



# **Appendices**

## **The Erewash Housing Strategy** **for 2009-2010**

### **Consultation Draft**

**For consultation October/November 2008**

## Appendix A

### Evidence Base to Justify Priorities

Corporate Strategic Housing Objective	Priorities	Evidence Base to Justify Priority	Targets
<p>a) Delivering quality and choice in the housing market.</p>	<p><b>Help deliver affordable housing across the Borough.</b></p>	<p>HNS 2007– 58% of new households unable to buy. Up to 428 new affordable housing units needed each year.</p> <p>Corporate Plan 2008 – 11 Objective: Make it easier for people to find a home locally</p> <p>Corporate Plan 2008-11 Performance Indicator 35: Number of affordable Homes secured</p> <p>Performance Indicator 40: Number of new affordable housing units per year enabled by Social Housing grant</p> <p>National Indicator NI 155: Number of affordable Homes delivered (gross)</p> <p>Quality of Life Indicator QOL9: to increase the number of new affordable housing units built in a year</p> <p><i>Further information from Consultation and workshops to be added</i></p>	<p>60 new affordable housing units delivered each year on average.</p> <p>8 new affordable housing units per year enabled by Social Housing Grant</p>

Corporate Strategic Housing Objective	Priorities	Evidence Base to Justify Priority	Targets
b) Delivering quality and choice in the housing market.	<b>Use planning powers to increase the supply of social rented housing.</b>	<p>HNS 2007 – 58% of new households unable to afford cheapest unsubsidised housing. 428 new affordable housing units needed each year – about 340 of which need to be social rented.</p> <p>Supplementary Planning Document on Affordable Housing – Section 9.12: ...."affordable housing will be negotiated on all suitable sites which meet the thresholds...The Borough Council will normally expect this to be at the level of 30%"</p> <p><i>Further information from Consultation and workshops to be added</i></p>	60 new affordable housing units delivered each year on average.
c) Delivering quality and choice in the housing market.	<b>Tackle empty properties and bring them back into use.</b>	<p>Council Tax information May 2008: 920 private sector properties empty. Of which 198 over 6 months empty, 71 over 12 months empty</p> <p>Corporate Plan 2008-11 Performance Indicator 37: Number of Empty Homes returned to use</p> <p>Priorities and Objectives in the Private Sector Empty Property Strategy 2007 – 10</p> <p><i>Further information from Consultation and workshops to be added</i></p>	2008/09 target – to bring 30 empty properties back into use.
d) Delivering quality and choice in the housing market.	<b>Improve and renovate private sector housing.</b>	<p>Private Sector House Condition Survey 2004 – 21% fail to meet decent homes standard and 43% of these are occupied by vulnerable households.</p> <p>Corporate Plan 2008-11 Performance Indicator 10: Number of vulnerable households living in decent homes</p> <p>Corporate Plan 2008-11 Performance Indicator 11: Waiting times for adaptations and maintain independent living</p>	<p>National target 70% of vulnerable households should have a home that meets the decent homes standard by 2010.</p> <p>2008/09 target – 105 properties brought up to decent homes standard</p>

Corporate Strategic Housing Objective	Priorities	Evidence Base to Justify Priority	Targets
		<p>Quality of Life Indicator QOL8: to increase the number of homes which are classified as “decent” as defined by the Decent Homes Standard</p> <p><i>Further information from Consultation and workshops to be added</i></p>	<p>2008/09 target - 650 visits from Handyvan service</p>
e)	<p><b>Improve energy efficiency of homes</b></p>	<p>19.5%of the households in the Borough are in fuel poverty –Private Sector House Condition Survey 2004.</p> <p>National Indicator NI 187: Tackling fuel poverty - % of people receiving income based benefits living in homes with a low energy efficiency rating.</p> <p>Highlighted in the Affordable Warmth Strategy</p> <p><i>Further information from Consultation and workshops to be added</i></p>	<p>Offer home energy efficiency advice to 250 households per year. Undertake two mail-outs per year. Stage seven drop-in events per year.</p> <p>Undertake 500 Home Energy Efficiency tasks per annum via the Handy Van Service.</p>
f)	<p><b>Tackle and prevent homelessness</b></p>	<p>On average 1700 enquiries a year dealt with by Councils Housing Options Team</p> <p>Of these 250-300 households have immediate housing needs. During 2007-08 the team dealt with 98 homeless applications of which they accepted a duty to secure accommodation for 44 households. In addition the team prevented homelessness for 140 households.</p> <p>National Indicator NI 156: Number of households living in temporary accommodation</p> <p>Corporate Plan 2008-11 Performance Indicator 38: Households in temporary accommodation</p>	<p>2009/10 Target to reduce number of households living in temporary accommodation = 8 (NIs &amp; Corporate Plan Indicators)</p>

Corporate Strategic Housing Objective	Priorities	Evidence Base to Justify Priority	Targets
		<p>Priorities, Objectives and targets in the Erewash</p> <p><i>Further information from Consultation and workshops to be added</i></p>	
g) Tackling the causes of homelessness and meeting vulnerable peoples' needs.	<b>Work in partnership to provide housing support for vulnerable people, households with special needs and BME communities</b>	<p>Need to prevent homelessness and repeat homelessness.</p> <p>Need for support services to specific groups highlighted by the Vulnerable People's Housing Need Assessment.</p> <p>Corporate Plan 2008–11 Objectives:</p> <ul style="list-style-type: none"> <li>• We will deliver services that meet the needs of all sections of our community</li> <li>• Work with partners to improve people's health</li> <li>• Provision of disabled facilities grants is mandatory.</li> <li>• Reduction of the number of vulnerable households living in non-decent homes is a government priority (PSA7 target)</li> </ul> <p><i>Further information from Consultation and workshops to be added</i></p>	
h) Creating safe and sustainable communities.	<b>Tackle anti social behaviour &amp; crime and disorder</b>	<p>Citizens Panel Survey 2008: 20% of households feel unsafe in their neighbourhoods at night 50% are worried about their homes being broken into</p> <p>Corporate Plan 2008–11 Objectives: Assist in reducing the levels of crime Assist in reducing the fear of crime</p> <p>Corporate Plan 2008-11 Performance Indicator 15: Number of new</p>	<p>2009/10 target – number of new developments with secure by design accreditation – 2 new developments</p> <p>Several targets in the Erewash Community Safety Partnership Plan 2008 - 11</p>

Corporate Strategic Housing Objective	Priorities	Evidence Base to Justify Priority	Targets
		<p>developments with secure by design accreditation</p> <p>Priorities, Objectives and targets in the Erewash Community Safety Partnership Plan 2008 - 11</p> <p><i>Further information from Consultation and workshops to be added</i></p>	<p>Handy Van Service target – 400 home security checks a year</p>
i) Improving Services.	<b>Improve service delivery &amp; Improve and promote partnership working</b>	<p>Responding to feedback from external regulators</p> <p>Acknowledgment that Council cannot deliver the strategic priorities on its own.</p> <p>Corporate Plan 2008–11 Objectives:</p> <ul style="list-style-type: none"> <li>• Improve public perception of the value for money we achieve</li> <li>• Increase positive assessments by external inspectors of the quality of services, value for money and how well we manage the council</li> <li>• To work with our partners to improve outcomes for our communities</li> </ul> <p>Corporate Plan 2008-11 Performance Indicator: Time taken to process Housing Benefit new claims and change events</p> <p><i>Further information from Consultation and workshops to be added</i></p>	<p>2009-10 target. Process new Housing Benefit claims within 24 days. Deal with changes within 7.5 days</p>

**APPENDIX B – FORWARD PLAN**

*TO BE COMPLETED FOLLOWING CONSULTATION NOVEMBER 2008*

## **APPENDIX C - CAPITAL and REVENUE INCOME & EXPENDITURE**

### **CAPITAL**

Since 2006 the Council and its partners have secured capital funding to help to deliver its housing priorities

