



The Erewash Housing Strategy
for 2009-2010

Consultation Draft

For consultation October/November 2008

Erewash Borough Council can produce sections of this document on tape, in Braille or in large print or in other languages. The full document is available in electronic format, CD or in hard copy. To arrange in any of these formats, please contact Tessa Paul, Housing Strategy Officer, Development and Regulatory Services, Erewash Borough Council, Town Hall, Derby Road, Long Eaton, Derbyshire NG10 1HU. Telephone: 0115 907 2269. E-mail: tessa.paul@erewash.gov.uk.

If you have any query about this Strategy, or want to know how you can be involved in shaping the future of housing provision in Erewash, please contact Tessa Paul as above.

If Tessa Paul is not available, please contact Yvonne Wright, Policy and Development Team Leader. Development and Regulatory Services, Erewash Borough Council, Town Hall, Derby Road, Long Eaton, Derbyshire NG10 1HU. Telephone: 0115 907 2217. E-mail: yvonne.wright@erewash.gov.uk.

Contents page

	<u>Page Number</u>
• Foreword	4
• Introduction	6
 What we aim to deliver and how we will deliver it	
• Our Strategic Housing Objectives and Priorities	8
• Methods of Delivery	9
• Resources	12
• Housing and housing-related Service Delivery	13
 Why these particular Aims and Objectives?	
The Context, understanding and issues	
• Overview of Erewash	14
• Understanding the Housing Market	15
• Housing Issues	16
• Housing stock	21
• Corporate Context	22
• Underpinning Strategies and Policies	25
• National, Regional context	27
• Consultation and production of the Strategy	28
How we ensure successful delivery of the Strategy	
• Monitoring the delivery of the Strategy	29
• Action Plan 2009	29
• Glossary and explanation of terms	30
<u>Appendices</u>	
• Appendix A - Evidence base to Justify Priorities	
• Appendix B - Forward Plan – How we will meet our Objectives and deliver our Priorities	
• Appendix C – Capital and Revenue Resources and Expenditure	
• Appendix D – Housing Service Delivery	
• Appendix E - Key housing information and statistics	
• Appendix F – Location Map	
• Appendix G – National and Regional context and priorities	
• Appendix H – Consultation and Workshops	
• Appendix J – Monitoring of the Strategy	
• Appendix K - How the Housing Strategy will contribute to the Comprehensive Area Assessment	
• Appendix L - The Strategic Housing Land Availability Assessment	
• Appendix M – Cross-boundary working	
• Appendix N – Other Strategies and plans	
• Appendix O – Affordable Accommodation Providers	
• Appendix P – Supported Housing and Support Service Providers	

Foreword

I am very pleased to introduce Erewash Borough Council's Housing Strategy for 2009-10.

Through our previous Fit for Purpose Housing Strategy (2005-2008) we have worked hard to deliver the right mix of housing for our communities to live in and enjoy a good quality of life.

As a Member of the Borough Council's Executive with special responsibility for housing, and as Deputy Leader of the Council, I recognise the importance of the Housing Strategy in delivering some key aims set out within the Borough Council's Corporate Plan and the Local Strategic Partnership's Community Plan.

Investment in housing plays an important role in improving the health of our communities and ensuring that people, including families, are well supported. Housing contributes to creating strong and cohesive local communities where there are safe areas that are well kept. Good quality housing helps us to grow a strong local economy. When measuring how environmentally sustainable our Borough is, housing plays an important role because, for example, increasing the numbers of energy efficient homes improves the quality of life of our communities. The well-being of children and young people living in our area will be influenced by their homes. Finally I recognise the importance of research and consultation to extend our understanding of housing needs and to help us plan for the future. For those people whose circumstances make them vulnerable, as well as in relation to people (such as offenders) who may make others vulnerable, we need to ensure that inequality is being addressed. Tackling inequality in housing is an important part of the Council's wider commitment to equality and diversity.

Notwithstanding this ambitious list of issues to be taken forward in this Strategy, I recognise that better outcomes for the community must align with the Council's need to manage its own finances to deliver value for money. Where services are commissioned, they must also provide value for money and deliver better outcomes for local people. At the same time as managing limited financial resources, we must manage performance to show how well we are delivering services to improve outcomes and deliver sustainable improvements that reflect those priorities that are important locally

We have a responsibility to ensure that we work in partnership with national, local and regional partners to ensure that the Borough and the Region's housing needs are met and that we develop plans and priorities for the

coming years. Our ability to shape and inform future housing is significant even in these current difficult and unpredictable housing conditions.

Whilst we will be consulting on and developing a further five year strategy, when the Department for Communities and Local Government (DCLG) Guidance on Housing Strategies has been issued – during 2009-10 we will not just be standing still or “treading water”. We still need to ensure that our vision for housing in Erewash is ambitious and meets future needs as well as those that are real to us today.

We have worked with our partners to develop this Strategy and we will continue to involve them in taking our actions forward. We will work with partners as our critical friends to challenge our success, monitor progress, review and revise our future activity.

If we provide the right mix and quality of housing and neighbourhoods, we can improve the quality of life of our communities. This is a significant challenge that we look forward to responding to in a positive and innovative way. The strategy was adopted by the Council's Executive in XXXX

Councillor Carol Hart

(Lead member for Community, Deputy Leader of the Council, Chair of the Local Strategic Partnership)

Introduction

The Council's Fit for Purpose Housing Strategy for 2005 – 2008 was effective in delivering our priorities and objectives for this period.

