

Strategic Co-ordination in the North Derbyshire and Bassetlaw Housing Market Area:

Analysis, Strategy and Forward Plan

Draft Version 4 (for Consultation) - May 2009

Contents

1	FOREWORD	4
2	INTRODUCTION.....	5
	NORTH DERBYSHIRE AND BASSETLAW HOUSING MARKET AREA	5
	THE VISION.....	6
	STRATEGIC OBJECTIVES.....	6
3	POLICY RATIONALE & STRATEGIC FIT	7
	THE RISE OF THE REGION AND THE SUB-REGION IN HOUSING STRATEGY	7
	THE FUNCTION OF HOUSING MARKET AREAS	8
	THE CHANGING INSTITUTIONAL CONTEXT	9
	PLACE SHAPING AND THE HMA	10
	PLACE SHAPING: PROGRESS AT THE SHEFFIELD CITY REGION LEVEL	11
	THE RESIDENTIAL OFFER IN THE NDB HMA	12
	PLANNING POLICY CONTEXT	13
4	THE NORTH DERBYSHIRE AND BASSETLAW HMA: A PROFILE	14
	POPULATION CHARACTERISTICS	14
	DEPRIVATION	16
	HOUSING MARKET INDICATORS	20
	AFFORDABILITY	23
	HOUSING CHARACTERISTICS	27
	QUALITY OF STOCK	28
	PRIVATE RENTED SECTOR.....	31
	HOUSING DEMAND BASED UPON EMPLOYMENT & HOUSEHOLD GROWTH	32
	FUTURE HOUSING TARGETS	34
	AFFORDABLE HOUSING TARGETS.....	36
	HOUSING DEVELOPMENT SITES	38
	HOUSING NEEDS OF VULNERABLE GROUPS.....	40
5	PARTNERSHIP ARRANGEMENTS.....	44
	INTRODUCTION.....	44
	INTRA-LOCAL AUTHORITY PARTNERSHIPS.....	44
	INTER-LOCAL AUTHORITY PARTNERSHIPS.....	44
	ACTIVITY IN THE HMA.....	44
	ISSUES FACING THE HMA PARTNERSHIP	45
	ORGANISATIONAL STRUCTURE.....	46
6	KEY ISSUES FOR THE NORTH DERBYSHIRE AND BASSETLAW HMA	48
	UNDERSTANDING THE LOCAL HOUSING MARKET	48
	MEETING FUTURE HOUSING DEMAND.....	48

ATTRACTING HOUSING REGENERATION INVESTMENT	49
PROVISION OF AFFORDABLE HOUSING	49
HOUSING QUALITY	49
PLACE SHAPING AT HMA LEVEL	50
MEETING THE HOUSING NEEDS OF VULNERABLE PEOPLE	50
7 VISION AND STRATEGIC PRIORITIES.....	52
INTRODUCTION.....	52
VISION.....	52
STRATEGIC OBJECTIVES.....	53
8 ACTION PLAN & DELIVERY	63
APPENDIX 1: IMPACT OF THE ECONOMIC DOWNTURN	79

1 Foreword

2 Introduction

North Derbyshire and Bassetlaw Housing Market Area

North East Derbyshire, Chesterfield, Bolsover and Bassetlaw were identified as a Housing Market Area (HMA) in 2005¹. For the purpose of this strategy the area will be referred to as North Derbyshire and Bassetlaw Housing Market Area (NDB HMA).

The designation recognised that the four local authorities face many similar issues. Their economies and housing markets are influenced by the larger urban areas of South Yorkshire to the north, and to the south the settlements of Nottingham, Derby and Mansfield. Figure 1.1 illustrates the location of each authority in the NDB housing market area.

Figure 1.1 The North Derbyshire and Bassetlaw Housing Market Area



¹ East Midlands Regional Assembly and Regional Housing Board reports

The Vision

There is an ambition for the housing market to provide housing choice for all sections of the community, linked to the culture and sense of identity of the many centres. This is reflected in the vision, as set out in figure 1.2 below, which is based on a review of current policies (section 3), the housing market (section 4) and the key issues the NDB HMA faces. The vision is supported by a range of strategic objectives and priorities.

Figure 1.2 The North Derbyshire and Bassetlaw Housing Market Area Vision



Strategic Objectives

There are five strategic objectives which will direct the strategy over the coming years. The first three of these are focused on the provision of high quality housing, for all sections of the community, including vulnerable groups. The final two are supporting actions, one of which focuses on the creation of place, maximising the benefits of complementary expenditure, while the other recognises the need for effective management and delivery. The five objectives are set out below and discussed in more detail in Section 7.

- 1: Extending Housing Choice**
- 3: Improving the Quality of Housing**
- 4: Meeting the Needs of Vulnerable Groups**
- 4: Place Shaping for Sustainable Communities**
- 5: Delivery and Management Arrangements**

3 Policy Rationale & Strategic Fit

The Rise of the Region and the Sub-Region in Housing Strategy

The development of regional and then sub-regional housing strategies forms an extension of the government's commitment to devolve responsibilities away from Westminster and Whitehall as part of the project of 'modernising government' (Cabinet Office, 1999). Regional Housing Statements were first produced in 1999, although they initially varied considerably in their scope, emphasis and focus (Cole, 2003). The Statements were then developed as 'strategies', setting out the main themes and principles to guide future housing investment.

The development of regional housing, economic and planning programmes highlighted tensions between their assumptions and priorities and the more pragmatic tone of housing and planning strategies, concerned with affordability, empty properties, containment of growth and housing need among vulnerable groups. In the past three years, these strategies have moved into closer alignment and the commitment to developing Integrated Regional Strategies announced in the sub-national review (CLG/BERR, 2008) represents a further step in the process of harmonisation between these different policy domains.

The development of a *sub-regional* emphasis in strategic investment and economic development was originally given impetus by the growing policy and political interest in the concept of 'city regions'. This stemmed from an analysis of the comparative economic underperformance of British cities compared to other European cities of a comparable size (Communities and Local Government, 2006). The absence of a city region approach was seen as a barrier to future economic growth. As a result, city regions became increasingly prominent in policy development - especially in larger cities in the North and Midlands. The role of housing in such programmes was an adjunct to economic development, in terms of developing an attractive 'residential offer' for future employers and their workforce.

The 'city region' concept was then further extended with the development of the 'Northern Way', when the Growth Strategy was published in September 2004. This incorporated multi-centric city regions, such as the Tees Valley and Central Lancashire, as part of a group of eight identified city regions. Research was undertaken by Llewellyn Davies Young on 'residential futures' for these areas, in which the notion of 'place shaping' was developed (LDY, 2006). This epitomised the more holistic approach towards housing and neighbourhood renewal and redevelopment, going beyond the 'scheme mentality' that had often driven housing investment programmes and developing a pro-active approach to new sources of residential demand to fit ambitions for economic restructuring.

In terms of planning, the advocacy of the sub-regional role in the Sub-National Review of Economic Development and Regeneration (SNR) emphasised the need for areas to be identified on the basis of functional relationships, rather than administrative boundaries, with a clear focus on the role of cities and city regions (DCLG, 2008: 1.5.1). It argued that different sub-regions should not be defined for different policy purposes. It also recommended that CLG should consider top-slicing some planning funding to encourage innovative approaches

at sub-regional level, and should use current and future grant regimes to promote joint working and decision-making on LDF production.

The CLG report spells out how planning for a more integrated approach to planning for housing and economic development might work at the sub-regional level in terms of:

- a clear focus in planning policy on delivering the sub-region's economic growth agenda;
- alignment between housing and jobs growth targets, informed by an understanding of commuting;
- a more sophisticated understanding of the relationship between a quality residential offer and economic competitiveness; and
- reconciliation of different spatial approaches in planning for housing – for example, through bringing together different housing market assessment areas where necessary.

Running in parallel with these developments, Multi Area Agreements arose from a different set of policy concerns about freedoms and flexibilities in responsibilities and expenditure in key strategic areas at the sub-regional level. In January 2009, the government published three consultation documents, with one of them setting out possible governance arrangements through the creation of sub-regional Economic Prosperity Boards (CLG, 2009a) and another elaborating on the form and purpose of regional strategies (CLG, 2009b). This is the policy jigsaw into which future housing investment programmes now need to fit.