	<b><u>Source of Funding</u></b>	<b><u>2006-07</u></b>	<b><u>2007-08</u></b>	<b><u>2008-09</u></b>	<b><u>For</u></b>	<b><u>To meet priority</u></b>
a)	Housing Corporation funding	£3,885,000		Ongoing	New-build affordable housing units (127 units)	Help deliver affordable housing across the borough
b)	Choice Based Lettings grant	n/a	£31,000	n/a	Funding towards IT costs of implementing Choice Based Lettings	Improve service delivery
c)	Heritage Economic Regeneration Scheme.	£7,855	£40,682	n/a	Heritage funding to reinstate and improve residential upper floors of retail units in the town conservation areas	Improve and renovate private sector housing
d)	Disabled facilities grants government grant contribution.	£235,000	£283,000	£279,000	Disabled Facilities Grants	Provide housing support for vulnerable people
e)	Government Office of the East Midlands (GOEM)	£465,000	£350,000	£450,000	To administer: - Home Improvement Grants/Loans; Landlord grants; Empty Property Grants; Home Repair Assistance	Improve and renovate the housing sector

	<u>Source of Funding</u>	<u>2006-07</u>	<u>2007-08</u>	<u>2008-09</u>	<u>For</u>	<u>To meet priority</u>
					Grants. All re Decent Homes.	
f)	Government Office of the East Midlands (GOEM)	n/a	n/a	£36,812	Handyvan scheme (part of countywide initiative)	Provide housing support for vulnerable people
g)	Developers "Commutated sums" (Developers contribution in lieu of affordable housing on site)	£300,000	-	£570,000	To develop affordable housing at another location in the borough	Help deliver affordable housing across the borough

**16.1** The Townscape Heritage Initiative (THI) Long Eaton - £1,852,000 of funding from the Heritage Lottery Fund and the Derby & Derbyshire Economic Partnership. Regeneration of Long Eaton through the restoration and repair of historic buildings over the next three years. Existing housing in the area may be improved and new housing created e.g. from conversion of space above shops.

**16.2** Derby & Derbyshire Economic Partnership (DDEP) - £57,000 contributed to the Stanton Masterplan which proposed the development of 1000 homes in a mixed-use development

**Capital receipts since 2006 from the sale of former Council stock under preserved right to buy:**

**16.3**

2006/07	£748,433
2007/08	£503,145
Anticipated 2008/09	£250,000

**16.4** However, such capital receipts are forecast to decline as the Council only receive receipts for sales to households who were tenants at the time of the stock transfer.

**16.5** Right to Buy capital receipts do not have to all be spent specifically on housing. However, in practice, as can be seen below housing expenditure exceeds Right to Buy receipts every year.

## Capital Spending

**16.6** Since 2002, an average of £1 million a year has been allocated for capital expenditure on housing related services and projects

**16.7**

<u>Year</u>	<u>Disabled Facilities Grants (After Government Grant Contribution)</u>	<u>Home Repair Assistance Grants, Home Improvement Grants/Loans, Empty Homes Grants</u>	<u>*Social Housing Grant</u>	<u>Total Housing Capital Expenditure/Budget</u>
<b>Allocation</b>				
2005/06	£638,000	£83,000	£300,000	£1,021,000
2006/07	£706,000	£48,000	£335,000	£1,089,000
2007/08	£631,000	£383,000	£315,000	£1,329,000
2008-09 <i>Planned Spend</i>	£750,000	£1,808,000	£225,000	£2,783,000
2009-10 <i>Indicative Budget</i>	£750,000	£354,000	£225,000	£1,329,000
2010-11 <i>Indicative Budget</i>	Not known	Not known	£225,000	Not yet known

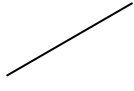
**16.8** \*Note: Social Housing Grant – this is the allocation – in some cases – the actual spend is carried forward to the following financial year.

## **REVENUE**

### **Revenue Income**

<b><u>Income Source</u></b>	<b><u>Amount</u></b>
<b>Homelessness Grant</b>	
2006/07	£50,000
2007/08	£50,000
Confirmed for 2008/09, 2009/10 & 2010/11	£50,000 per year
<b>CLG funding – Homelessness post</b>	
2006/07	£20,000
2007/08	£20,000

## 16.9 Revenue Expenditure

<u>Area of Delivery</u>	<u>Actual 2006/07</u>	<u>Actual 2007/08</u>	<u>Projected 08/09</u>	<u>Estimated 2009/10 &amp; onwards</u>
<b>Housing Strategy</b>	£149,082	£96,704	£112,128	Budget not yet agreed
Reasons for significant increases/decreases	Housing Needs Study including BME needs, housing market assessment; gypsy & traveller research		Further funds for Housing Research	
<b>Housing Advice and Homelessness</b>	£313,909	£282,068	£329,723	Budget not yet agreed
Reasons for significant increases/decreases	Permanent team leader and young persons officer	Significant reduction in the use of Bed & Breakfast	Additional CLG funding for Senior Officer post	
<b>Private Sector Housing</b>	£234,956	£319,434	£260,942	£273,989
Reasons for significant increases/decreases	N/A	Increased cost of support services	Reduced cost of support services	
<b>Community Safety</b>	£30,000	£30,000	£35,000	£30,000
Reasons for significant increases/decreases			Anti-social behaviour coordinator. Burglary & domestic violence victim initiative	
<b>Total revenue housing expenditure</b>	<b>£727,947</b>	<b>£728,206</b>	<b>£737,793</b>	

## APPENDIX D

### Housing Service Delivery in Erewash

Since the Council transferred its social housing stock to Three Valleys Housing in 2003, the Council no longer have a role in the ownership and management of housing. However, we do still have an important role in taking a strategic lead in terms of delivery of housing and housing-related services. The Council still provide some services, but also work closely with partners to deliver the best outcomes, and best value for money for our residents.

The following outlines the main housing and housing-related services, who delivers these, and how successfully these have been delivered so far.

	<b>Area of Work</b>	<b>Who delivers Services in Erewash</b>	<b>What services are delivered?</b>	<b>What has been delivered recently?</b>
a)	Understanding and responding to housing and housing-related needs	EBC Housing Strategy and Planning Policy section  Erewash Borough Council Housing Renewal Team	Carrying out and commissioning Research and collation of information	<ul style="list-style-type: none"> <li>• 2007 Housing Needs Assessment</li> <li>• 2007 Strategic Housing Market Assessment</li> <li>• Vulnerable People’s Housing Needs assessment</li> <li>• Ward Profiles</li> <li>• Land Availability Assessment</li> <li>• Private Sector House Condition Survey</li> </ul>
<b>Help deliver affordable housing across the Borough</b>				
b)	Increase affordable Housing in the Borough	Registered Social Landlords, assisted by EBC Housing Strategy, EBC development Control	Gain funding (e.g. through Housing Corporation), negotiate with developers and landowners, commission/build affordable housing	<ul style="list-style-type: none"> <li>• 2006-08 – £3.8 million Housing Corporation funding secured</li> <li>• 2006-08 - £950,000 EBC Social Housing grant used to provide affordable housing</li> <li>• 2005-08 – 257 new affordable housing units built/acquired.</li> </ul>