We have reviewed and analysed the success of the 2005 – 2008 Housing Strategy, and have learnt lessons along the way. Our Scrutiny Panels have monitored progress in delivering our action plan on a quarterly basis and our Best Value Review of Housing, together with a number of Audit Commission inspections have helped us challenge ourselves and improve.

We have consulted with our stakeholders on our priorities and objectives for the new Housing Strategy for future years.

There have been changes in legislation, policy and practice, which affect the delivery of our housing strategy as well as the current changing and unpredictable housing and economic conditions.

Draft Guidance on Housing Strategies has been prepared by the Chartered Institute of Housing for the Department for Communities and Local Government (DCLG), but, at the current time has not yet been published or made available.

We are very aware of the need to communicate and deliver an approach that is clearly about improving communities, supporting livelihood, addressing people's needs across all housing sectors including new market and affordable housing, and making best use of existing housing and the private rented sector.

Our continuing work with partners, stakeholders, and other local authorities is vital to delivering our strategic priorities.

Resources within the council, and accessing funding from outside sources, has increased, helping to deliver our priorities even more successfully.

The Sustainable Community Strategy which is due to be completed by 2009 is the overarching plan for promoting and improving the well-being of the area. The Local Government White Paper emphasised the need for Sustainable Community Strategies and other local and (sub) regional plans to take account of each other, as they are prepared.

The Erewash Housing Strategy for 2009-10 has therefore been prepared in the Context of the above.

During 2009 and when the DCLG Guidance on Housing Strategies has been issued – we will be starting consultation to produce and deliver our Housing Strategy for the next 5 years.

This Housing Strategy will set out:

What we aim to deliver, and how we will deliver it.

- It will explain the Strategic housing priorities and objectives and the way in which we will deliver our priority areas
- Explain how current and future resources will be used to deliver the Strategy

Why we are concentrating on these particular Aims and Objectives.

This will explain the context, understanding and issues which led to these priority areas by

- Giving an overview of Erewash – including demographics, employment and transport overviews
- Explaining the research and studies which have informed our knowledge and understanding of the housing market and housing issues
- Outline how Erewash fits within wider sub-areas and housing market areas, and how Erewash contributes to meeting the housing needs of these wider areas
- Highlighting the housing issues for Erewash which have been identified through research and consultation with our communities and stakeholders.
- Providing information on the current housing situation in Erewash – including housing stock and condition.
- Outlining the Corporate Context and how this Housing Strategy is underpinned by more specific local strategies and policies
- Discussing the National and Regional Agendas and how this Strategy will help towards meeting these
- Setting out how the Strategy has been developed with our partners and through consultation with the wider community

How we will ensure successful delivery of the Strategy

- Confirm how the implementation and delivery of the Strategy will be monitored
- Provide an effective Action Plan – which will be frequently monitored, and reviewed annually.

What we aim to deliver and how we will deliver it

1 Our Strategic Housing Objectives and Priorities

- 1.1 This Strategy has been developed in the context of:
- Current national, regional and local agendas, strategies, plans and guidance
 - Recent research and information on housing issues
 - Consultation and views of partners and stakeholders
- 1.2 Through consultation and discussion with our partners and stakeholders, we have agreed that the objectives and priorities agreed for the 2005-08 Strategy are still relevant. The evidence to justify these priorities is outlined in Appendix A

1.3 **Our Strategic Housing Objectives and Priorities**

a)	Strategic Housing Objective	Priorities for Action – What we will do
b)	Deliver quality and choice in the housing market	<ul style="list-style-type: none"> • Help deliver affordable housing across the Borough • Use planning powers to increase the supply of social rented housing • Improve and renovate private housing sector • Improve energy efficiency of homes • Tackle empty properties and bring them back into use
c)	Tackle the causes of homelessness and meet vulnerable people's needs	<ul style="list-style-type: none"> • Tackle and prevent homelessness • Work in partnership to provide housing support for vulnerable people
d)	Create safe and sustainable communities	<ul style="list-style-type: none"> • Tackle anti-social behaviour and crime and disorder
e)	Improve service delivery	<ul style="list-style-type: none"> • Improve service delivery & Improve and promote partnership working

However, we have reviewed, and consulted with stakeholders, on how we should continue to deliver these Priorities and Objectives.

2 Methods of Delivery

Priority	Method of Delivery - What we will do to Deliver this Priority
a) Help deliver affordable housing across the Borough	<ul style="list-style-type: none"> • Meet targets to help deliver affordable housing units each year • Achieve right tenure mix on housing sites to meet need • Use Council's Social Housing Grant • Access external funding • Sell Council owned land or properties to RSLs for affordable housing • Encourage use of empty properties or market properties brought into use for affordable housing
b) Use planning powers to increase the supply of social rented housing	<ul style="list-style-type: none"> • Achieve a minimum of 30% affordable housing on all eligible s106 sites • Investigate means to increase delivery of affordable housing through s106 agreements • Ensure robust planning policies in place
c) Improve and renovate private housing sector	<ul style="list-style-type: none"> • Offer advice and assistance through the Home Improvement Agency • Make available home improvement grants/loans, home repair assistance grants, empty homes grants, landlord grants • Regulate private rented sector housing via enforcement, licensing and inspection powers • Work in partnership to deliver a landlord accreditation scheme • Work in partnership to deliver a handy van service • Regularly update information and statistics to inform decisions concerning private sector housing • Deliver the Private Sector Housing Strategy
d) Improve the energy efficiency of homes	<ul style="list-style-type: none"> • Ensure all residents are provided with access to clear energy advice via Home Energy Efficiency Officer • Enable and encourage the provision of affordable warmth in private sector homes, through advice, grants, discounted measures and partnership initiatives • Raise awareness of fuel poverty and energy efficiency measures • Deliver the Affordable Warmth Strategy
e) Tackle empty properties and bring them back into use	<ul style="list-style-type: none"> • Encourage use of empty properties brought back into use for affordable housing • Make available Empty Property Grants • Use appropriate legislation to tackle problems