The key conclusions with regard to sub regions and housing plans are:

- the sub-regional focus is deemed to work best for strategies with an economic development emphasis
- too much time should not be wasted on setting up new arrangements, adapting constitutions, establishing terms of reference for cross-cutting agencies and so on; effective collaboration is possible under existing regimes
- much more needs to be done to acquire a robust evidence base on housing trends that can be shared across local authorities when targets are being set
- programmes for new housing investment need to be linked to pro-active concerns with improving the residential offer, not just meeting unmet needs
- Local economic growth without concomitant residential growth, and hence higher housing outputs, is not sustainable.

The Function of Housing Market Areas

The research by DTZ Pinda (2005) established that there was a discernible housing market area in the north of the East Midlands region, with some common housing market issues and with connectivity to the Sheffield and Rotherham housing markets. The designation of the area covered by North Derbyshire and Bassetlaw (NDB) local authorities as a Housing Market Area recognises that housing markets rarely, if ever, follow the contours of a single local authority boundary. Their 'catchment areas' leak out to adjacent areas, so that interventions by one local authority may have spill over effects for neighbouring areas. This suggests that, over some issues at least, local authorities need to work in concert to address problems and develop responses to them. This is the essence of the partnership approach to housing strategies favoured by central government, and is at the heart of the HMA designation.

At HMA and district level, strategies now need to take a 'whole market' approach in terms of analysis and interventions, rather than being focused on a particular market segment or tenure. Local authorities, for example, that had previously undertaken Housing Needs Analysis, to outline the scale of unmet needs in their areas, and to project forward future housing requirements, are now charged with undertaking Strategic Housing Market Assessments (SHMAs). This requires a more holistic appraisal of current housing conditions, the contribution likely to be made in each of the main tenures and the range of measures open to local authorities and their partners to respond to any problems.

The Changing Institutional Context

The Homes and Communities Agency (HCA) has brought together the functions of English Partnerships and the Housing Corporation. HCA covers major investment programmes including the National Affordable Housing Programme, Housing Market Renewal, the Housing Growth Fund and Decent Homes.

The emphasis placed by the HCA on the need for a 'single conversation'² has added further impetus to the need for broadly conceived, integrated investment programmes covering housing market, rather than administrative, areas. The HCA has stated that it would first wish to have a dialogue at both the regional and sub - regional level to ensure that the Local Investment Agreement (LIA) with a local authority or a group of authorities will sit within regional and sub-regional priorities. At a sub-regional level this would identify the broad strategic context, together with the spatial and other priorities for action and the possible costs and outputs in each case. It would then be for the relevant local authorities, through the single conversation, to work up the detail for selected neighbourhoods with the HCA.

In this way, future investment will be programme- rather than scheme-based, supported by demonstrable evidence on sustainability, community engagement and high quality design. This will be coupled to a demanding monitoring and appraisal regime, centred on key outcomes. The role of the **Tenant Services Authority** will also be important in assessing how far landlord services across the social housing sector meet agreed housing standards, while the Audit Commission will assess the fitness for purpose of housing and related strategies through its Comprehensive Area Assessments (CAAs).

CAAs are replacing the Comprehensive Performance Assessments and look at how well local services, including councils, health bodies, police forces and fire and rescue services are working together to address the issues which are important locally, deliver local priorities and to improve the quality of life for local people. They will focus on highlighting barriers to improvement and identifying success and innovation from which others can learn. The Assessments will lead to more efficient and effective local authorities and services and better value for money. Housing provision is seen as central to the CAA inspection recognising that housing is integral to the well being of area and affects local economic and educational performance as well as community cohesion and esteem.

In terms of inspection and regulation, an important shift has taken place, away from inputs and processes, and towards outputs and outcomes. This is reflected in Local Area Agreements (LAAs) which sets out the priorities for a local area agreed between central

² The 'Single Conversation' is viewed by the HCA as their most important business process. It aims to engage regional and local partners to discuss the full range of housing, infrastructure, regeneration and community activities that are within its scope and to create tailored investment strategies, which are based on local ambitions and link to national priorities.

government and local partners are output and outcome driven. The LAAs simplify some central funding, help join up public services more effectively and allow greater flexibility for local solutions.

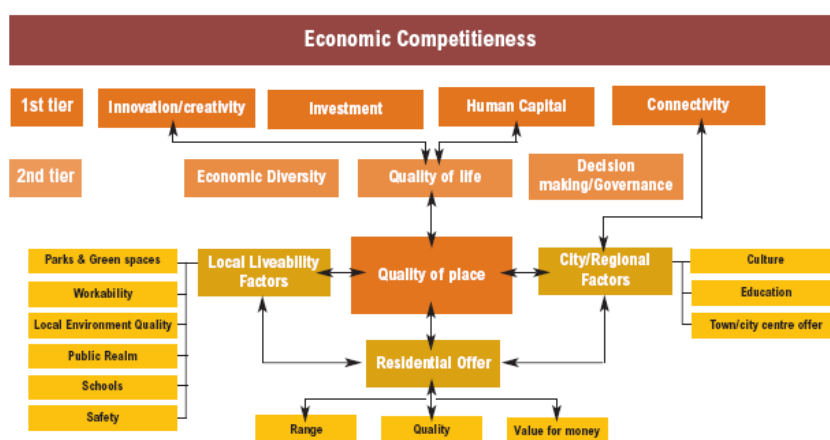
The shift towards outputs and outcomes has a direct bearing on the emphasis of the approach to be taken for NDB HMA in this forward strategy - concerned with enriching the housing options for existing households in the HMA, and for those who may be attracted to come and live in the area – not with the priorities of the housing agencies themselves. It needs a ‘consumer’ rather than ‘producer’ orientation. This is one reason why a focus on the ‘residential offer’ is suggested as an important theme for the HMA to adopt.

Place Shaping and the HMA

The creation of the Homes and Communities Agency signalled that the government accepted the case for a broad remit to be taken through, with a more holistic approach to delivery of new programmes. Any future bid to the HCA, therefore needs to have two linked components: improvements to the ‘quality of place’ and improvements to the range and quality of housing, which together constitute the ‘residential offer’.

The concept of ‘place shaping’ encompasses not just the built form of neighbourhoods but the surrounding environment, facilities and quality of services. The White Paper *Strong and Prosperous Communities* (2006) helped to develop the place shaping role for strategic housing authorities in recognition of the intrinsic link between housing and neighbourhoods. Research carried out by Llewellyn Davies Yeang (LDY) for the Northern Way then took this further by highlighting the significance of quality of place as a key influential factor in achieving ambitions for economic growth, with quality of residential offer playing a crucial role. The LDY model unravels the different elements of place that may underpin the aim of improving the economic competitiveness of an area. This is shown in Figure 3.1 below.

Figure 3.1: Economic Competitiveness, Quality of Place and residential Offer: the LDY approach



(Quality of Place: The Norths Residential Offer
Llewellyn Davies Yeang). (<http://www.ldavies.com>)

Place Shaping: Progress at the Sheffield City Region level

The recent emphasis on place shaping at the City Region level has been based on the need to support and develop the distinctive features, facilities, resources and infrastructure in the sub-region and to devise a spatial plan as the basis for an investment programme to support housing growth, renewal, refurbishment, community investment and environmental improvements. Considerable progress has been made on developing the wider remit for housing investment at the City Region level, especially since the creation of the Joint Investment Board (JIB), on which NDB HMA officers and members play an active role. The JIB held a consultation event in September 2007 to engage stakeholders in discussion on the priority themes, objectives and a workplan for the JIB. From this event three key priorities were identified and Task Groups established to take them forward:

- to integrate housing, planning and economic strategic planning to formulate spatial priorities for the SCR based on a comprehensive understanding of housing market issues across the SCR (Strategic Integration Task Group)
- to create diversity in type and tenure, increasing choice of housing, improving the public realm and creating safe attractive neighborhoods (Range and Quality Task Group)
- to address affordability through the development of SCR affordability plans (Affordability Task Group).

The Range and Quality Task Group has taken the place shaping role further and has commissioned a spatial analysis across the SCR to explore in depth where, within the city region, the range and quality of housing presents a potential barrier, why, and how these constraints could best be addressed. This work will carry important messages for all the HMA local authorities and will be used to lobby HCA and *emda* for funding. Joint working arrangements have been established with transport planners, stimulated in part by the development of growth initiatives. Merron Simpson Consulting has completed an assessment of the alignment of key housing, planning and economic strategies and policies across the City Region.