Area of Work	Who delivers Services in Erewash	What services are delivered?	What has been delivered recently?
	Registered Social Landlords	Own and manage affordable housing. (the council's stock of approx 5,700 properties was transferred to Three Valleys Housing in 2003)	6,500 properties in Erewash owned and managed by RSLs at 1.4.2008
c) Use planning powers to increase the supply of social rented housing	EBC Housing Strategy and Development Control section  Planning Policy Team	Providing evidence and negotiating with developers to achieve affordable housing through s106 planning agreements  Provide Policies, Supplementary Planning Guidance and other guidance to steer the development of housing	2005-2008 – Negotiations on all eligible sites achieved a minimum of 30% affordable under agreed s106 provision. Potential for 240 affordable housing units  Supplementary Planning Document on Affordable Housing 2006. Additional guidance 2007.
<b>Improve and renovate private housing sector</b>			
d) Advice and Assistance & delivery of grants	EBC Housing Renewal Team  SPIRITA Home Improvement Agency	Administration of a range of 'decent homes' grants.  Minor works grants for qualifying households. Advice to householders on accessing alternative forms of funding.	2007-2008, £383,500 was administered in 'decent homes' grants to assist 36 vulnerable householders in improving their home to the government's decent homes standard.  2006-2008 £1,819,000 in decent homes and disabled facilities grants delivered to 363 households.
e) Handyvan Service	Community Concern Erewash. In partnership with Erewash Borough Council Housing	HandyVan Service providing minor practical tasks, home fire safety checks, smoke alarms, home security	2007 – secured £37,000 from the regional housing board to support the delivery of the handy van service

Area of Work	Who delivers Services in Erewash	What services are delivered?	What has been delivered recently?
	Renewal Team, Derbyshire County Council and Derbyshire Fire and Rescue Service	measures. Plus referrals to the services of partner agencies	The Handy Van Service was launched in August 2008
f) Enforcement and encouragement to improve standards	<p>Erewash Borough Council Housing Renewal Team</p> <p>East Midlands Decent and Safe Homes Project and Erewash Borough Council Housing Renewal Team</p> <p>Erewash Borough Council Housing Renewal Team</p>	<p>Provide advice, assistance and regulate private rented sector housing under the Housing Act 1985, 2004 and associated regulations.</p> <p>Delivery of a landlord accreditation scheme</p> <p>Advice and information sharing through:</p> <ul style="list-style-type: none"> <li>• Annual Private Landlords Conference</li> <li>• Annual Private Landlords Forum</li> <li>• Private Landlords Newsletter</li> </ul>	<p>2007 – 2008, 83 service requests &amp; enforcement interventions dealt with, ranging from;- informal action to remove/reduce hazards; service of statutory notices to remove/reduce hazards; immigration inspections; overcrowding assessments; management inspections of houses in multiple occupation; and administering licences for mandatory licensable houses in multiple occupation.</p> <p>The East Midlands Landlord Accreditation Scheme was launched in September 2008.</p> <p>April 2008 - Annual Private Landlords Conference. 35 private landlords attended the event of which 96% of delegates indicated that the event was very good or good.</p> <p>October 2008 – Annual Landlords Forum</p>

Area of Work	Who delivers Services in Erewash	What services are delivered?	What has been delivered recently?
			Private landlords newsletter distributed to 250 landlords via the benefits team and the Housing Renewal Team, twice a year
<b>Improve the energy efficiency of homes</b>			
g) Advice and Assistance	<p>Erewash Borough Council Housing Renewal Team, Warm Front and Derbyshire Primary Care Trust</p> <p>Community Concern Erewash, with Erewash Borough Council Housing Renewal Team, Derbyshire County Council and Derbyshire Fire and Rescue Service</p> <p>EBC Home Energy Efficiency Officer, Housing Renewal Team and SPIRITA Home Improvement</p>	<p>Access to clear energy advice via the home energy efficiency officer including advice on government initiatives, grants and discounted schemes.</p> <p>Raise awareness of fuel poverty and energy efficiency measures.</p> <p>Handy Van Service provides energy efficiency advice and a referral system is in place for the Home Energy Efficiency Officer to provide further advice to all service users.</p> <p>Referrals from the Home Improvement Agency to the Home Energy Efficiency Officer to access</p>	<p>2007-2008, 291 people accessed the dedicated home energy efficiency advice help line.</p> <p>2007-2008, £914,200 administered in Warm Front Grants to 820 households for measures such as loft and cavity wall insulation, and efficient heating systems</p> <p>2007-2008, An 'Energy Efficiency Calendar' was circulated to all households within the borough.</p> <p>Handy Van service launched August 2008</p> <p>2007-2008, 291 people accessed the dedicated home energy efficiency advice help line (which included referrals received from the Home</p>

Area of Work	Who delivers Services in Erewash	What services are delivered?	What has been delivered recently?
	Agency	advice energy efficiency advice.	Improvement Agency)
<b>Tackle empty properties and bring them back into use</b>			
h) Empty Property Affordable Housing Projects	RSLs, EBC Housing Strategy section.	Purchase of empty properties, bringing up to Decent Standard and letting for affordable housing	2005 – 08 49 empty properties brought into use for affordable and supported housing – through the EBC social housing grant
i) Grants, encouragement and legislation	Erewash Borough Council Housing Renewal Team	<ul style="list-style-type: none"> <li>• Make available Empty Property Grants</li> <li>• Make available Landlord Grants</li> <li>• Direct contact is made with all empty property owners</li> <li>• Use appropriate legislation to tackle problems associated with empty properties including liaison with other operational areas, and direct contact with property owners.</li> </ul>	<p>2007-08 3 long term empty properties returned to use via empty property and landlord grants.</p> <p>April 2008 to date, the Housing Renewal Team have made contact with 133 long term empty property owners.</p>
<b>Tackle and prevent homelessness</b>			
j) Tackle and Prevent Homelessness	EBC Housing Options Team, RSLs, other organisations and voluntary groups.  EBC Housing Options staff. Mediation Service	<ul style="list-style-type: none"> <li>• Preventing homelessness</li> <li>• Homelessness &amp; housing advice</li> <li>• Mediation</li> </ul>	

Area of Work	Who delivers Services in Erewash	What services are delivered?	What has been delivered recently?
	<p>Derbyshire Housing Aid, Citizens Advice Bureau, Sure start, Credit Union</p> <p>EBC Housing Options Team</p> <p>EBC Housing Options Team</p> <p>EBC Housing Options Team &amp; Housing Benefit section</p> <p>EBC Housing Options Team</p> <p>EBC Housing Options Team, Support Providers, Accommodation Providers, other referral agencies such as Learning Disabilities team</p> <p>EBC Housing Options Team, Supported accommodation</p>	<p>Access to debt advice</p> <ul style="list-style-type: none"> <li>• Bond guarantee scheme to enable access to private rented accommodation.</li> <li>• Spend to save scheme to pay for one off costs to prevent homelessness.</li> <li>• Arrangements with housing benefits to fast tract housing benefit and access Discretionary Housing Benefit payments.</li> <li>• Home visits to mediate with parents when there is the threat of eviction.</li> <li>• Move on protocol to facilitate transition from supported accommodation to independent accommodation thereby freeing up space.</li> <li>• Single referral form for accessing</li> </ul>	<p>January 2008 start of Derbyshire Housing Aid debt service delivered weekly at the Town Hall, Ilkeston. Access to 4 appointments for full debt casework. Increased access to debt services in the Borough.</p> <p>Housing Options Staff trained to verify information for Housing Benefit claims. Claims with full details to be processed within 2 days.</p>