Priority	Method of Delivery - What we will do to Deliver this Priority
	<p>associated with empty properties.</p> <ul style="list-style-type: none"> • Deliver the Empty Property Strategy
f) Tackle and prevent homelessness	<ul style="list-style-type: none"> • Focus on prevention of homelessness through mediation, appropriate support and facilities • Ensure good quality temporary accommodation is available where necessary • Enable and encourage people to access private rented accommodation • Ensure supported accommodation is available for vulnerable people • Ensure timely move-on is available from supported and temporary accommodation • Promote development of emergency accommodation e.g. direct access, crash pads, Nightstop schemes • Deliver the Homelessness Strategy
g) Provide housing support for vulnerable people	<ul style="list-style-type: none"> • Ensure supported accommodation is available for vulnerable people to meet needs identified • Ensure floating support is available for vulnerable people to meet needs identified • Investigate provision of support and accommodation for high risk/high needs individuals • Private sector housing strategy focussed to deliver assistance to vulnerable households • Work in partnership to make available Disabled Facilities Grants to enable people to remain independent in their own homes • Work with partners within the Derbyshire Supporting People partnership to deliver the Supporting people Strategy, and ensure ongoing funding and quality of support services
h) Tackle anti-social behaviour, crime and disorder	<ul style="list-style-type: none"> • Ensure Landlords and residents in all tenures have access to anti-social behaviour team • Improve community safety via joint Police community support officers and neighbourhood warden patrols • Widely disseminate information and raise public awareness on tackling anti-social behaviour and noise nuisance to all residents • Work with Derbyshire Police, Safer Derbyshire and others to reduce the incidence of burglaries in new buildings by influencing design through the LDF and development control process • Housing Options staff to work with private landlords and RSLs to intervene at an early stage to try and prevent homelessness in cases of anti-social behaviour • Ensure secure by design principles followed for all new developments

Priority	Method of Delivery - What we will do to Deliver this Priority
	<ul style="list-style-type: none"> • Empower communities to prevent crime and disorder through information and advice.
i) Improve service delivery	<ul style="list-style-type: none"> • Obtain Customer Service excellence award to replace Charter Mark 2009/10 • Monitor progress through scrutiny panels • Provide modern customer service centres • Provide range of outreach services in partnership with others • Delivery of the Erewash Corporate Equality and Diversity Plan 2007 will help us improve outcomes for the main groups of people that the Council has recognized as most often facing discrimination • Actively promote services through external EBC publications • Introduce new/improved services outlined in the Action Plan
j) Improve and promote partnership working	<p>Work in partnership to:</p> <ul style="list-style-type: none"> • Provide and improve services • Provide information • Hold annual conferences with partners to agree strategic focus and highlight major issues • Meet regularly with partners via groups and forums to progress and monitor action plans • Make full use of the opportunities for partnership working, provided by the Local Strategic Partnership and Comprehensive Area Assessment and Sustainable Community Strategy

2.1 These are further detailed in the Forward Plan for 2009 -10 in Appendix B

These methods of delivery are not exhaustive. They will be regularly reviewed and new initiatives considered and introduced as appropriate.

The actions to be taken to ensure delivery are outlined in the Action Plan.

3 Resources

- 3.1** We appreciate that without a sound, financial underpinning, it will be impossible to deliver our Housing Strategy.

Revenue

- 3.2** Revenue spending on housing services is for expenditure on recurring items, including staff time in delivering services, and fees for research etc.
- 3.3** Revenue income comes from the Council's general fund, funded through Council tax and other income and balances held by the Council. Revenue income also comes from government grants such as the homelessness grant, and Planning Delivery Grant,
- 3.4** Revenue spending for housing services has averaged over £725,000 per year and is increased for the period 2008/09
- 3.5** In addition to the increases in revenue budgets, we will continue to ensure efficient working within these budgets to stretch available resources, through, for example spend to save initiatives, sharing revenue cost of joint projects with other organisations. We will also continue work with partners to secure funding for other housing-related services, such as Supporting People funding

Capital

- 3.6** We will continue to allocate Capital funds for housing related services and projects through such initiatives as our Social Housing Grant for affordable housing, Disabled Facilities Grants, Decent Homes Grants.
- 3.7** Capital income for the council is gained through a variety of streams including fees and charges, government grants and subsidies and capital receipts. Some of this funding comes from the sale of council properties and land, and properties sold under Right to Buy
- 3.8** Over £1 million a year has been allocated for capital expenditure on housing related services and projects and has increased over the past three years.
- 3.9** We will also continue to work with partner organisations to secure capital funding for housing projects in Erewash, such as Housing Corporation funding for affordable housing, government grants for Decent Homes, Registered Landlord investment in new homes.
- 3.10** Appendix C includes a further summary of planned Revenue and Capital income and expenditure on housing services and projects.