The Task Group has identified common ambitions for uplift in quality of housing and neighbourhoods and secured agreement in principle to adopt common standards across the City region, to be embedded in due course in planning and commissioning policies. Members of the Group are also collaborating on identifying any capacity and skills gaps which are hindering delivery of the City Region's housing objectives. The work of all the task groups has also helped to embed working relationships and information sharing between housing and planning and between the HMA local authorities and those in South Yorkshire.

The work of the JIB has therefore been based on the principle that housing strategies cannot be considered in isolation from economic, transport and other spatial planning priorities. It means that the City Region will be in a position to inform the development of Integrated Regional Strategies in both the East Midlands and Yorkshire and the Humber regions and to identify priority areas for housing related investment to support economic development and renewal. The fact that the area straddles two regions provides a strong basis for dialogue with the HCA and other agencies, and a better springboard from which to attract investment.

Longer term, it is possible that a new form of SCR partnership – currently under discussion – might take a further step along this path if it receives government support to develop a

statutory spatial plan for the city region. The Pilot status recently afforded to Leeds and Manchester City Regions, is likely to inform the future of all City Regions proposals.

The recent economic downturn has resulted in a need for forward public funding of infrastructural programmes to achieve improvements to the public realm. It is unlikely that the private sector will be willing or able to shoulder its share of such costs for some time to come.

The Residential Offer in the NDB HMA

The approach advocated for the NDB HMA echoes the aspiration for the housing offer in the Sheffield City Region, as outlined in its recent strategic document. It is simply that local people in NDB should be able to say "This is where I want to live and it has everything I need". This should apply to those living in social housing, former pit villages and lower value owner-occupied markets as much as those in more affluent suburbs and rural areas in the HMA. It focuses on 'place' and 'community' as much as 'housing' as central components in enhancing quality of life. This SCR aspiration is not, in its current form, an entirely realistic aspiration given the rural nature of the Northern HMA. It is suggested that it is supplemented by the vision for the Northern and neighbouring Nottingham Outer HMAs proposed by the East Midlands Regional Plan (RSS): Proposed Changes (July 2008), set out below:

The Northern Sub-area will be an area containing vibrant towns and smaller centres which are easily accessible from major transport routes, which is rich in carefully protected natural and cultural assets and supporting a viable population and employment base within sustainable communities.

To achieve these goals, it is necessary to secure better balanced markets which accommodate a wide range of demographic groups, household types and income levels, and give an improved range and quality of property on offer to people across the full spectrum of employment. There will need to be a sufficient supply and quality of affordable housing, with effective mechanisms to enable people to access it. Attention must be given to ensuring adequate maintenance of existing dwellings, so removing the need for major refurbishment or even clearance further down the line. This applies to dwellings in all housing tenures. It will also be essential to achieve high levels of environmental sustainability in both new and existing housing, significantly reducing the domestic carbon footprint.

For the NDB HMA, several integral features of the area need to be emphasised:

- connectedness by road and rail: most settlements are within 30-45 minutes travelling time of major urban economic centres;
- absence of large scale acute deprivation: The HMA contains communities with substantial housing needs and neighbourhoods with fragile housing markets. There are relatively few larger areas of severe social and economic disadvantage as in other parts of the city region, although there are significant pockets of deprivation in Bolsover, Bassetlaw and north Chesterfield;
- reasonable choice of residential environments across most of the HMA;
- proximity to high quality countryside; and
- fast growing logistics industries, benefiting Bassetlaw and Bolsover in particular.

To develop the residential offer in the HMA it will therefore be essential to build on the quality of place and produce a balanced housing market suited to the pattern of future effective demand. The right kind of home helps to reinforce a sense of belonging and security,

enabling households to pursue the educational, social and employment opportunities to which they aspire. A clearer understanding is needed of settlement hierarchies within the HMA defined by function (such as 'open' or 'closed' settlements, or 'extended' or localised' market reach) rather than just by size of settlement. This will in turn require an understanding of the different sources of external demand for housing in the HMA, and where greater diversity of options is needed to retain local households who may otherwise be displaced because of limited choice or affordability constraints.

Planning Policy Context

The Housing strategy is set within the context of national, regional and local planning policy. The most recent update has been the revision of the East Midlands Regional Spatial Strategy, which has now been superseded by the Regional Plan.

The Regional Plan considers the specific needs of each sub area within the East Midlands in order to provide policy guidance on the distribution of housing provision across the region. The NDB HMA is referred to as the Northern (Sheffield/Rotherham) HMA within the Northern Sub-area.

The strategic context for this area as outlined in the plan is as follows:

- Strengthening the sub-regional roles of Chesterfield and Worksop;
- Promoting the regeneration of smaller settlements in a way that promotes a more sustainable pattern of development; and
- Improving the long term economic prospects of the HMA.

The vision, objectives and subsequent actions are aligned and compliant with each of the Local Authorities planning policies.

Policy and Strategy Development - Key Messages

- Sub regional strategies for economic development, planning and housing have been prioritised by government and regional agencies.
- While City Regions have been prioritised with regard to economic development, a more disaggregated approach is needed for housing investment and the NDM HMA offers an opportunity to develop an effective sub-regional housing plan.
- A better understanding of housing market functions, the establishment of the HCA and the adoption of the concept of place making provides and impetus for Local Authorities to work together.
- The policy developments are placing a greater emphasis on an evidence base and strategic overview of the housing market with a view to focusing investment to both economic and housing objectives.

4 The North Derbyshire and Bassetlaw HMA: A Profile

This section considers the demographic and housing characteristics of the NDB HMA. It identifies some of the key issues facing the area that will form the basis of the co-ordinated housing strategy. This section profiles the following;

- Population growth, age distribution and migration across the HMA;
- The distribution of deprivation across the HMA and areas of need identified for investment;
- Housing market characteristics and areas of strength and weakness in the HMA;
- An overview of the typology and tenure of the housing offer;
- Suitability and quality of the housing stock and its ability to cater for the accommodation needs of the local workforce as well as attracting new residents;
- The level of housing land supply identified to accommodate growth; and
- Projected employment and household growth as an indication of future demand for housing.

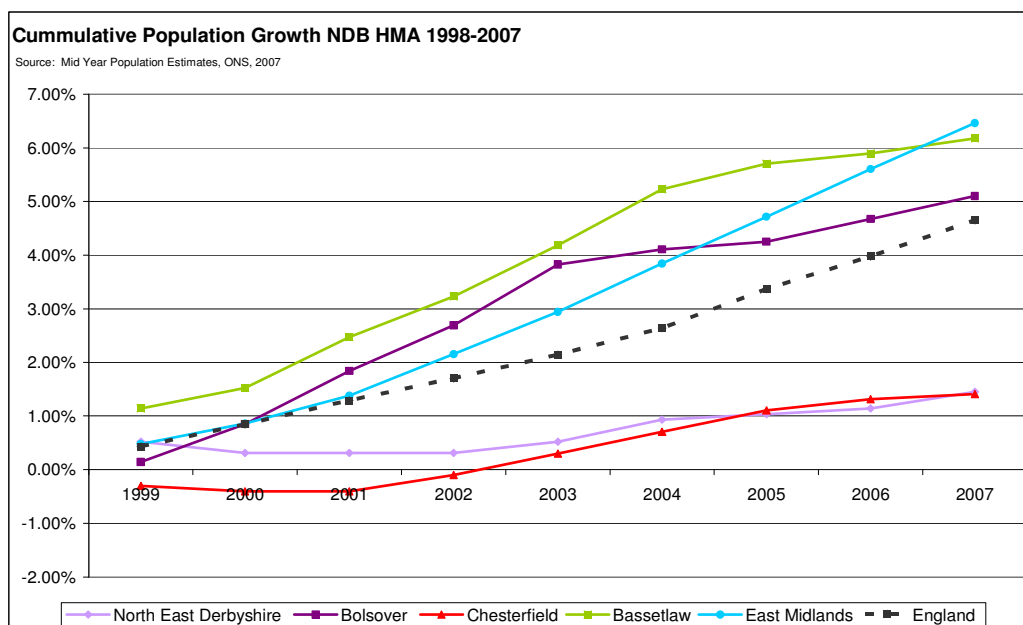
Population Characteristics

The four authority areas within the NDB HMA differ significantly in terms of both geographical area and population. Bassetlaw is the largest district in both geographical area and population terms, with 29% of the population of the HMA. Bolsover has the smallest population at 19% of the HMA, however it is not the smallest authority in geographical terms indicating a lower population density. Chesterfield and North East Derbyshire are of a similar size in terms of population numbers representing 26% and 25% of the population, although is a much higher density within Chesterfield as the smallest of all the local authorities within the HMA as illustrated in figure 1.1.