Area of Work	Who delivers Services in Erewash	What services are delivered?	What has been delivered recently?
	<p>Providers</p> <p>Floating support providers – P3, Stonham. Accommodation providers own tenancy support officers</p> <p>Including EBC Housing Options Team, Probation, Derbyshire Housing Aid, Citizens Advice Bureau.</p> <p>Family Intervention Project</p> <p>EBC Housing Options Team, Police, Social Services , Support Services</p>	<p>supported accommodation</p> <ul style="list-style-type: none"> <li>• Access to tenancy sustainment floating support</li> <li>• Range of outreach services</li> </ul> <p>Family Intervention project</p> <ul style="list-style-type: none"> <li>• MARAC (Multi agency risk assessment conferences) to deal with the most serious cases of Domestic Violence.</li> </ul>	<p>New outreach started on a fortnightly basis at Probation Services to provide housing advice to clients and support workers. Improved working relationships.</p>
<b>Provide housing support for vulnerable people</b>			
k) Provide Housing Support for Vulnerable People	<p>EBC Housing Strategy section, Housing Options Team, RSLs and other accommodation providers, Support Providers</p> <p>Derbyshire Supporting People</p>	<p>Identifying needs. Gaining funding – e.g. from EBC and Supporting People. Developing Supported housing, floating support and projects for vulnerable people</p> <p>Ensure ongoing funding, quality and</p>	

Area of Work	Who delivers Services in Erewash	What services are delivered?	What has been delivered recently?
	Partnership, Support Providers, EBC Housing Strategy section, Housing Options Team, RSLs and other accommodation providers	value for money of support services	
<b>Tackle anti-social behaviour, crime and disorder</b>			
1) Tackle Anti-social behaviour, crime and disorder	<ul style="list-style-type: none"> <li>• Erewash Community Safety Partnership</li> <li>• Erewash Anti-social Behaviour Officer</li> </ul>	<ul style="list-style-type: none"> <li>• Partnership Approach to tackling anti-social behaviour and crime through the working groups of the partnership.</li> <li>• Community Safety Partnership work to deliver actions to tackle anti-social behaviour in line with the Community Safety Partnership plan.</li> <li>• Work through the community Safety Partnership to identify and implement effective initiatives in line with the Partnership Plan which sets out the priorities of the partnership and targets for reducing the impact of crime and ASB in Erewash.</li> </ul> <p>Community Support and Neighbourhood warden</p> <p>Disseminate info and raise public</p>	<ul style="list-style-type: none"> <li>• See Community Safety Partnership Plan</li> </ul>

Area of Work	Who delivers Services in Erewash	What services are delivered?	What has been delivered recently?
		<p>awareness</p> <p>Influence design to design out crime &amp; ASB</p>	

**APPENDIX E: Key information and statistics relating to Housing Issues**

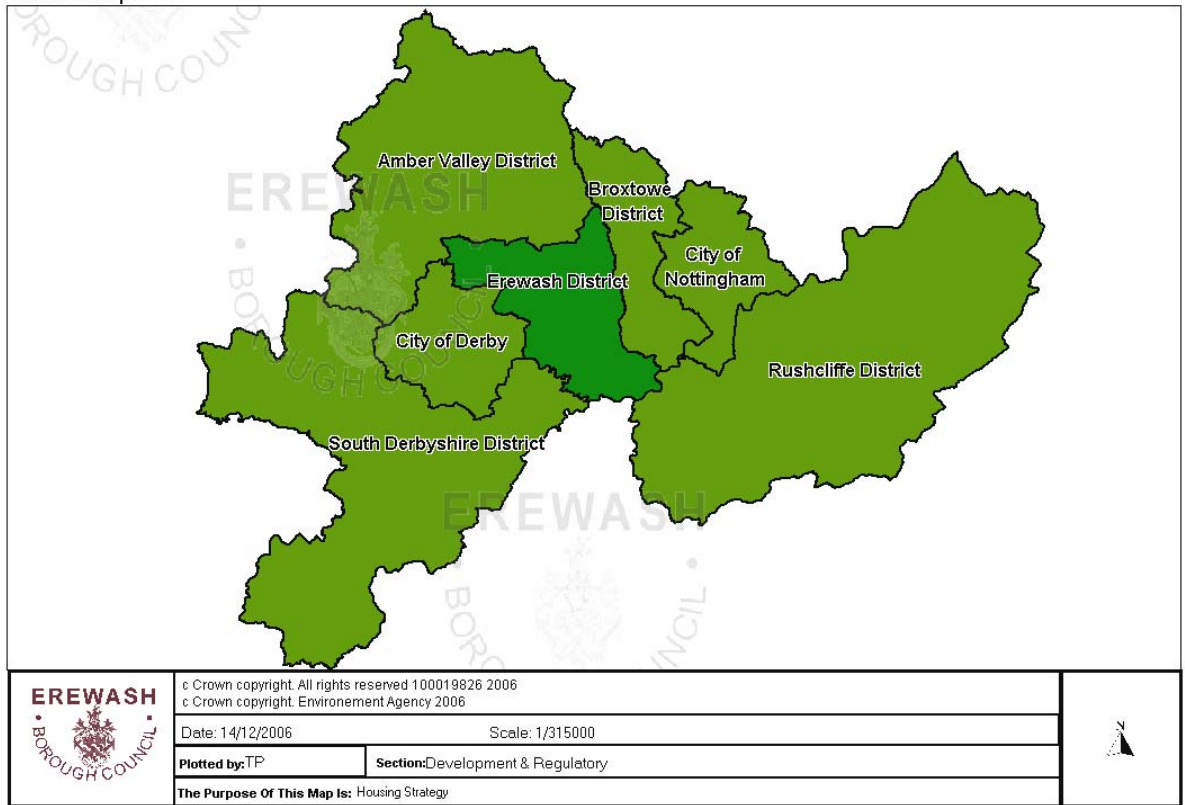
<b><u>Housing Issue</u></b>	<b><u>Evidence and information to support Housing issue</u></b>	<b><u>Source of information</u></b>
a) <b>Properties in Erewash</b>	Total dwellings : 49,086 at 1.4.08 Of which – owned by: EBC: 9 Registered Social Landlord: 6,493 Derbyshire County Council: 2 Private sector (owner-occupied or private rented): 42,582 Also see Housing Stock information on page 21 of the Strategy	Housing Strategy Statistical Appendix 2008 (HSSA 2008)
<b>Affordability</b>		
b) Many households unable to afford to buy or rent privately	58% of new households unable to buy  Income needed to rent in Ilkeston = £19k per year. In parts of Ilkeston over half of all households earn less than this amount	Housing Needs study  Housing Needs study
<b>Demand on Social Housing Stock</b>		
c) Shortage of affordable housing in all areas	246 – 428 new affordable housing units needed a year  80% of which needs to be affordable rent/20% affordable intermediate housing	Housing Market Assessment and Housing Needs study
d) Number on Housing Register	2,386 on Three Valleys Housing Register as at 1 <sup>st</sup> April 2008	HSSA 2008
e) Reduction in Social Housing Stock due to Right to Buy/Right to Acquire	2007 – 08 Stock reduced by 26 units. - Sold under Preserved Right to Buy - 10 x 2 & 3 bedroomed houses - Shared ownership – bought 100% – 1 x 2 bedroomed house - Sold or other disposal – 15 x 2 & 3 bedroomed houses  Lower than previous years. E.g. 2006-07 – stock reduced by 78 units.	Information from RSLs

