclusion of support for people suffering mental health problems. I live in Derby Homes supported housing but struggle for support as it is aimed at more physical difficulties than mental ones. I wou like more awareness tht supprted housing is not just for elderly people but for younger people with difficulties too.
I read with interest about the fine proprties for single people and working couples but unfortunately only one went to a single person. We need more for mature single people who would like to live on their own and have their own space to get on wit their lives. I commend you for trying. More please. I also commend your efforts on rowdy and nuisance tennents, we all like to feel safe in our home areas.
Whilst I am fully aware that suitable housing is of importance I feel tha the policy of blocks of flats set aside for persons aged 45 and over was a good one. The present policy of mixing a whole range of ages is not a good one for the older tennents. I once queried why the old arrangement was altered and the reason given was to see wether putting different age groups together would improve general behaviour. It hasnt. Surely the older tennents have a right to occupy their flats as homes not some social experiment. Can we please have our lovely quiet way of life back.
I have underlined the paragraph relating to 2000 properties being vacant for 6 months. Could not some of these properties (mainly rented ones in poor conditions) be let to people who would be willing to pay or do up homes for some improvements ie redecorating minor repairs, in return for reasonable rents. I am thinking of peoples talents ie plumbers, building workers who work for their employers. Just a thought, or they could be deducted the price of redecorating before movbing in at normal rent.

<p>You say on improving homes that you aim to make homes more energy efficient and cheaper to heat. I have a very old central heating system which is quite expensive to run and I asked if I was getting a new heating system I was told no unless it breaks down and is unrepairable.</p>
<p>"Bringing houses that have been empty a long time back into use" I would like to see this seriously enforced. There are 2 properties next door to each other on Cowsley Road Chaddesden that have had money spent on them to clean them up and they just get trashed again. This is a severe waste of resources especially when there are families crying out for them.</p>
<p>I am a leaseholder. In the last 2 years I have had to pay £1000 for roof repairs £600 for lobby painting and now I am being asked to pay £1100 for of all things video entry. I am providing quality letting at affordable prices to benefit claimants and I am being severely punished for it.</p>
<p>1. Requires focal point to enable people to meet ie community centre for functions to create a community spirit. 2. Residents who receive help should be made to respect the property and general area in which they live. 3. Any new buildings for older people should have toilet downstairs as well as in the bathroom (upstairs). 4. Help for single people leaving hospital needs to be enhanced - I know from recent personal experience how poor it is currently.</p>
<p>Many good aims and proposals but people should be made to take more responsibility for their homes either if they own them or rent them. Pleasant living environments in estates etc can only be achieved by the tenants. Rules should be kept to warn, then evict tenants for anti-social behaviour, property that is neglected, or filled with old cars etc. Don't always give so easily - give people some guidance, rules and 'ownership' to the house and area. Don't allow people to go a long way into debt with rents or council tax. Much more support to older people living in their own property not penalising them for having some savings. These are the people who have always taken responsibility for their own lives. Often just ordinary working class people not rich people. Reward them, lower council tax, water rates and some help with property repairs etc and not always being means tested. Stop this something for nothing culture, the world owes me a living. Let people get back their pride and ownership of their community and home.</p>
<p>Derby definitely need more council houses / flats / bungalows / sheltered. People need to feel secure whoever their landlord is. If funds are strained due to high rents, then the financial assistance should be available to those who need it and more information should be forthcoming as to where it will come from. Your list of ideas is excellent.</p>
<p>Speaking for my age group (67) I have friend who like myself have a 3 bedroom semi and who would like to downsize to say a 1/2 bed bungalow. Very few of these are being built in our area which is Alvaston. But I think this would apply to most other areas. We have some really nice bungalows in Alvaston owned by Derby Homes but there is a great demand for these.</p>
<p>No more flats. Family homes only and not 5 bed 3 bathrooms 'luxury' ones. Houses both in private housing association, council etc to be maintained. People who will not maintain gardens fill the place with rubbish and ruin neighbourhoods should move out into the numerous empty rabbit hutch flats.</p>
<p>My husband and I have been robbed of home help care of house cleaning, help putting bins out for collection. My husband has a twisted spine and he is 78. I am 73 and I have a bad back that won't let me do the things I should in our home.</p>
<p>4 families of many screaming children and adults, footballs, skateboards commonplace swearing and yelling. Motorbikes and loud booming cars. Icecream vans at least 3-4 times a day. Group drinking and drugs, damage and rubbish. Not at some park or event, but in 6 hundred yards of Marlborough Road every day from 7.30am until at night at various times. very inconsiderate neighbours.</p>