Table 4.1 ONS Mid Year Population Estimates 2007		
Area	Population	% of HMA
Bassetlaw	111,700	29.1
Bolsover	74,200	19.2
Chesterfield	100,600	26.2
North East Derbyshire	98,000	25.5

The East Midlands regional population has grown faster than any other English region, 6.5% over the last decade, a rate above the English average of 4.7%. As shown in figure 4.1 below, this rate of increase has been mirrored by Bolsover and exceeded by Bassetlaw to the east up until 2007. Chesterfield and North East Derbyshire have lagged behind significantly. Chesterfield in particular experienced a decline in population between 1998 and 2002. In general, the East Midlands have grown rapidly and faster than the national rate, growth in the NDB HMA has been uneven and a division has emerged between the east and west of the HMA area. The differences reflect the course of economic re-structuring of traditional industrial strengths and the extent to which areas have captured the long term trend of suburbanisation which has seen people migrate from urban to rural areas.

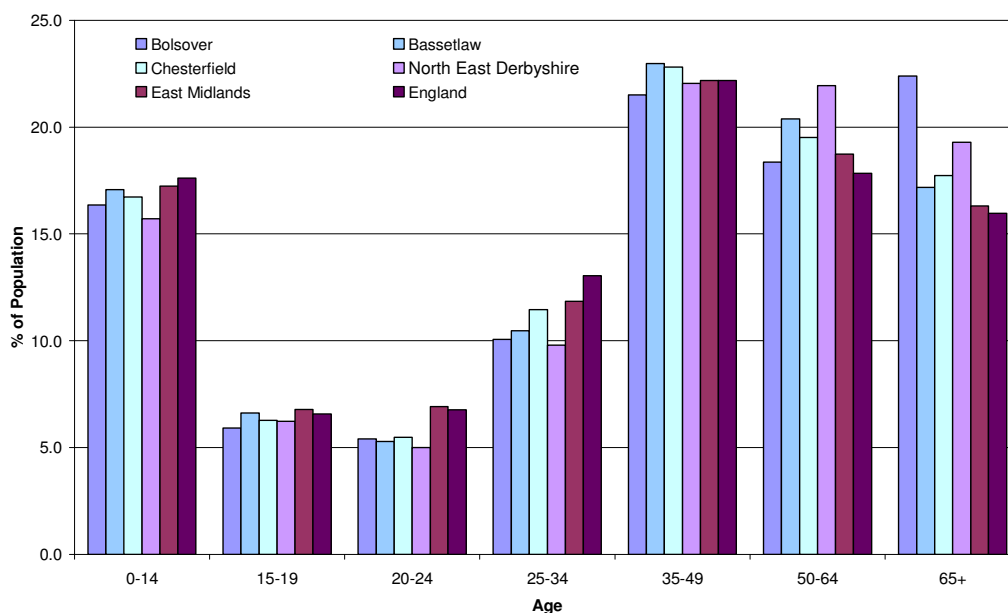
Figure 4.1: Population Growth in the HMA



There is a lower than average proportion of younger people of working age (20-34) across the HMA, which is particularly apparent in North East Derbyshire (see figure 4.2). The proportion of older residents is above the regional and national average in all authorities within the HMA, and this will have implications for future housing demand. The data suggests that the sub region is failing to attract or retain younger adults and this may be a reflection of the range and quality of housing supply, with potentially a need for more aspirational housing to cater for those of working age, particularly young families and knowledge economy workers.

Figure 4.2: Age Distribution in the NDB HMA

Source: ONS Mid-Year population estimates 2007



The ethnic population in the NDB HMA is markedly different to the national and regional picture as detailed in table 4.2 below. Nearly all the population of both HMAs is classified as white (99%). The BME population rises to 5% in the region compared to a national rate of 9%, while in the HMA the average rate is 0.4%. In terms of housing need it is suggested that the low proportion of BME residents will not represent a significant housing need above that of the remaining population.

Table 4.2: Ethnicity, Proportion of Population within Each Group

	Bassetlaw	Bolsover	Chesterfield	North East Derbyshire	East Mids	England & Wales
White	98.6%	99.1%	98.1%	98.9%	93.5%	90.9%
Mixed	0.5%	0.3%	0.7%	0.5%	1%	1.3%
Asian or Asian British	0.5%	0.3%	0.6%	0.3%	4%	4.6%
Black or Black British	0.3%	0.1%	0.3%	0.1%	0.9%	2.3%
Chinese/Other Ethnic Group	0.2%	0.1%	0.3%	0.2%	0.5%	0.9%

Source: ONS 2001

Deprivation

There are several pockets of deprivation within the HMA as shown in Figure 4.3 overleaf. The most acutely deprived neighbourhoods are primarily concentrated within discrete areas of Bolsover, Bassetlaw and north Chesterfield. The relatively dispersed nature of deprivation has meant that the HMA has not benefited from significant special government area-based regeneration programmes. The shift in government policy towards a 'place shaping' and sub regional emphasis rather than one focussed solely on large areas of concentrated deprivation may be a helpful step forward for the HMA.

Figure 4.4 overleaf shows that how the pattern of recent and planned investment in the NDB includes relatively little in the form of housing regeneration such as Housing Market Renewal. This is compounded by the limited investment though the Decent Homes programme in parts of the HMA.

The Homes and Communities Agency is likely to introduce much more targeted support for housing renewal in the future and may concentrate on areas that have not been included in previous national area-based programmes. It needs a firmer and longer term investment base if the residential offer is to be significantly enhanced in the next five to ten years. Currently, the HMA is too reliant on achieving a significant level of private investment, alongside a range of miscellaneous public funding streams.

In areas of housing market weakness, significant HRA capital from land sales has been reinvested in support of the private sector housing market. This activity has acted to reduce the stigma of dereliction and abandonment since mid 1990's although a more sophisticated approach is now required.

Although issues of dereliction and abandonment have now been addressed there still remains a significant problem of improving the brand image of former mining settlements across the HMA

The HMA face a significant challenge to transform areas that suffer from a poor perception of place. Current initiatives in areas of deprivation are largely focussed upon large scale refurbishment of existing housing stock which, whilst addressing immediate housing needs, may also weaken the long term prospects of former mining villages to improve their image of place.

Index of Multiple Deprivation (2007)