f)	<b>Empty Properties</b>	At May 08 – 920 empty properties in Erewash, of which 198 empty for 6 months or more; 71 for 12 months or more	Empty Property Strategy & Progress report	
	<b>Homelessness &amp; need for temporary &amp; move-on accommodation</b>		Homelessness Strategy	
g)	Need for continuing emergency/direct access accommodation	71 households had to be placed in Bed and Breakfast accommodation in 2006/07. Since increased homelessness prevention work, the opening of the P3 single homeless hostel in June 2007 and council-leased temporary accommodation for families – these have reduced to 50 in 2007/08, and 19 in the 6 months April-Sept 2008. Also, the Average length of stay in Bed and Breakfast for families reduced from 6 weeks in 06/07 to 1 week in 2007/08.	Housing Options Team	
h)	Increase in households with debts	Number of debt enquiries dealt with by CAB increased in the last year from 457 (1 <sup>st</sup> quarter 2007) to 648 (1 <sup>st</sup> quarter 2008). Number of mortgage debt increased from 16 (1 <sup>st</sup> quarter 2007) to 41 (1 <sup>st</sup> quarter 2008).	Citizens Advice Bureau	
i)	<b>Supported housing and support services for vulnerable people</b>	See information in Source information	<ul style="list-style-type: none"> <li>• Vulnerable People Housing Needs Assessment</li> <li>• Derbyshire Supporting People Strategy</li> </ul>	
j)	<b>Vulnerable Households living in non-decent homes</b>	21.4% of the private sector housing stock classed as non-decent  4377 Vulnerable Households living in non-decent Homes	Private Sector Stock condition survey	
k)	Number of Houses in Multiple Occupation	85 as at 1.4.08	HSSA 2008	
l)	<b>People with a physical or sensory disability</b>	16% of all households (approx 7,600 households) have a member who is Physically Disabled  5% of all households (approx 2,250 households) have a member who has a severe sensory disability	Housing Needs study	

m)	Number of Mandatory Disabled Facilities Grants	Number completed in 2007/08 = 132 Number proposed to be completed in 2008/09 = 156 Number proposed to be completed in 2009/10 = 156	HSSA 2008
<b>Gypsies and Travellers</b>			
n)	Few parking illegally	Average per year – 1 encampment	Vulnerable People Housing Needs Assessment
o)	<b>Black and Minority ethnic households</b>	<ul style="list-style-type: none"> <li>• 1.9% of the population are from Black and Minority Ethnic communities.</li> <li>• BME households more likely to occupy private rented housing, have lower incomes, fewer savings than average.</li> <li>• Proportionately fewer Asian households in social housing</li> </ul>	Housing Needs study pages 105 - 110
p)	<b>Crime, disorder and ASB</b>	<ul style="list-style-type: none"> <li>• 20% of households feel unsafe in their neighbourhoods at night</li> <li>• 50% are worried about being broken into</li> </ul>	Citizens Panel Survey Feb 2008
<b>Sustainable and energy efficient homes</b>			
q)	Fuel poverty	Approx one-fifth of population experiencing fuel poverty, particularly those in private rented & RSL sectors; properties built before 1919; elderly and single parent households; those on low incomes	Stock Condition Survey 2004
r)	Ageing housing stock less energy efficient	25% of private sector homes have SAP rating of 40 or below (compared to 65 for newly built properties)	Stock Condition Survey 2004
s)	<b>Underoccupation</b>	Almost 40% of households underoccupy – particularly owner-occupiers and pensioners.	Housing Needs study pages 123 - 127
t)	High number of underoccupied social housing properties	614 RSL properties are underoccupied – three-quarters by pensioner households.	Housing Needs study pages 123 - 127
u)	<b>Rural housing</b>	10% of potential households living in rural areas would be able to buy in a rural area. 60% would be able to buy in an urban area.	Housing Needs study pages 117 - 122
v)	<b>Land availability</b>	<b>Information from Strategic Housing Land Availability Assessment - information to be added November 2008</b>	

## APPENDIX F

Location Map



**APPENDIX G - National & Regional Agendas, documents**

<b><u>Document and weblink</u></b>	<b><u>Details</u></b>	<b><u>Priorities in this Housing Strategy which will help meet the Agenda, aims, objectives &amp; targets</u></b>
<b>NATIONAL AGENDAS</b>		
<p>a) <b>Sustainable Communities: Homes for All (2005)</b></p>	<ul style="list-style-type: none"> <li>• To provide a sufficient number of quality homes across all types of tenure to meet everyone’s need</li> <li>• Improve social and privately rented housing</li> <li>• Build more homes, particularly on brownfield sites, &amp; revitalised city centres.</li> <li>• Development of communities &amp; surrounding built, social and natural environments as an integral part of building homes.</li> <li>• Increased opportunities for affordable home ownership</li> <li>• Tackling homelessness</li> <li>• Independent living for those receiving care</li> </ul>	<ul style="list-style-type: none"> <li>• Help Deliver Affordable Housing across the borough</li> <li>• Improve &amp; renovate private housing sector</li> <li>• Through Local Development Framework</li> <li>• Through Local Development Framework</li> <li>• Help Deliver Affordable housing across the borough</li> <li>• Tackle and prevent homelessness</li> <li>• Work in partnership to provide Housing Support for vulnerable people</li> </ul>
<p>b) <b>Sustainable Communities: People, Places &amp; Prosperity (2005)</b></p>	<p>People-focused agenda for development of communities beyond mere homebuilding.</p> <ul style="list-style-type: none"> <li>• Homes decent, affordable,</li>   <li>• in communities which people want to live in,</li> </ul>	<ul style="list-style-type: none"> <li>• Improve &amp; renovate private housing sector</li> <li>• Help Deliver Affordable Housing across the borough</li> <li>• Create safe and sustainable</li> </ul>

	<ul style="list-style-type: none"> <li>• with opportunities to get involved and influence local decision-making,</li> <li>• access jobs &amp; services,</li> <li>• develop skills &amp; interests</li> </ul>	<p>communities. Tackle anti-social behaviour &amp; Crime and Disorder</p> <ul style="list-style-type: none"> <li>• Improve Service delivery</li> <li>• Through consultation on the Housing Strategy</li> </ul>
<p>c) <b>Housing and Regeneration Bill 2008</b></p> <p>(incorporating commitments set out in <b>2007 Green Paper: Homes for the future: more affordable, more sustainable</b>)</p>	<ul style="list-style-type: none"> <li>• Establishment of Homes and Communities Agency (merger of Housing Corporation and English Partnerships)</li> <li>• Delivering more new and affordable homes across all tenures.</li> <li>• Supporting infrastructure to housing</li> <li>• New developments in mixed communities with good local amenities &amp; green space</li> <li>• New homes more energy &amp; water efficient</li> <li>• Code for Sustainable Homes mandatory for new homes</li> <li>• New homes protected from risk of flooding</li> <li>• Emphasis on design &amp; environmental standards</li> <li>• Encourage councils to grant planning permission swiftly &amp; flexibly</li> <li>• Councils to identify suitable sites using surplus Government land and other brownfield sites</li> <li>• Reduce number of long-term empty properties</li> <li>• Drive investment in regeneration</li> <li>• Shift away from improving existing social housing stock through Decent Homes – as now well progressed</li> <li>• Emphasis on supply of affordable housing, particularly family housing</li> </ul>	<ul style="list-style-type: none"> <li>• Deliver quality and choice in the housing market</li> <li>• Through Local Development Framework</li> <li>• Through Local Development Framework</li> <li>• Improve energy efficiency of homes</li> <li>• Through Local Development framework</li> <li>• Tackle empty properties and bring them back into use</li> <li>• Help deliver affordable housing across the borough</li> </ul>
<p>d) <b>Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing an</b></p>	<ul style="list-style-type: none"> <li>• Measures to enable older people to remain in their own homes</li> <li>• Ensure own homes are high standard, warm suited to people's needs</li> </ul>	<ul style="list-style-type: none"> <li>• Work in partnership to provide housing support for vulnerable people</li> <li>• Improve and renovate private housing</li> </ul>