<p>I agree with what you propose very good on our estate we have a lot of older people like me and my wife. A few months ago the council removed the bus stop on Thackrey Street this means we older people have to walk from the Cock and Bull with our shopping to where we live. Not on. What about the winter the council says use public transport. A lot of us have to use taxis. What about the environment?</p>
<p>Very wise. Very good. Now pay for everything suggested.</p>
<p>Help with property maintenance and provision of caretaker and gardening services to the under 60s disabled. Both of these services have recently been withdrawn from the under 60s by organisations who had previously provided them.</p>
<p>I have just read this leaflet, I think that if someone puts a complaint in about another council tenant playing their music all hours of the night it should not take over a year to sort it out. It would be helpful if the council puts up cameras in the area when the complaints are made so that the police can see what is going on when the tenant has mates which come round breaking his window and throwing rubbish around the front and back of the flats. I do agree with all the ideas the council has.</p>
<p>Putting people of different ages is not very good if somewhere is for older people it should keep to this rule. Putting drinkers in among older people is not workable as they get very abusive to older people. Offering suitable housing to disabled people and backup support we should all be able to feel safe, and have pleasant surroundings no matter what race.</p>

<p>In order to give my opinion and views on housing in Derby I will give my opinion of the flat I live in. I believe that a century ago when this flat was probably built, no one even considered the effects of modernising life. I believe that it is imperative that the council works closely when constructing any new building. I say this because in the flat where I live there is a terrible echo. In this flat everyone has a different way of living their lives. The neighbours above us, like us, have hard wood flooring. Unlike us however, they do not use soft slippers but hard shoes, which from below sound like someone hammering on your head. I am not blaming the neighbours, but the building. Believe me when I tell you that this flat has more echos than any building I have ever been in. Believe me it isn't pleasant being able to hear one of your neighbours going to the toilet when you are trying to sleep. For these reasons I strongly believe that the council needs to work together with the designers, architects and builders to eliminate these types of problems.</p>	
<p>1. Communities - I live in a block of flats with tenants who are not prepared to live as members of a community. Upstairs flats are not suitable for young children you need to ensure tenants understand and accept tenancy conditions and you need to enforce them.</p>	<p>2+3. Ensure that your homes are very well insulated against noise.</p>
<p>4. For people with social, personal or health problems, ensure that ongoing support of the right kind is available and permanent and that their lives are not made unlivable.</p>	<p>General. Where complaints are made come back with information to the person complaining until resolution.</p>
<p>1. Low cost housing specifically for key public sector workers, ie nurses, teachers and social workers etc.</p>	<p>3. Lack of mobility for young people as they seek work and accommodation nationwide. This ties in with key public sector workers.</p>
<p>2. Concerns regarding the possible closure of the Padley Centre due to lack of Council funding being withdrawn.</p>	<p>PS Have read the consultation draft, very interesting.</p>
<p>First and foremost the welfare of the victims and vulnerable members of society in safety areas but also you need a meditative service provider. A youth worker / counsellor. As despite how many homes you build which is always a good idea as the very basic right to have somewhere to live as ever in third world countries. Encouragement of changing of attitudes.</p>	
<p>1. Complete jobs doing the whole job.</p>	<p>4. Have more</p>
<p>2. Do not waste having people on the ward system who do not need it.</p>	<p>properties to rent not to buy and rent as this means the property is never your own fully.</p>
<p>3. Allow single people 2 bedroom flats who need to care for parents part time. Not just children need looking after to give family respite.</p>	<p>5. Keep local housing offices open so less able clients can get to pay the rent.</p>
<p>Living on Marlborough Road. I am not happy with Derby Homes at all as I am paying for windows, bathroom, new kitchen and alarm and I have not got any of these and would like something done now.</p>	
<p>I was interested in what you are aiming to do regarding Housing in Derby I was also interested in what you were going to do 4 years ago when the government have you a lot of money to bring housing up to scratch. I don't know why but in that event all I got was a new kitchen. I live on Bretton Avenue in Littleover and these bungalows are a disgrace. They are being allowed to fall into disrepair and have not seen a paint brush in the 6 years I have been here. When I see what has been done to the bungalows at Bracknell Avenue Alvaston which are 5 years younger than mine I get very angry. Can we have some money spent on us this time please?</p>	
<p>1. Any improvements should take note of building regs requirements for storage and waste recycling.</p>	<p>2. Generation of household waste and how occupiers deal with it is a key factor in their well being. Poor waste management exacerbates poor living conditions.</p>