Derbyshire Dales

North East Derbyshire

Chesterfield

Bolsover

Bassetlaw

Strategic Railway Network

Motorways

IMD 2007

Bottom 10%

10% - 20%

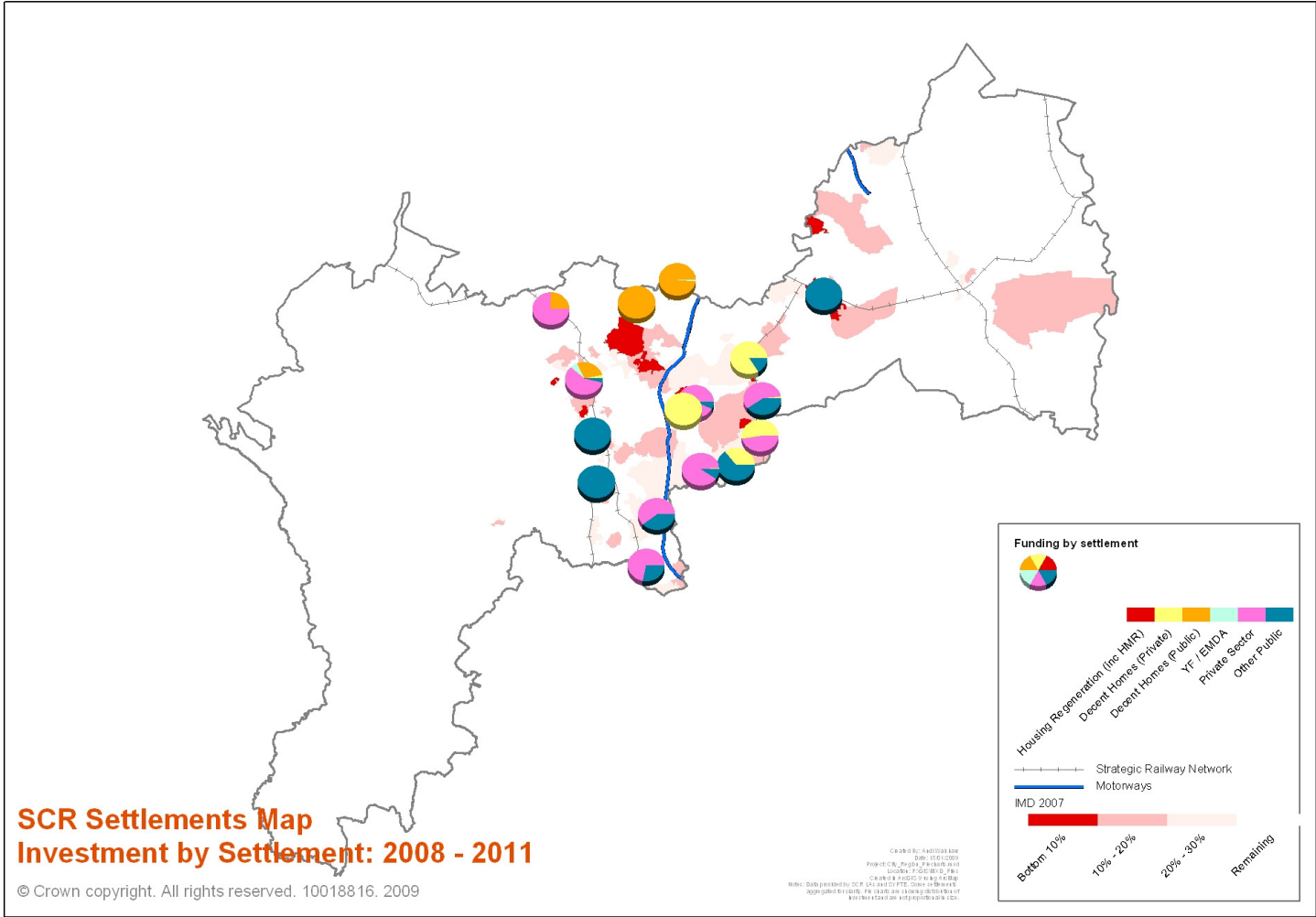
20% - 30%

Remaining

0 5 10 Miles

Created by: AMPTON Ltd
Date: 10/10/2008
Project: ERM Map 2008
Location: Derbyshire, UK
Client: AMPTON Ltd
Notes: Data provided by OGP, LA and DfP and other local authorities.

Figure 4.4 - Planned investment in NDB HMA: 2008 - 2011



Population characteristics in the NDB HMA

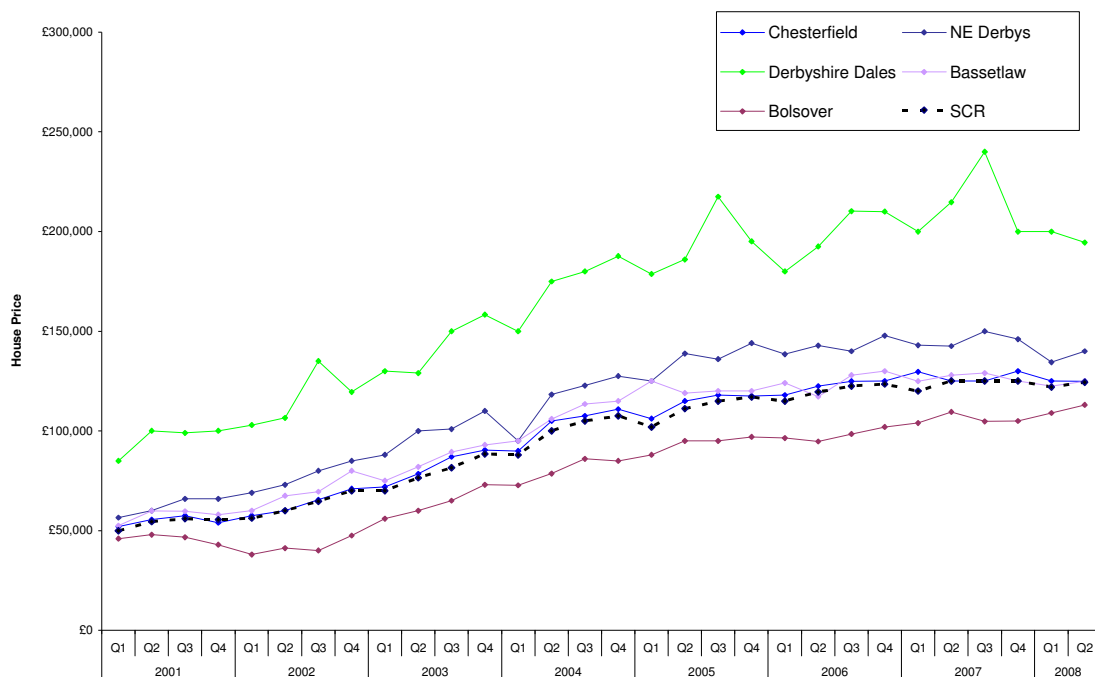
- The population across the four local authorities has not increased at the same rate. To the west growth has lagged behind the regional rate whilst to the east growth has been at level of above that of the region.
- This reflects the long term effects of industrial restructuring and economic renewal and the extent to which areas have benefitted from the trend toward suburbanisation where people have moved from urban to rural areas.
- Trends show that the NDB area is characterised by older people, with much lower numbers of younger, working aged adults. In some parts of NDB the proportions of older people are very high.
- The demographic pattern suggests a likely increased need for serviced housing for the elderly and a need to adapt supply to stimulate demand from young families and knowledge economy workers.

Housing Market Indicators

Average Property Prices

House prices increased year on year between 1996 and 2007, with a national increase of 167% during this period. The pattern of growth across the region has mirrored the national picture as illustrated in figure 4.5 below. Bolsover has achieved the lowest values for this period, followed by Chesterfield and Bassetlaw while North East Derbyshire has achieved the highest values, above that of the Sheffield City Region. It should be noted that the data only runs up to Q2 in 2008, so the impact of the credit crunch on property prices is barely discernible.

Figure 4.5: Median Property Prices by Local Authority: HMA, Derbyshire Dales, SCR



As shown in Figure 3.6 overleaf, average house prices across the HMA currently sit between £100,000 and £150,000. There is a significant cluster of £300,000 plus properties in the north of North East Derbyshire on the edge of the Peak District and a cluster of £200,000 to £300,000 properties in the north of the Bolsover district around Barlborough and Junction 30 of the M1. In Bassetlaw well over half of the district boasts above average prices of £200,000 to £300,000. However caution should be exercised as it is possible that the high value of rural properties have, to some extent, masked lower values in the urban areas where the majority of the population is concentrated.

Bolsover has the lowest level of average house prices in the area, a reflection of the trend of falling prices in 2001/2002 followed by a sharp recovery between 2002 and 2007. The increase in prices will have exacerbated difficulties with regard to affordable home ownership, although recent price falls will have made much of the housing stock more affordable, particularly in the traditionally lower priced areas. The narrow housing market in Bolsover is further reflected by the fact that 63.3 % of properties fall within council tax band A (see table 4.3). The weak house market in Bolsover has a significant impact upon the demand for new-build property. The development of vacant sites for housing in Bolsover is often unviable financially with out public funding assistance. This funding gap has been further widened by the recent economic downturn.

Taking the HMA as a whole, the overall offer is reasonably diverse, though clearly Derbyshire Dales acts as a magnet for the highest value markets in the sub-region and North East Derbyshire offers some of this high value housing in the HMA. Council Tax bandings reflect the fact that Bolsover has the narrowest housing offer focused largely at the lowest value end of the market. Chesterfield also contains a significant proportion of the low value offer focused largely around tax bands A and B whilst Bassetlaw and North East Derbyshire offer the largest proportion of higher value properties in tax bands D to H.