<b>Ageing Society (2008)</b>	<ul style="list-style-type: none"> <li>• In safe &amp; inclusive neighbourhoods</li> <li>• Design of new homes &amp; neighbourhoods to meet forecasted housing &amp; social care needs - designing homes to be adaptable, adapting homes as needs change</li> <li>• New neighbourhoods – services &amp; amenities designed for residents of all ages and abilities</li> <li>• More housing choices for older people</li> <li>• Better advice services to facilitate informed choices</li> </ul>	<p>sector. Improve energy efficiency of homes</p> <ul style="list-style-type: none"> <li>• Create safe &amp; sustainable communities</li> <li>• Deliver quality &amp; choice in the housing market</li> <li>• Improve &amp; renovate housing sector</li> <li>• Create safe &amp; sustainable communities</li> <li>• Deliver quality &amp; choice in the housing market</li> <li>• Improve service delivery</li> </ul>
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## **REGIONAL AGENDAS**

<b>e)</b>	<p><b>Note:</b>  Erewash falls within the:-</p> <ul style="list-style-type: none"> <li>• East Midlands Region</li> <li>• Three Cities sub-region  <i>(Derbyshire, Nottinghamshire, Leicestershire)</i></li> <li>• The Three Cities sub-region is a “new Growth point”. <i>(potential to accelerate delivery of new housing and capital funds to assist)</i></li> <li>• Derby sub-sub region of Three Cities  <i>(with Derby City, South Derbyshire and Amber Valley councils)</i></li> <li>• Nottingham Core Strategic Housing Market area  <i>(with Nottingham City, Broxtowe, Gedling, Rushcliffe &amp; Hucknall part of Ashfield)</i></li> <li>• The towns of Long Eaton, Sandiacre and Sawley – form part of the Nottingham Principal Urban area (PUA)</li> <li>• Ilkeston is included as a “sub-regional centre” in the Regional Spatial Strategy <i>(whilst normally less priority than PUAs – priority for Ilkeston is increased due to development of Stanton)</i></li> </ul>	
<b>f)</b>	<b>East Midlands Regional Plan</b>	Broad development strategy for the East Midlands up to 2026.

	<p>Includes:</p> <ul style="list-style-type: none"> <li>• New housing provision figures for each District Council</li> <li>• Targets for affordable housing</li> <li>• Targets for the development on brownfield land</li> <li>• Targets for the provision of accommodation for gypsies and travellers.</li> </ul> <p>These targets will feed into the policies and strategies in the Local Development Framework.</p>	<ul style="list-style-type: none"> <li>• Deliver quality and choice in the housing market</li> <li>• Help deliver affordable housing across the borough</li> <li>• Through Local Development Framework</li> <li>• Through Local Development Framework</li> </ul>	
g)	<p><b>East Midlands Regional Housing Strategy 2004 – 2010</b></p> <p><b>Now superseded by Draft RHS</b></p> <p>-</p>	<p>Include polices:</p> <ul style="list-style-type: none"> <li>• Increasing the quantity, quality &amp; choice of affordable housing</li> <li>• Tackling low demand areas</li> <li>• Delivering decent homes in both public and private sector</li> <li>• Addressing the causes of homelessness</li> <li>• Meeting the needs of vulnerable and “hard to reach” individuals &amp; communities</li> <li>• Developing the sub-regional role &amp; a common information base</li> </ul>	<ul style="list-style-type: none"> <li>• Deliver quality and choice in the housing market</li> </ul> <p><i>Not really applicable for Erewash</i></p> <ul style="list-style-type: none"> <li>• Improve and renovate private housing sector</li> <li>• Tackle and prevent homelessness</li> <li>• Work in partnership to provide housing support for vulnerable people</li> <li>• Improve service delivery &amp; improve and promote partnership working</li> </ul>
h)	<p><b>East Midlands Draft Regional Housing Strategy</b></p> <p><b>Managing Growth: Managing Change 2008 - 2016</b></p>	<p>Key themes:</p> <ul style="list-style-type: none"> <li>• Affordability &amp; Access to housing</li> <li>• Design, Quality &amp; Sustainable Homes</li> <li>• Sustainable &amp; Cohesive Communities</li> </ul>	<ul style="list-style-type: none"> <li>• Help deliver affordable housing across the borough</li> <li>• Improve Service Delivery</li> <li>• Deliver quality &amp; choice in the housing market</li> <li>• Create safe &amp; sustainable communities</li> </ul>

	<ul style="list-style-type: none"> <li>• Rural Housing</li> <li>• Housing for Vulnerable People</li> <li>• Planning for an Ageing Population</li> </ul>	<ul style="list-style-type: none"> <li>• Deliver Quality &amp; choice in the housing market</li> <li>• Work in partnership to provide housing support for vulnerable people</li> </ul>
<p>i) <b>East Midlands Regional Housing Investment Strategy 2008 – 2011</b></p> <p><a href="http://www.emra.gov.uk/files/east_midlands_housing_investment_strategy_2008-11.pdf">http://www.emra.gov.uk/files/east_midlands_housing_investment_strategy_2008-11.pdf</a></p>	<p>East Midlands Investment Recommendations:</p> <p>i) Renewing and revitalising the private sector  ii) Decent homes in the Social Sector  iii) Affordable homes and market renewal  iv) Gypsies and travellers accommodation  v) Investment in housing research and sub-regional development</p> <p>Three Cities:  Ensuring urban regeneration and concentration of development and sustainable growth is delivered in the 3 Cities Sub-region</p> <p>Nottingham PUA:  Priorities for the authorities adjoining the city will be for mixed housing developments to support regeneration opportunities in the sub regional centres of Hucknall and Ilkeston, but ... only where these offer an appropriate housing and income mix.</p>	<ul style="list-style-type: none"> <li>• Improve &amp; renovate private housing sector</li> <li>• Help deliver affordable housing across the borough</li> <li>• Deliver quality and choice in the housing market</li> <li>• Deliver quality and choice in the housing market</li> <li>• Through Local Development Framework</li> </ul>
<p>j) <b>East Midlands Regional Spatial Strategy to 2026</b></p>	<p>Core Objectives include:</p> <ul style="list-style-type: none"> <li>• To reduce social exclusion</li> <li>• To protect &amp; enhance the environmental quality of urban and rural settlements</li> <li>• To minimise adverse environmental impacts of new development</li> </ul>	<ul style="list-style-type: none"> <li>• Work in partnership to provide housing support for vulnerable people</li> <li>• Improve service delivery</li> <li>• Within Local Development Framework</li> </ul>

	<p>and promote optimum social and economic benefits</p> <p>Policy 13 of the Spatial Strategy relating to the Three Cities sub-area states:  “Development should support the continued growth and regeneration of Derby, Leicester and Nottingham...” (which includes the surrounding areas) – and ensuring that provision is made for:</p> <ul style="list-style-type: none"> <li>• A mix of housing types</li> <li>• A balance in the provision of jobs and homes within areas to reduce the need to travel</li> <li>• Regeneration of deprived inner urban areas and outer estates</li> <li>• The protection, development and enhancement of green infrastructure</li> </ul> <p>Policy priorities for the Nottingham Core Housing Market Area include:</p> <ul style="list-style-type: none"> <li>• Strengthening the role of Nottingham (includes Long Eaton) as a Principal Urban Area through urban intensification and planned and sustainable urban extensions</li> <li>• Strengthening the Sub-regional roles of Hucknall and Ilkeston</li> <li>• Meeting affordable housing needs in a way that promotes a more sustainable pattern of development.</li> </ul>	<ul style="list-style-type: none"> <li>• Within Local Development Framework</li>   <li>• Deliver quality &amp; choice in the housing market</li>   <li>• Within Local Development Framework</li> </ul>
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This has highlighted some gaps in meeting national and regional agendas  
Addressing these are therefore covered in the Action plan

## APPENDIX H – *to be fully completed following consultation November 2008*

### 17 **Consultation and Workshops**

- 17.1 In putting together this Housing Strategy, we have worked with and consulted with a wide range of partners, agencies and individuals.
- 17.2 The consultation process has been guided by the Erewash Borough Council Community Engagement Policy 2007 – 2009.