4 Housing and housing related Service Delivery

- 4.1 Organisations across the Borough and beyond, work with the Council to meet the agreed strategic housing objectives and deliver the priorities.
- 4.2 The Council is no longer a direct provider of social rented housing. The Borough Council's housing stock of 5,800 properties was transferred to Three Valleys Housing in 2002.
- 4.3 So whilst the council is no longer a landlord, we have a responsibility to ensure that we work in partnership with local housing providers to ensure that the borough's housing needs are identified and met and that we develop plans and priorities for the coming years. The council therefore have a vital strategic, development and Planning role.
- 4.4 The Council also provides some housing services, such as homelessness and housing options advice; delivery of home improvement and other housing grants. We work alongside partner organisations to deliver integrated and co-ordinated services.
- 4.5 Other housing services are provided by partner organisations – such as generic advice and assistance by Citizens Advice Bureau and other agencies; ownership and management of social housing by Registered Social Landlords; support providers providing support to vulnerable people to help them live independently.
- 4.6 Appendix D contains more information about the delivery of housing and related services in Erewash. Appendices O & P contain more information about Affordable Accommodation and Support Providers.
- 4.7 However, it is vital that we do not just try to deliver housing and housing related services in a “vacuum”. There is a great need to deliver integrated services which meet all of our residents' needs - health, safety, security and general well-being. We share many aims and objectives with partner agencies and what we do impacts on their ability to deliver their services.
- 4.8 We need a holistic approach to the planning, monitoring and delivery of services. New structures and plans enable us to demonstrate how we will do this. The Sustainable Community Strategy for Erewash (see also page XXXX) will be completed during 2009. Its aim is to address strategic issues such as crime, employment, education, health, social care, the environment and housing in an increasingly joined up manner. It means looking at the ‘bigger picture’ and working with partners to tackle the challenges together.
- 4.9 The Local Strategic Partnership will have a vital role in ensuring the monitoring and delivery of all relevant strategies. The Comprehensive Area Assessment (see Appendix K) will assess how well public services are delivered.

Why these particular Aims and Objectives?

The Context, Understanding and Issues

5 Overview of Erewash

- 5.1** Erewash is strategically placed between the cities of Derby and Nottingham with good access to both its major towns, Ilkeston and Long Eaton. The towns are within easy reach of the M1 (Junctions 25 & 26) and have excellent connections with the East and West Midlands. Erewash is also within easy reach of Nottingham East Midlands airport.
- 5.2** The manufacturing industry provides over 30 per cent of jobs and accounts for one in five of the area's 2,400 firms. Areas of employment growth have occurred in engineering, furniture making, packaging, electronics and distribution.
- 5.3** The skill base in Erewash is disproportionately skewed towards skilled craft and semi-skilled manual employment for males, and semi-skilled manual, non manual and unskilled work for females.
- 5.4** With 2.5 per cent of eligible residents claiming job seekers' allowance, unemployment is below both regional and national averages.
- 5.5** Gross weekly pay is similar to regional levels but lower than the national average.
- 5.6** About a quarter of our population have poor literacy or numeracy skills.
- 5.7** The population of Erewash is 110,300 and shows no significant increases or decline since 2002. There are 48,077 households.
- 5.8** Almost a quarter of households include someone with a disability.
- 5.9** Over a quarter of households contain older people, and the population of older people is expected to grow over the next 20-30 years.
- 5.10** 1.9% of the population are from Black and Minority Ethnic backgrounds.
- 5.11** Overall deprivation levels are about average, although there are localised pockets of deprivation. The combined Index of Multiple Deprivation (IMD) scores for Ilkeston, Long Eaton, Derby Road West and Kirk Hallam are relatively high in parts of the Ilkeston North, Ilkeston Central, Kirk Hallam, Derby Road West and Derby Road East wards.

6 Understanding the Housing Market in Erewash

6.1 The Housing Strategy and related local strategies and policies have been informed by research and studies including:

(links to be added)

6.2

- Housing Needs Study
- Housing Market Assessment
- Vulnerable People Housing Needs Assessment
- Derbyshire Gypsy & Traveller Accommodation Assessment
- Private Sector Housing Stock Condition Survey
- Homelessness Review
- Urban capacity study
- Black and Minority Ethnic groups/Rural/Older People
- Ward Profiles
- Strategic Housing Land Availability Assessment (see also Appendix L)
- Nottingham Core Affordable Housing Viability Study

See appendix E for key information

Wider housing market area

6.3 The Borough of Erewash borders with several other Derbyshire and Nottinghamshire local authority areas – Amber Valley to the north; South Derbyshire to the south-west, Derby City to the west; Broxtowe to the east, Rushcliffe to the south-east. (See Location map in Appendix F)

6.4 Local residents may not distinguish between Local authority boundaries, particularly if purchasing a property, or trying to access services. Thus housing market areas which people might wish to live in, cross over boundaries – for example Sandiacre/Stapleford (Erewash/Broxtowe); Ilkeston/Heanor (Erewash/Amber Valley); Borrowash/Spondon (Erewash/Derby City).