At the higher value end of the housing market there appears to be a gap in provision outside Derbyshire Dales and parts of North East Derbyshire. There are also gaps in the provision of affordable housing products for assisting residents into home ownership. The preference of planning policy would be the concentration of housing growth near areas of employment and the main concentrations of the population. This would suggest growth of the housing market targeted at younger workers, knowledge based workers and those with young families.

Table 4.3 Council Tax Bands - Proportion of properties within each band

	Chesterfield		North East Derbyshire		Bassetlaw		Bolsover	
	No.	%	No.	%	No.	%	No.	%
Band A	26160	55.0	18249	42.2	25432	52.1	21212	63.3
Band B	9635	20.2	8293	19.2	7233	14.8	5105	15.2
Band C	5873	12.3	7050	16.3	5885	12.1	3658	10.9
Band D	3489	7.3	4608	10.7	5557	11.4	2113	6.3
Band E	1716	3.6	2745	6.4	2704	5.5	838	2.5
Band F	504	1.1	1356	3.1	1298	2.7	441	1.3
Band G	203	0.4	830	1.9	654	1.3	112	0.3
Band H	22	0.0	66	0.2	57	0.1	18	0.1
Total	47602	100	43197	100	48820	100	33497	100.0
Source: CLG Housing Statistics, 2007								

Figure 4.6: Property Prices in NDB HMA and Derbyshire Dales 2009. Source: Hometrack

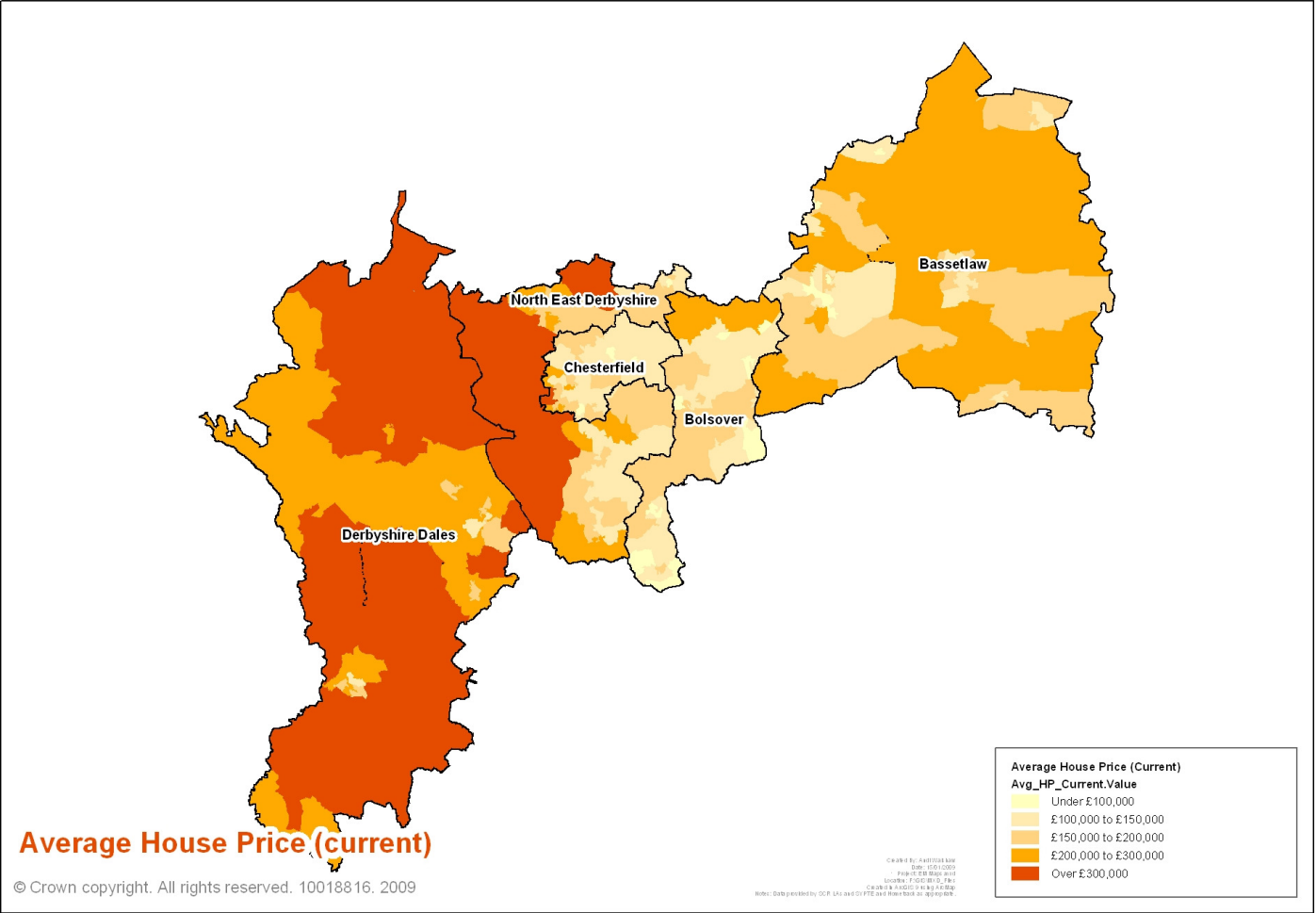
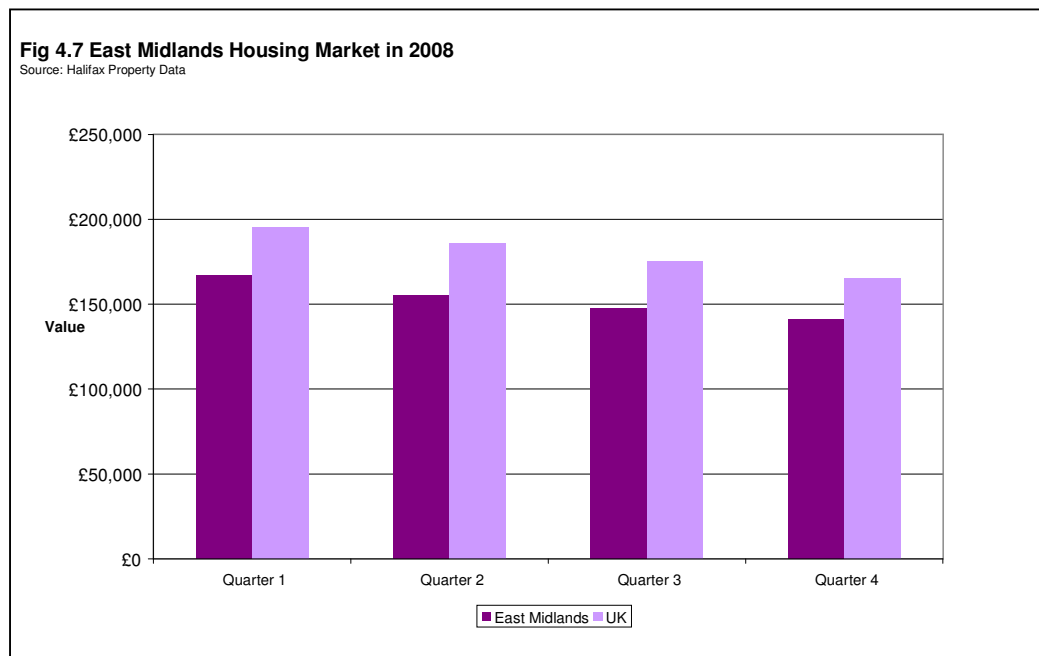


Figure 4.7 below illustrates the changing face of the property market in 2008, values continued to decrease in each quarter. At the national level values have decreased by 16.2% and in the East Midlands by 14.2%. With access to mortgages being restricted the Royal Institute of Chartered Surveyors (RICS) have recently predicted that an early relief for the housing market in 2009 seems improbable. A further decline in house prices (based on indices compiled at mortgage approval stage) of around 10% is expected by RICS. Transaction activity is, however, improving at the lower end of the market and sales are expected to rise by more than 10% over the course of 2009.