#### **Strategic Housing Partners Day March 2008**

- 17.3 67 people attended at this event. These included representatives of other local authorities, Housing Associations, Social Services, Primary Health Care Trusts, Probation, Supported Accommodation providers, Erewash Borough Council staff and Members.
- 17.4 In this workshop – partners were asked to highlight issues which affect housing in Erewash. They were also asked to consider what the themes, objectives and aims of the future Housing Strategy should be.
- 17.5 These issues, themes, objectives and aims have been incorporated into the Strategy.
- 17.6 *The full report and notes from workshops can be obtained from Tessa Paul, Housing Strategy Officer*
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#### **Groups and forums in Erewash – Workshops September to October 2008**

- 17.7 Existing groups and forums were asked to assist us in:
- Affirming the housing issues for Erewash,
  - Prioritising the issues
  - Suggesting what the Council and/or its partners can do to solve the priority issues
  - What actions should be taken, and who should be involved.
- 17.8 The housing issues, suggested solutions, actions and partnerships have been incorporated into the Strategy. The main Priorities are outlined below and have been incorporated into Appendix A
- 17.9 *Details from all consultation and workshops to be added here.*
- 17.10 The groups and forums who assisted us in this way were:
- Housing and Homelessness forum – September 2008
  - RSL Forum – September 2008
  - Private Landlords Forum – October 2008
  - Erewash Partners for Older People – September 2008
  - Erewash RSL Housing Development Partners – October 2008

**17.11** *The full notes from workshops can be obtained from Tessa Paul, Housing Strategy Officer*

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**Consultation on Draft Strategy**

**17.12** During October and November 2008, we consulted widely on the draft Strategy.

**17.13** We contacted XXXX individuals and agencies to ask for their views and assistance, through e-mails, letters, the Council's website and the Ask Derbyshire Website

**17.14** *Details from consultation on the draft strategy to be added here.*

## APPENDIX J

### Monitoring of the Strategy

We have set out below the different mechanisms in place to monitor the strategy.

Forum	Frequency
Housing Strategy steering group	Quarterly
Monitoring Report to the Council Executive.	Annually
Customer satisfaction and aspirations survey through the Citizens Panel.	Annually
Housing and Homelessness Forum	Quarterly
Departmental service planning.	Annually
Capital and revenue review – Mid Term Financial Review.	Annually
Private sector landlords forum.	Quarterly
RSL forum.	Quarterly
Erewash Partners for Older People group	6 monthly
Erewash RSL Housing Development Partners	Quarterly
Progress reviewed and Challenged through Scrutiny process	As required

## **18 APPENDIX K Comprehensive Area Assessment – implications for housing work in Erewash**

- 18.1** From April 2009, the Audit Commission will introduce Comprehensive Area Assessments (CAA).
- 18.2** CAA will take locally agreed priorities in the Local Area Agreement between the partners responsible for local public services and the government, and the sustainable community strategies as its starting point. CAA will focus on notable and innovative practice as well as assisting those responsible for local services to identify where something more or different needs to be done to improve the quality of local people's lives. Whether they use personal services such as social care or affordable housing, or rely on universal services such as health care or schools, all citizens have a stake in how well local public services work together. Also important is how well public sector bodies work with the private, voluntary and community sectors to take innovative approaches to commissioning services.
- 18.3** CAA will have two main elements, which will inform each other:
- an area assessment that looks at how well local public services are delivering better results for local people in local priorities, such as health, economic prospects, housing that meets local need and community safety, and how likely they are to improve in the future; and that reflect those priorities that are important locally
  - organisational assessments which will combine use of resources and managing performance themes into a combined assessment of organisational effectiveness. This will look at value for money and performance of services delivered directly or commissioned through others and will measure effectiveness and test that there are sustainable improvements to housing which best reflect those priorities that are important locally.
- 18.4** The Area Assessment will test:
- How well do local priorities express community needs and aspirations?
  - How well are the outcomes and improvements needed being delivered?
  - What are the prospects for future improvements?
- 18.5** This will mean that we must work closely with partners to fully understand our community needs and ensure that we invest in making improvements in the right areas to deliver those outcomes that are the highest priority.
- 18.6** All of the questions that we will need to answer as part of the assessment process will be informed by our Housing Strategy. The questions are:
- 18.7**
- How safe is the area?
  - How healthy and well supported are people?
  - How well kept is the area?
  - How environmentally sustainable is the area?
  - How strong is the local economy?

- How strong and cohesive are local communities?
- How well is inequality being addressed?
- How well is housing need met?
- How well are families supported?
- How good is the well-being of children and young people?

**18.8** It should be noted that the Local Area Agreement targets (LAA) already identify priority areas for action.

**18.9** The Organisational Assessment for Erewash borough Council will: Consist of three themes that make up the use of resources assessment and the one theme on managing performance. The report will summarise how well the council:

- Manages finances, looking at how effectively the organisation manages its finances to deliver value for money.
- Governs the business, covering how well it governs itself and commissions services that provide value for money and deliver better outcomes for local people.
- Manages resources, considering how well the organisation manages its natural resources, physical assets and people to meet current and future needs and deliver value for money.
- Manages performance, covering how well it is delivering services, outcomes and sustainable improvements in its priorities that are important locally. Including whether it has the leadership, capacity and capability it needs to deliver future improvements.

**18.10** This means that the Borough Council will need to demonstrate that it is delivering improved housing and housing-related outcomes for the community that that community identifies as most important whilst ensuring good value for money and performance.

**18.11** The scope of the managing performance theme will test how well Erewash Borough Council

- identifies and delivers priority services, outcomes and improvements;
- provides the leadership, capacity and capability it needs to deliver future improvements;
- contributes to improving wider community outcomes, including those set out in the Local Area Agreement and
- tackles inequality and improving outcomes for people in vulnerable circumstances.

**18.12** It should be noted that outcomes relating to housing markets, sub-national economic development, reducing transport congestion and climate change, are likely to be assessed across a geographical area larger than our District Council. Where there are potential benefits of councils and other partners working together to address these issues, the Audit Commission are likely to take account of this in the appropriate organisational (and area) assessments.

**APPENDIX L**

**Information from the emerging  
draft Strategic Housing Land Availability Assessment**

*(FIGURES SHOULD BE AVAILABLE FOR INSERTION EARLY NOVEMBER 2008)*

**APPENDIX M: Current, recent and planned cross-boundary working**

	<b><u>Partners</u></b>	<b><u>Project</u></b>	<b><u>Further details</u></b>	<b><u>Completed/due</u></b>
a)	EBC/Amber Valley Borough Council  Derbyshire County Council	Supported Housing for People with Complex Needs in Amber Valley & Erewash	Joint capital funding from EBC & AVBC. Joint working on needs assessment, obtaining revenue funding from Derbyshire Supporting People, appointing support provider	Opened 2007
b)	EBC/Gedling/ Nottingham City/ Rushcliffe/Broxtowe Councils	Nottingham Core Strategic Housing Market Assessment	Joint commissioning of study. Ongoing work to deliver on information sourced	Completed March 2007
c)	EBC/Gedling/ Nottingham City/ Rushcliffe/Broxtowe Councils	Nottingham Core Affordable Housing Viability Assessment	Jointly commissioned Study	Due for completion December 2008
d)	All Derbyshire Local authorities	Derbyshire Move-on Strategy & Project officer	Joint Strategy to help move people on from supported housing to independent living. Joint post of project officer to develop and deliver the strategy	Ongoing
e)	Derbyshire Homelessness Officers Group  Partner agencies	Homelessness Snapshot Survey	To be conducted by HLG during September & October 2008 across Derbyshire.	Reports due in 2009.
f)	Derbyshire Homelessness Officers Group  CAB's	Introduce model joint working agreement across Derbyshire between LA's and local CAB's.	NHAS model agreement to be adopted by all Derbyshire LA's and CAB's on joint working arrangements to improve partnership working and homelessness prevention.	Launch by end of 2008.
g)	EBC/Amber Valley/Derbyshire	Choice Based Lettings	EBC to join existing sub regional Home Options	EBC to launch by