<p>3. There are National and Regional Waste Strategies that require local authorities to improve on recycling performance future housing strategies can assist in how the City can improve its performance and move occupiers into new 'recycling comfort zones'.</p>	<p>4. Linking to existing infrastructure, early problem solving can ensure better waste collection and recycling services for the future.</p>
<p>5. Good waste management can contribute positively in these areas.</p>	<p>6. Good waste management can contribute positively in these areas.</p>
<p>7. Other waste minimisation issues can also be considered that can improve climate change and its impact.</p>	<p>8. Getting the waste management message across especially in areas of high turnover of tenure is a key issue for us.</p>
<p>The Derby Housing Strategy sounds wonderful. It is a list of praiseworthy and desirable objectives. How long will it take to put into operation, so that only a few people are looking for a suitable affordable home rather than the thousands who are waiting at present? Where will the funding come from? To make everyone feel safe is an impossibility and cannot be part of the strategy. I hope the strategy becomes a reality some day.</p>	

<p>The block of flats 15-25 Shannon Square has been made a target over the last five years by teenagers living in the houses on this estate. Communal doorway light has been smashed more than three times this year. Panels on the door have been burnt then replaced and are once again having holes burnt into them, panels on the door have been burnt then replaced and are once again having holes burnt into them, panels on door are being kicked and punched to try and get them out, tins of paint have been thrown on the footpath to the rear of our flats. Drying areas have been broken down and paint thrown on the floor. Every weekend we have to wade through cans broken bottles and litter all around our doorway. Police, anti-social behaviour and local council office have been called over the last five years and yet we still have this problem.</p>	
<p>Bring in ...?? Bring in fuel poverty / energy poverty issues.</p> <p>General right issues to focus. Need to mention violent extremism as a key target area. Need to tackle any sense of unfairness in allocation and housing market / conditions. Need to respond to any community ?? by workign with partners. Need to mention the Family Intervention Project which is working with partner agencies to tackle the most disruptive chaotic families and project being run by Derby Homes / Community Safety Partnership / YC and YP dept. Need to reinforce that cohesion includes working across age gaps - young / old, disabled people inclusion etc.</p> <p>Supporting RSLs / ALMOs in new build. Need for more modern two bed bungalows / elderly persons accommodation to release underoccupied homes.</p> <p>Derwent would be a reality by 2013 needs to be added.</p> <p>Decent homes in public sector / council housing and future of council housing, depending on the Government HRA review, expected March 2009.</p> <p>Domestic violence issues? Energy poverty issues. Support the increased housing options approach so that all residents get opportunity to review housing need and options through advise and future of housing and related stuff.</p>	<p>1.</p> <p>2. Low demand problems in Sheltered Housing</p> <p>3. It may be a lower priority but master plan for</p> <p>4. Need to indicate problem of sustaining</p> <p>5. Extra Care Provision and upgrading of Sheletered</p>
<p>The outcome of recent development day with LD Adults, Carers and others was that a Warden assisted housing complex was commissioned for adults with LD in Derby, similar to the schemes for older people. I saw that as an achievable ambition and would request that consideration is given to adding this to the Housing strategy.</p>	
<p>John the issue of DFG's to RSL's came up at the strategic liason meeting recently. They have asked for a bold statement to be made on this issue in our housing strategy document. I am aware that we are paying some DFG's now to RSL's but you may want to discuss this issue with Ian F also as to what is going in the housing strategy document.</p>	
<p>We have some concerns of lay out and implication we would like to see the issues of Romany Gypsy/Traveller people come under the Black and ethnic minority housing heading and not further down as in here here (just above the crime and fear of crime it doesnt really aid community cohesion !!!)</p> <p>We like the reference re not just bricks and mortar concept</p> <p>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.</p> <p>This is good but considering the problems of high incident of homeless issues and considering the need in Derby for more sites this could have been elaborated on a little more re reference to Gypsy/Traveller Needs assessment and that there has been a need found in Derby City</p> <p>The refernece to Gypsies /Travellers should sit in the BME bit with respect to the Race Relations Act etc and capital T for Traveller (Irish or Scots traditional Travellers they are an ethnic group) and maybe add support for those wishing to make their own small family sites and finding land within the system.</p> <p>Gypsies / travellers</p> <ul style="list-style-type: none"> <li>• Integration of existing and future travellers onto authorised sites within the community not good sandwiched here send s out wrong message</li> <li>On-going issues within communities</li> <li>• Respect agenda / impact of Anti Social Behaviour</li> <li>• Crime and fear of crime</li> </ul> <p>Ensuring that the provision of services promotes independence and is responsive to the needs and preferences of older people</p> <p>This is important as many older Gypsy /Traveller people do not want bricks and mortar but want to remain in a home where they feel mentally happy (ie the aspiration to move can allways be accessed) We have just completed a report concerning aversion to bricks and mortar and as soon as this gets back from printers we can let you have a copy</p>	