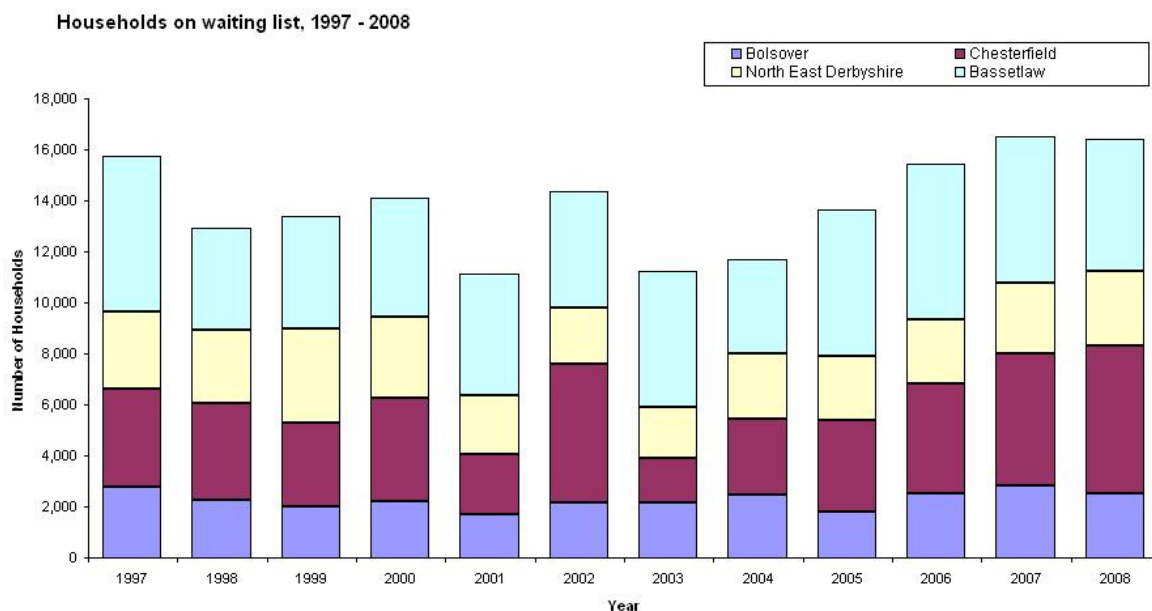
Affordability

A key indicator housing need is the level of home ownership affordability, of which the most straightforward measure is the ratio between property prices and incomes. This now varies between 5:1 and 7.5:1 on average across most of the HMA, reaching 10:1 and up to 12.5:1 in south west Bassetlaw and parts of the western area of NE Derbyshire as illustrated in map form in figure 4.9 overleaf.

Large parts of the area have now become more affordable as a result of the recent marked decline in house prices. A significant proportion of the area has a price to income ratio of between 4 and 5, moving closer to the historic norm. The trend nationally is for house prices to become more affordable for the foreseeable future. A greater barrier is the restrictions of new mortgage lending and the requirement for a significant deposit.

Figure 4.8 below shows how the waiting list for the HMA altogether has increased since 2003. Although some authorities have stated they have recently seen an improvement in the numbers on the waiting list, a rise in demand is anticipated during 2009 as a result of the economic downturn and the consequent difficulties in gaining access to credit among an increasing number of households. In effect the increase in demand reflects two over-lapping trends – increased prices making home ownership very difficult for many people, followed by restrictions on lending and increasing unemployment making people unable or unwilling to take out mortgages.

Figure 4.8 Households on the Social Housing Waiting List in HMA 1997-2007*



*NB: Chesterfield recently completed a waiting list review prior to the Choice Based Letting launch in April 2009, from this review it was revealed that the waiting list had reduced from 7,000 to 2,100 households.

Affordability in Rural Communities

There are parts of the North Derbyshire and Bassetlaw HMA that are predominantly rural. These areas are mainly found within North East Derbyshire, Bassetlaw and Bolsover.

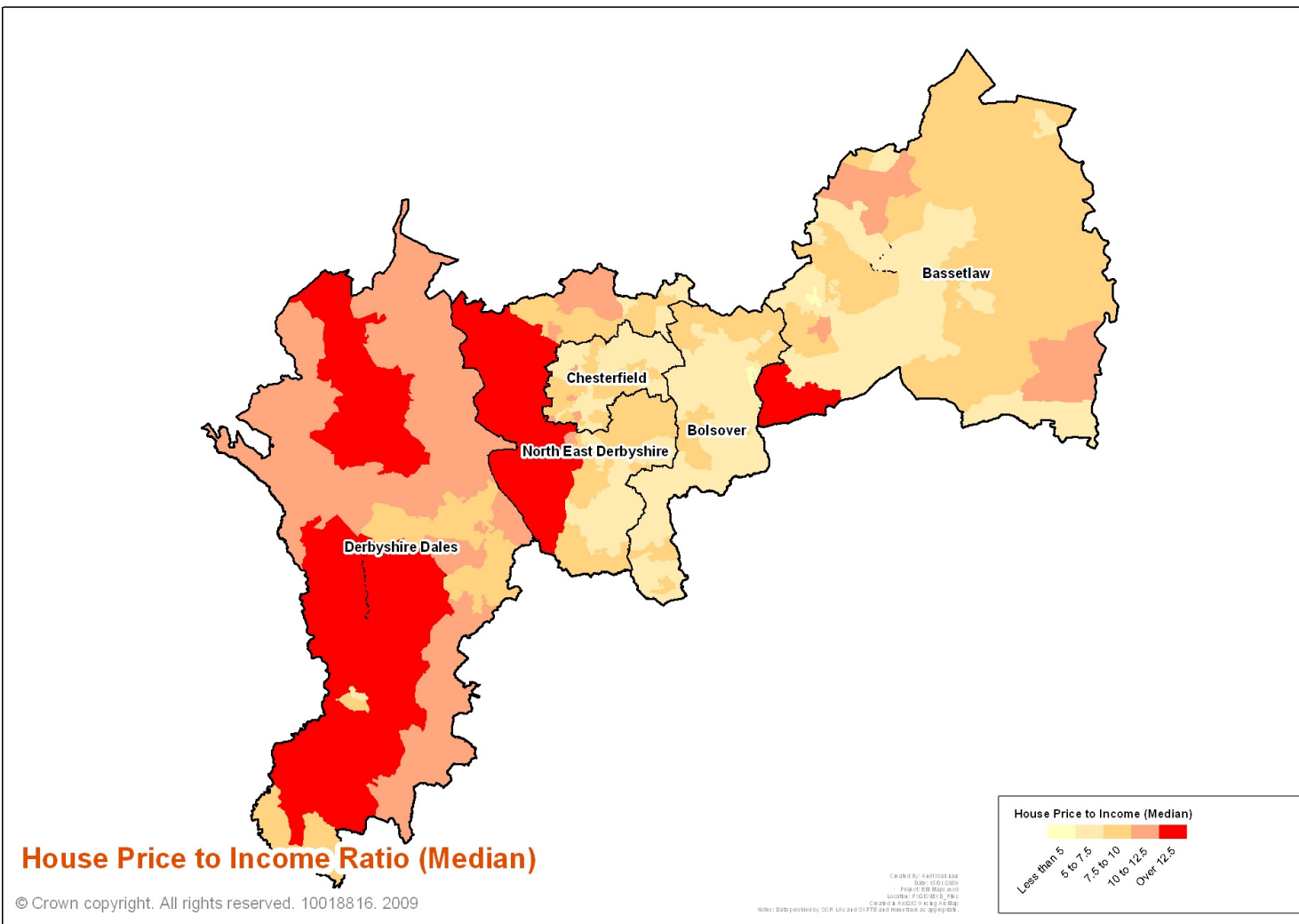
The Northern Derbyshire SHMA revealed that average incomes are much higher in rural areas than in urban areas, this is higher in the Nottingham Outer areas (Bassetlaw) at 136% of urban incomes and 177% in the Northern Derbyshire area, although lower in the Northern HMA the gap is significant in both.

Those who are experiencing difficulty in accessing the housing market in rural areas are the substantial poorer factions who are concealed from the above average level of income in these areas. The SHMA found that in terms of reasons for moves, the main topic in most cases was 'move to cheaper accommodation' opposed to 'moving to a better environment' in urban areas. There is a need in rural communities within the NDBHMA for the provision of affordable housing products to stem the migration of indigenous people from these areas.