	Dales/High Peak	Scheme	CBL scheme, with planned enhancements to improve housing options and links to employment etc.	end Jan 2009
<b>h)</b>	Derbyshire Homelessness Officers Group	Joint Training	Joint training commissioned and provided across all Derbyshire LA's.	Ongoing
<b>i)</b>	Derbyshire authorities handy person scheme	Handy person and van operating countywide	A successful joint bid by Erewash and Derbyshire County Council to GOEM for funding for service to operate in all districts in Derbyshire.	Commenced August 08
<b>j)</b>	Derbyshire County Council	Improved EBC website	DCC are hosting EBC site to improve information to customers	July 09
<b>k)</b>	EBC Ashfield/ Gedling/ Nottingham City/Rushcliffe/Broxtowe Councils	Strategic Housing Land Availability Assessment	Joint methodology approved. One aim is to assess and report back on whether there is enough housing land within each of the Borough's i when viewed against Regional (RSS) requirements.	Due for completion Oct 2008
<b>l)</b>	EBC/Ashfield/ Gedling/ Nottingham City/ Rushcliffe/Broxtowe Councils	Local Development Framework – Core Strategy	Working together to produce aligned Core Strategies.	2010
<b>m)</b>	EBC/Ashfield/ Gedling/ Nottingham City/ Rushcliffe/Broxtowe Councils	Nottingham Core HMA Growth Point	Working on implementation of jointly approved Growth Point Development Programme and currently refreshing this	To be completed by Oct 2008 approx
<b>n)</b>	EBC/Amber Valley Borough Council/ Derbyshire Primary Care Trust	'Warm and Well Event'	Joint working to reduce fuel poverty and health inequalities by raising awareness of energy efficiency, government grants and discounted schemes.	Ongoing
<b>o)</b>	Many partners including: EBC/Derby Hospitals NHS Foundation Trust/Derby & Derbyshire Primary Care	Hospital discharge protocol	Joint protocol for dealing with frequent attendees to the Derby Hospitals NHS Foundation Trust who have issues relating to housing or homelessness	From October 2008. To be reviewed

p)	Trusts/Derby City & Derbyshire Social Services/Mental Health Trust Derby/ District Housing Teams/Derby & Derbyshire Supporting People teams			annually.
q)	Agencies in Erewash & Amber Valley	East Derbyshire Domestic Violence Forum	Multi Agency Forum across Erewash and Amber Valley tackling Domestic Violence Issues feeding into the County Forum	Been in place for many years. Ongoing

## APPENDIX N

### Other strategies and plans which have impact on housing issues in Erewash

	<u>Document</u>	<u>Link</u>
a)	Draft Green Space Strategy	<a href="http://www.erewash.gov.uk/Environment/Planning/localDevelopmentFramework/GreenSpaceStrategy.htm">http://www.erewash.gov.uk/Environment/Planning/localDevelopmentFramework/GreenSpaceStrategy.htm</a>
b)	Derbyshire Homelessness Strategy SMART Action Plans. June 2008	Copy held by Sara Dinsdale Not yet on website - 14.8.08
c)	East Midlands Regional Homelessness Strategy 2007-11.	<a href="http://www.curs.bham.ac.uk/research_consultancy/housing.shtml">http://www.curs.bham.ac.uk/research_consultancy/housing.shtml</a>
d)	Temporary Accommodation Strategy	<a href="http://www.erewash.gov.uk/Housing/HousingAdvice/Homelessness/homelessnesstrategy.htm">http://www.erewash.gov.uk/Housing/HousingAdvice/Homelessness/homelessnesstrategy.htm</a>

## APPENDIX O

### 19 AFFORDABLE ACCOMMODATION PROVIDERS in Erewash

#### HOUSING ASSOCIATIONS

- 19.1 (also known as Registered Social Landlords or “RSLs”).  
providing affordable rented and shared ownership properties in Erewash
- 19.2 *Full contact details plus any changes since October 2008 & Housing Associations by area are on the councils website [\(add link\)](#)*

19.3

Amber Valley Housing Ltd	Nottingham Community Housing Association
Bromford Housing Group	Riverside Housing Association
Derwent Housing Association	Salvation Army Housing Association
East Midlands Housing Association	Spirita Ltd (incorporating Walbrook Housing & Metropolitan Housing)
Eastern Shires	
English Churches Housing Group	
Guinness Trust	Stonham
Home Housing	Three Valleys Housing
Longhurst Homes	Tuntum Housing Association

#### EREWASH RSL HOUSING DEVELOPMENT PARTNERS

- 19.4 Registered Social Landlords (Housing Associations) who are working with the Council to develop and build new affordable housing in Erewash.

*Full contact details and any changes since October 2008 are on the councils website [\(add link\)](#)*

19.5

Amber Valley Housing (Futures)	Guinness/Northern Counties
Bromford Housing	Home Housing
Derwent Living	Longhurst/FCH
East Midlands Housing Association	Riverside
Eastern Shires with Three Valleys Housing	SPIRITA(Metropolitan/Walbrook)
Eastern Shires with Tuntum Housing	

- 19.6 Working together with our RSL partners, £3,885,000 was secured from the Housing Corporation for the period 2006-2008 to build up to 127 new affordable housing units in Erewash. During this period, additional Housing Corporation funding was also secured to transfer 35 units of shared ownership properties to rented properties, to better meet need.

#### Annual Affordable Housing Report

- 19.7 Further details about the completions of new affordable housing units, issues surrounding the development of affordable housing – can be found on the Erewash Annual Affordable Housing Report [link to be added](#)

## APPENDIX P SUPPORTED HOUSING and SUPPORT SERVICE PROVIDERS

*More details about the projects, full contact details and any changes since October 2008 are on the councils website [\(add link\)](#)*

<b>Provider</b>	<b>Type of service (s)</b>	<b>For</b>
Homegroup (Stonham)	Supported housing	Single homeless people & young people
Canaan Trust	Supported housing	Single homeless people & ex-offenders. Young People
Tuntum	Foyer	Single homeless & young people
Derbyshire Housing Aid Smartshare	Supported housing	Single homeless
P3	Emergency & short-term hostel. Move-on accommodation	Single Homeless Young People
P3	Supported housing & Floating Support	People with mental ill health
Salvation Army	Supported Housing	People with mental ill health
Morning Rise	Supported Lodgings	People with mental ill health
Action Housing	Supported Housing	People who have had drug/alcohol problems
SPIRITA	Community Alarm	People with a physical or sensory disability
SPIRITA	Supported Housing	Generic
Home group (Stonham)	Floating support	Young people; teenage parents; homeless families with support needs; people with drug or alcohol problems; ex-offenders
Enable HA	Supported Housing	People with Learning Disabilities
Mencap	Supported Housing	People with Learning Disabilities
Derwent Living	Community alarm	Older People with Support needs. People with a physical or sensory disability
Three Valleys Housing	Sheltered housing, Carelink Community alarm & Telecare	Older people
SPIRITA	Community alarm & Sheltered housing	Older People
English Churches	Community alarm & Sheltered housing	Older People
Queens Hall	Women's refuge	Women at risk of domestic violence
Tuntum	Supported housing	Teenage Parents
Barnardos Reach out	Floating support	Young People leaving care & other homeless young people

Further details about Support Services can be found on the Support Services for Vulnerable People in Erewash Review 2008 [\(Link to be added\)](#)