6.5 This is highlighted in the Nottingham Core Strategic Housing Market Assessment *(link to be added)*

6.6 *Details of cross-boundary working are outlined in Appendix M*

7 Housing Issues for Erewash

7.1 Affordability

- 58% of households unable to afford to buy or privately rent.
- Some shared ownership properties still unaffordable to those unable to buy without assistance
- Uncertainties and unpredictability of current housing market

7.2 Demand on Social Housing Stock

- Shortage of affordable housing in all areas – up to 428 new affordable housing units needed each year
- Reduction in Social Housing Stock due to Right to Buy/Right to Acquire – between 30 and 70 units a year normally
- Increased demand on Social Housing stock due to mortgage repossessions
- Need to reduce use of temporary accommodation

7.3 Lack of suitable intermediate housing

- Lack of awareness and understanding about different schemes and types of intermediate housing
- Cheaper to buy an older property for outright sale than a new-build shared ownership, in some cases
- Lack of demand for shared ownership flats in some areas

7.4 Sufficient land available for market housing

- Sufficient land, (including planning permissions already granted) to meet Regional Spatial Strategy minimum targets for housing development
- Effective “overprovision” of market housing – but new market housing provides more housing choices and helps meet national housing shortages
- Currently not meeting great demand and need for more affordable housing

7.5 Few larger sites where s106 requirement for affordable housing can be enforced

7.6 Use of land

- Need land for housing, but also need/want land for:
 - Employment sites
 - Leisure facilities and green spaces
 - Retaining as much of green belt and countryside as possible

7.7 Empty Properties

- Concern by those in neighbourhood if unkempt, attract vermin, attract vandalism or other anti-social behaviour
- Wasted resource when households are homeless
- Loss in council tax revenue

7.8 Vulnerable Households living in non-decent homes

- Almost half of households in receipt of income or disability related benefits living in non-decent dwellings.
- Low income households are unable to afford costs associated with repairs.
- A fifth of private rented properties fail to meet the decent homes standard.
- High concentration of physical housing problems in the older housing areas, particularly Ilkeston Old Park and Derby Road East.
- Lack of knowledge regarding minimum legal requirements in renting out properties, which are often occupied by vulnerable members of the community.
- Poor Health associated with poor housing conditions.
- Lack of awareness regarding accessing financial assistance.

7.9 Sustainable and energy efficient homes

- High energy costs to heat homes
- Low income households
- Due to poor energy efficiency and high fuel costs – at least 20% of households are in fuel poverty (where a household spends more than 10% of its income on heating)
- Ageing housing stock which is less energy efficient and therefore hard to heat.
- Difficult to engage with hard to reach groups.

7.10 Homelessness & need for temporary and move-on accommodation

- Tackling underlying causes
- Need for continuing and increased emergency/direct access accommodation
- Increase in households with debts, limited debt counselling in Erewash

7.11 More effective use of private sector housing stock to meet needs

- Not enough links between private landlords offering affordable and accessible housing, and potential tenants
- If landlords are getting tenants paying market rents – why let to more vulnerable tenants or potentially more “difficult” tenants on low incomes who need more affordable rents

7.12 Supported housing and support services for vulnerable people

- Still underprovision despite increases in last 2 years
- Lack of provision for those with high or very complex needs
- Difficult to find permanent accommodation for those with former rent arrears, anti-social behaviour, or former offending behaviour.
- Ensuring ongoing funding for supported accommodation and support services
- Need for Sanctuary scheme for those experiencing domestic violence

7.13 Properties to meet the needs of people with Physical/sensory disabilities

- Lack of information about extent of problem and individuals requirement
- Lack of information about social housing stock and private properties suitable for people with disabilities

- Severe shortage of social housing properties suitable for wheelchair users

7.14 Ageing Population

- Increased number of older people will create increased demands for adapted properties since disability levels will increase with the age profile of our community
- Keeping people independent in their own homes – need for integrated services equipment and devices, such as alarms linked to a control centre who will contact regularly to see if an elderly person is alright, or alerts them if they fall.

7.15 Gypsies and Travellers

- Very few Travellers parking caravans illegally in Erewash (on average – only 1 a year)
- No planning applications received for Traveller sites.
- Indications that new Travellers sites should be fairly near to existing sites, and therefore not in Erewash particularly
- However, more sites for Travellers **are** needed Derbyshire and in the East Midlands, and the need likely to increase.
- Erewash has responsibilities to meet the needs of people in the sub-region and region, rather than concentrating solely on the needs of Erewash' current residents. We could therefore be required to provide a site(s) in the future.
- Need ensure that our planning policies clearly state the sort of circumstances application for a Traveller site would be likely to receive permission,
- Need to ensure that needs and rights of Traveller households who do park caravans illegally are respected, and appropriate support offered

7.16 Black and Minority Ethnic Households

- Need for effective monitoring to ensure equality of provision and access to housing services in Erewash
- Need to ensure understanding of cultural or religious needs with regard to housing and related services, and that these needs are met, where possible.

7.17 Crime, disorder and Anti-social behaviour

- Impact of Anti-social behaviour within communities
- Perceptions and Fear of crime and disorder

7.18 Ensuring all housing services are fully inclusive and accessible to all members of the community

- Difficult to engage with hard to reach groups

7.19 Underoccupation

- High number of underoccupied social housing properties (estimated 614 in 2007)
- Inefficient use of limited housing stock
- Additional cost to keep underoccupied properties heated etc.
- People want to remain in family home, even if now larger than require

- Emphasis by health, care agencies on helping people remain in their own homes

7.20 Rural Housing

- Many new households could not afford to remain living in a rural area, but could afford to live in nearby towns
- Need for affordable housing in rural areas could conflict with desire to retain greenbelt
- No “rural” area is more than 5 miles from a town and all facilities.

7.21 Unpredictable Housing Market and Economic situation

- Nationally - apparent reduction in Buy-to-let, but locally landlords advise current market conditions and falling house prices make such investments attractive
- Properties not selling in current housing market conditions – lead to empty properties, overcrowding, people remaining in housing unsuitable for their needs

7.22 “Loyalty” to areas

- Evidence of residents’ “loyalty” to certain areas, and unwillingness or refusal to move, or access services in different areas.
E.g. people from the South of the Borough/Long Eaton – not want to move to North of the Borough/Ilkeston and vice versa.

7.23 Cross boundary housing markets

- Local residents may not distinguish between Local authority boundaries, particularly if purchasing a property, or trying to access services
- Need for Erewash to work together regionally, sub-regionally, countywide and with neighbouring authorities to deliver our housing and related strategies and meet the needs of residents of the area or even region.
 - Ensuring that the Erewash voice is heard in the planning and delivery of housing and housing services through the Nottingham Core Strategic Housing Market partnerships, and the Derbyshire Local Strategic Partnership

7.24 Housing issues which are not high profile for Erewash at the current time

7.25 Migrants, asylum seekers and refugees

From available information, and anecdotally – there do not appear to be large numbers of migrant workers in Erewash. We are therefore not currently experiencing a need for specific services to ensure that migrant workers, asylum seekers or refugees receive appropriate advice and assistance regarding housing and housing services. However, we will ensure that individuals receive adequate services in terms of fair access to services, translation services etc.

7.26 Key workers

There is little evidence of a need for specific housing and assistance for “key workers”. Key workers are those who work in Emergency services, health and care services, or education. A few years ago, nationally, concerns were shown that these key services could not be provided due to the workers being unable to find accommodation that they could afford in the area. However, our Erewash Housing Needs Study 2007 showed that there was little evidence of this in Erewash. Key workers tend to have higher incomes, and more own their own house, than many other workers in Erewash. However, we will continue to monitor the situation.

7.27 Overcrowding

About 1.6% of households are overcrowded; most of those are in the private rented sector. Whilst this is an issue which must be addressed for individual households, it is not a major strategic housing issue for Erewash at the current time.

8 Housing stock in Erewash

8.1 Age of dwellings

34% of houses were built before the Second World War, and half of these were built before 1919. Over 35% of properties in Erewash were built after 1964.

8.2 Property types

The predominant housing type in Erewash is the traditional detached/semi detached property which accounts for nearly two thirds of the total. Terraced housing accounts for a further 20% with the remainder being comprised of bungalows (12.5%) and flats (5%). Development in the last few years has seen an increase in flats, and in 3 storey houses.

8.3 Decent Homes standard

About 20% of private sector houses and flats are classed as non-decent due to disrepair, inadequate amenities, insufficient insulation etc.

8.4 Energy efficiency

About a quarter of private sector properties have low levels of energy efficiency (SAP rating of 40 or below, compared to newly built houses rating of 65).

8.5 Tenure mix

Over three-quarters of all houses and flats are owner-occupied, with about 14% rented from an RSL and under 10% rented privately.

8.6 RSL Affordable Housing stock

There are nearly 6,500 properties owned by RSLs in Erewash.

Of these – about 65% are general needs rented, and about a third for rent for elderly people. Less than 3% are for shared ownership.

Over 40% of the social rented properties are 1 bedroomed.

Whilst RSLs own over 6,300 social rented properties, only about 500 become available to re-let to new tenants each year, and of these over half are elderly persons accommodation.

Over the last few years, new RSL stock amounts to, on average, 60 new units a year, about 60% of which is for affordable rent, and the remaining for shared ownership. However, the number of new affordable housing units is likely to increase slightly over the next few years – particularly those for rent.

However, the RSL stock is normally reduced by about 30-70 units a year through tenants Right to Buy/Acquire, and other reasons for disposal, mostly two- and three-bedroomed houses. These sales and disposals have slowed down with current housing market conditions.

9 The Corporate Context

9.1 Corporate Plan

The Corporate Plan brings together the vision, aims and priorities for Erewash, based on what our residents have told us is important. It shows how we are working with others to deliver much needed improvements for our community.

9.2 Housing plays a significant part in the Corporate Plan.

This housing strategy contributes to all of the stated aims of the Corporate Plan. In addition – it directly contributes to specific objectives and actions:

- 9.3** Work with partners to improve people’s health *by providing people with the appropriate facilities to help them remain in their own homes as far as is reasonably practicable*
- 9.4** Assist in reducing the levels of crime *by designing out crime principles applied to every planning application*
- 9.5** Increase public satisfaction with services provided directly or in partnership *by monitoring public satisfaction through place survey*
- 9.6** We will deliver services that meet the needs of all sections of our community *by working towards highest level of Equality standard for local government*
- 9.7** Make it easier for people to find a home locally
- *By completing the 2008-13 Erewash Housing Strategy*
 - *By using section 106 agreements to deliver affordable homes through partnership working*
 - *By Working with partners to maximize funding opportunities through partnership working*
 - *By allocating sufficient housing land through the Local development framework to meet housing needs*
 - *By allocating sufficient capital investment with partners, to secure affordable new homes*
- 9.8** Actively promote Erewash’s interests through sub-regional land use, economic, housing and environmental planning *by working with Regional Assembly and Greater Nottinghamshire partner authorities to produce Local Development Framework and Strategic Housing Plan*
- 9.9** To enhance economic prosperity *by Developing Action Plan for Stanton area promoting mixed use development and implementing agreed mixed use development at Cotmanhay*
- 9.10** Housing related Performance Indicators and targets are outlined in the Forward Plan in Appendix B. [Link to Corporate Plan](#)

**9.11 Medium Term Financial Strategy
Capital Investment Strategy 2006/2009**

- 9.12** The Capital Investment Strategy outlines the Corporate objectives, priorities, focus and processes for spending of Capital by the Council.
- 9.13** It explains that finance and resources may be received by the Council in the form of Capital Receipts (for example the sale of Council land for housing) and by maximizing the finance available through external resources (such as government grants, or bidding for funds such as Decent Homes funding). It outlines how it plans to allocate this funding to projects (such as the Social Housing Grant, Home Improvement Grants) over the next 3 years. At least annually, the Council considers its Capital Programme, including actual and planned spending on housing. Details of this spending can be found in Appendix C

Community Strategy

- 9.14** Erewash Sustainable Community Strategy is developed to help local organisations gather knowledge, expertise and innovative ways of working on matters affecting local people. They use this information to develop a framework to improve the quality of life for people in the borough. In Erewash this partnership of local organisations is collectively known as Erewash Local Strategic Partnership
- 9.15** Its aim is to address strategic issues such as crime, employment, education, health, social care, the environment and housing in an increasingly joined up manner. It means looking at the 'bigger picture' and working with partners to tackle the challenges outlined above, together.
- 9.16** The Erewash Sustainable Community Strategy does not sit in isolation. It informs the plans and strategies of partner organisations. It links closely with the Derbyshire Sustainable Community Strategy, which covers the whole of the county.
- 9.17** The Community Strategy therefore informs and links in with this Housing Strategy. The Housing Strategy directly influences priorities in the Community Strategy including:
- Provide high quality housing for all our community through investment in ageing housing stock and support for vulnerable households
 - Provision of affordable housing that meets local need
- 9.18** By April 2009, Erewash and Derbyshire will be developing their Sustainable Community Strategies, in line with new guidance. The purpose of a Sustainable Community Strategy is to set the overall strategic direction and long-term vision

for the economic, social and environmental wellbeing of a local area – typically 10-20 years – in a way that contributes to sustainable development in the UK.

- 9.19** The council will be assessed with partner organisations on the effectiveness of the holistic delivery of public services under the Comprehensive Area Assessment. This is outlined further in Appendix K.

Erewash Corporate Equality and Diversity Plan 2007

- 9.20** This plan sets out the Council's commitment to ensuring that everyone can live a life free of unlawful discrimination and take full part in the social, cultural and economic opportunities available in the area.
- 9.21** The aim of this plan is to bring together the various equality and diversity initiatives and projects the Council is working on, either on its own or with the help of partners, into a single coordinated equality programme for 2007 to 2010.

10 Underpinning Strategies and Policies

10.1 The Housing Strategy is underpinned by more specific local strategies and policies including:

.....Full title of Strategy & links to EBC webpage in footnotes to be added

10.1 Homelessness Strategy

The Homelessness Strategy lays out our key strategic aims in tackling homelessness in the Borough. It details how these aims are to be achieved and maps out actions for delivery.

10.3 Private Sector Housing Strategy

The Private Sector Housing Strategy is focused on tackling disrepair, improving housing conditions and meeting housing needs of households within owner occupied and private rented tenures. It outlines how the Council will use its resources and work with partners to assist vulnerable households to meet national and local objectives and priorities.

10.4 Empty Property Strategy

The Empty Property Strategy outlines the issues and extent of empty properties for Erewash. It sets out the framework to bring these valuable homes back into use, and ensure that neighbourhoods are not unnecessarily adversely affected by empty properties.

10.5 Affordable Warmth Strategy

The Affordable Warmth Strategy outlines the current issues of fuel poverty in Erewash and seeks to ensure all residents can afford to heat their homes. The vision is to ensure that all residents are provided with access to clear energy advice and enable the provision of affordable warmth in private sector homes, through advice, grants, discounted measures, tariff comparisons and partnership initiatives.

10.6 Derbyshire Supporting People Strategy

The Supporting People Programme provides funding for the housing related support which helps people to live more independently. The Strategy outlines the aims to ensure that service meet identified needs, to identify gaps in knowledge and understanding of needs and set out the framework to deliver services to meet the needs of residents of Derbyshire, including Erewash. The

specific needs of Erewash are further highlighted in the Erewash Vulnerable People's Housing Assessment.

10.7 Community Safety Partnership Plan

Erewash Community Safety Partnership aims to reduce crime and disorder and the fear of crime and disorder in the borough of Erewash. This affects how safe and secure people feel living in their homes and neighbourhoods. This plan outlines how the partnership works to tackle the issues which are a problem for the borough.

10.8 Economic Regeneration Strategy

The Economic Regeneration Strategy aims to raise the economic performance of Erewash and address the regeneration needs of local communities. Economic regeneration can have major impact on housing issues – for example improving access to well paid work can enable more people to access housing, and improve their properties. In some areas, regeneration of housing runs alongside other economic and commercial regeneration. Other areas have been identified for mixed use development (industrial or commercial and housing) – with opportunities for increased housing to meet needs.

10.9 Local Development Framework

The Local Development Framework consists of a number of Planning documents which set out our aims and policies for developments including housing, industrial and commercial up to the year 2026. It includes/will include documents including Proposals maps showing areas allocated for housing; Strategic Housing Land Availability Assessment demonstrating our current and future housing stock, and where we could build housing in the future. It also includes documents and policies which guide the delivery of housing – for example Affordable Housing, Special needs housing, rural housing.

The Strategic Housing Land Availability Assessment is outlined further in Appendix L

There are other Strategies and plans which have impact on the strategic housing work in the borough. These are tabled in Appendix N

11 National, Regional context

11.1 It is increasingly important to see Erewash Strategies as part of a much wider agenda – helping to meet the needs of Erewash residents, but also contributing to sub-regional, regional and national priorities, aims and targets.

11.2 It is also important to view Housing Strategies as part of the wider sustainability, growth and prosperity agendas.

11.3 This housing Strategy is therefore strongly influenced by national and regional agendas and guidance including:

11.4 National

- Creating Strong, Safe & Prosperous Communities
- Sustainable Communities: (Homes for All)
- Sustainable Communities: People, Places and Prosperity
- Green Paper: Homes for the future: more affordable, more sustainable
- Housing and Regeneration Bill
- Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society

11.5 Regional

- East Midlands Regional Housing Strategy 2008-16
- Regional Housing Investment Strategy 2008-2011
- East Midlands Regional Plan
- Regional Spatial Strategy

11.6 Erewash falls within the:-

- East Midlands Region
- Three Cities sub-region
(*Derbyshire, Nottinghamshire, Leicestershire*)
- Derby sub-sub region
(*with Derby City, South Derbyshire and Amber Valley councils*)
- Nottingham Core Strategic Housing Market area
(*with Nottingham City, Broxtowe, Gedling, Rushcliffe and Ashfield councils*)

11.7 These are further outlined in Appendix G which also demonstrates how this strategy will help to contribute to these regional and national agendas.

12 Consultation and production of the strategy

- 12.1** In putting together this Housing Strategy, we have worked with and consulted with our partners in Erewash and in the region. Our initial starting point came with the March annual Strategic Housing Partners day 2008 when our housing partners reaffirmed commitment to Objectives and Priorities. They also steered the direction of the Methods for delivery.
- 12.2** Further consultation has taken place with a wide range of agencies and individuals affirming the Objectives and Priorities, advising us on the Methods for Delivery, developing the Action Plan, and commenting on drafts of the Strategy. These are further outlined in Appendix H

How we ensure successful delivery of the Housing Strategy

13 Monitoring the delivery of the Strategy

- 13.1** We have adopted an Action plan to deliver the strategy, which will be reviewed each year.
- 13.2** We will ensure effective monitoring of the action plan, monitoring the outcomes for the residents of Erewash, and ensure we identify and address any potential failures in meeting targets.
- 13.3** The monitoring will be carried out through a number of groups and forums who meet on a bi-monthly to annual basis
- 13.4** The Progress and monitoring of the Housing Strategy, and related strategies will be on the Erewash Borough Council website.
- 13.5** *Please see Appendix J for more information on the monitoring of the Housing Strategy.*

14 Action Plan 2009

(to be developed with staff and stakeholders)

15 Glossary and explanation of terms

15.1 Glossary:

ASB	Anti-Social Behaviour
BME	Black & Minority Ethnic
CAA	Comprehensive Area Assessment
DCLG	Department for Communities and Local Government
DFG	Disabled Facilities Grant
LSP	Local Strategic Partnership
PPS3	Planning Policy Statement 3: Housing
RSL	Registered Social Landlord (also known as Housing Association)
s106	Section 106 (see below)
SAP	Standard Assessment Procedure (for energy rating of dwellings)
SHG	Social Housing Grant
SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document

Explanation of terms:

What is Affordable Housing?

- 15.2** In Erewash, we estimate that about 58% of households do not have the income to buy a property, if they were first time buyers.
For many of these, renting privately would also be too expensive.
There is therefore a need for housing which these households *can* afford.
- 15.3** The housing which would be called “affordable” housing is normally owned by Registered Social Landlords (RSLs) also known as Housing Associations, such as Three Valleys Housing, Walbrook Housing. They provide cheaper housing to rent, or in some cases to buy.
- 15.4** We would normally expect that people living in affordable housing should not have to spend more than 30% of their annual household income on housing costs.

(For more information – see the Erewash Affordable Housing Supplementary Planning document)

What is a “Section 106”?

- 15.5** Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally-binding agreement or planning obligation, with a land developer in connection with the proposed development. The obligation is sometimes termed as a 'Section 106 agreement'.
- 15.6** Under these agreements, we can ask for contributions e.g. towards education provision, additional play areas. We can also ask for some of the housing to be affordable housing – which means the developer would have to sell the properties to an RSL or housing association – usually at a reduced price.
- 15.7** The likely obligations have to be highlighted in planning policy documents, and show that there is evidence of a need for these contributions.
- 15.8** We will negotiate with the developer, but sometimes do have the power to refuse planning permission if they do not meet their obligations.