Property Prices and Affordability

- The majority of districts HMA have experienced a similar rate of growth in house prices since 2001; although values are significantly higher in North East Derbyshire and much lower in Bolsover.
- In the recent economic downturn property prices have declined and repossession claims are on the increase. While this reduction has made properties more affordable, the reduction in mortgagee lending and uncertainty over the economy has reduced the numbers of new home owners.
- The waiting list for social housing has increased since the upturn in property prices and in the current economic downturn it is likely that there will be increasing pressures to meet the demand for affordable housing.
- Plans for housing growth should take a medium to long term view focussed on increasing the supply of quality, affordable home ownership, taking account of the propensity for people to want to own their own home. The economic upturn and more flexible lending are likely to see demand for home ownership return to previous levels.

Figure 4.9: House Price to Income Ratios: HMA and Derbyshire Dales



Housing Characteristics

Typologies

The predominant housing typology within the HMA is semi-detached houses; all four local authority areas contain proportions of semi detached houses above the regional and national rates. The proportion of detached properties is also above average in North East Derbyshire and Bassetlaw, although both Bolsover and Chesterfield are below the regional average. The proportion of terraced property in Bolsover is significantly higher than the other three HMA Local Authorities. There is a low rate of terraced property in North East Derbyshire, Chesterfield and Bassetlaw compared to regional and national rates. Conversely, Bolsover has a higher proportion of terraced housing in comparison to the regional rates and the other three local authorities. This may be linked to a large supply of 3 bedroom private sector housing identified in the SHMA. Chesterfield has a higher proportion of flat and maisonette type accommodation which may be linked to its role as one of the largest urban centres.

Table 4.4: Housing Typologies in the NDGZ

	Detached	Semi (% of all housing)	Terraced	Flat
Bolsover	27	44	23	5
North East Derbyshire	36	44	13	6
Chesterfield	24	47	18	11
Bassetlaw	33	43	16	7
East Midlands	32	36	21	10
England	23	32	26	19
Source: ONS Neighbourhood Statistics				

Tenure

There is a larger than average proportion of Local Authority housing within the HMA area compared to the national (13.2%) and regional averages (13.85%). The largest proportion is found in Chesterfield (23.6%), followed by North East Derbyshire. All four local authority areas have relatively low levels of other social housing compared to the rest of the East Midlands.

Table 4.5: Tenure Mix in the NDB HMA (%)

	Owned	Rented from Council (Local Authority)	Other social rented	Private rented	Living rent free
Bolsover	69.33	18.43	2.37	7.68	2.19
Chesterfield	66.13	23.63	2.75	6.27	1.22
North East Derbyshire	71.72	21.81	1.35	3.91	1.21
Bassetlaw	71.11	17.77	1.88	7.44	1.80
East Midlands	72.18	13.85	3.66	8.32	1.98
England and Wales	68.86	13.24	5.95	9.89	2.06
Source: ONS data					

While level of owner occupation varies between the districts, overall it is not dissimilar to the national and regional rates. The lowest rate is found in Chesterfield and the highest in North

East Derbyshire and Bassetlaw. The proportion of private rented sector housing is below national and regional averages and is highest in Bolsover and Bassetlaw.

The balanced housing model (BHM) produced by Fordham Research in the Northern SHMA identified that all authorities except Bassetlaw show a net requirement for owner occupied housing. This is not to say that there is no demand for market housing in Bassetlaw as Fordham's have based their research on analysis of past inward moves and internal moves, it does not account for pressure to relocate from the conurbation from those working outside the district.

Bassetlaw and Bolsover contain a surplus of housing in the private rented sector and a small surplus of intermediate housing according to the model although Fordham state that the immediate housing offer is currently not viable and therefore the targets provided may not be of value. There is demand for social rented housing across all four authorities; this demand is highest in Bolsover.

Table 4.6 Fordham's Balanced Housing Model for the Northern HMA

	Social Rented	Intermediate	Private rent	Owner Occupied
Bassetlaw	438	-8	-153	-16
Bolsover	310	-4	-61	230
Chesterfield	114	16	583	287
North East Derbyshire	114	26	291	198
Source: Northern sub-region SHMA 2006 – primary data				

Quality of Stock

The Building Research Establishment (BRE) has provided estimates of private sector housing conditions at ward level across the East Midlands. The estimates are calculated from various national databases including the English House Condition Survey and have been mapped to illustrate the location of vulnerable households within owner-occupied dwellings and the private rented sector.

The BRE model does not separate private rented from owner occupied housing however the previous section has identified that a significant proportion of housing in the NDB HMA is private rented and will therefore represent much of the stock that is below decency levels. Addressing the problems of low levels of decency in private sector stock will prove to be a significant challenge due to the piecemeal nature of development and issues of ownership. Problems of decency in the private rented sector are particularly prevalent due to poor maintenance of properties by landlords who are often managing them at arms length or in some cases totally absent from properties which remain vacant and in a poor state of repair. Gaining access to properties of this type is problematic due to the need to identify ownership. Issues of decency in social stock are more transparent and funding streams to address them are more readily available through the HCA.

Bassetlaw housing decency levels in the private sector housing stock are provided as a separate map below (figure 4.10) as it falls within Nottinghamshire. North East Derbyshire, Chesterfield and Bolsover are illustrated overleaf in figure 4.11. The maps show that as with much of the northern end of the region there are non-decent, vulnerable households in each of the local authorities included within the NDB HMA. The highest proportion of non decent

housing is found in Bassetlaw, with 6 wards displaying levels of vulnerable households at above 50 of all homes.

Figure 4.10 Bassetlaw Private Sector Housing Decency Levels by Ward

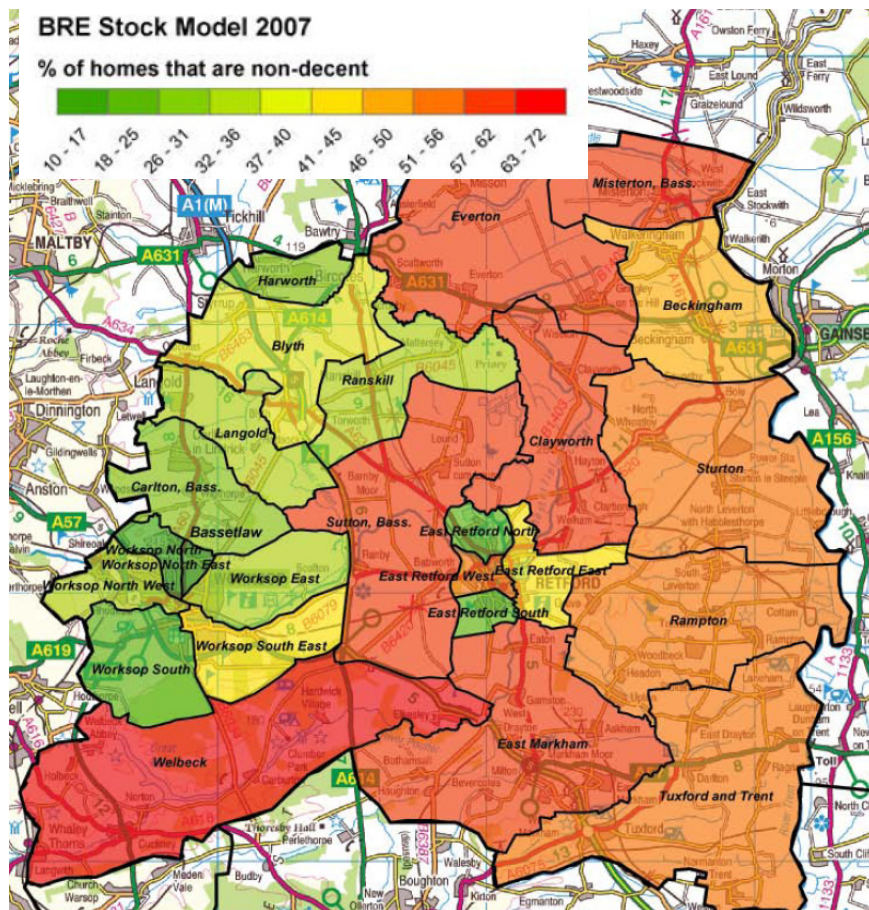
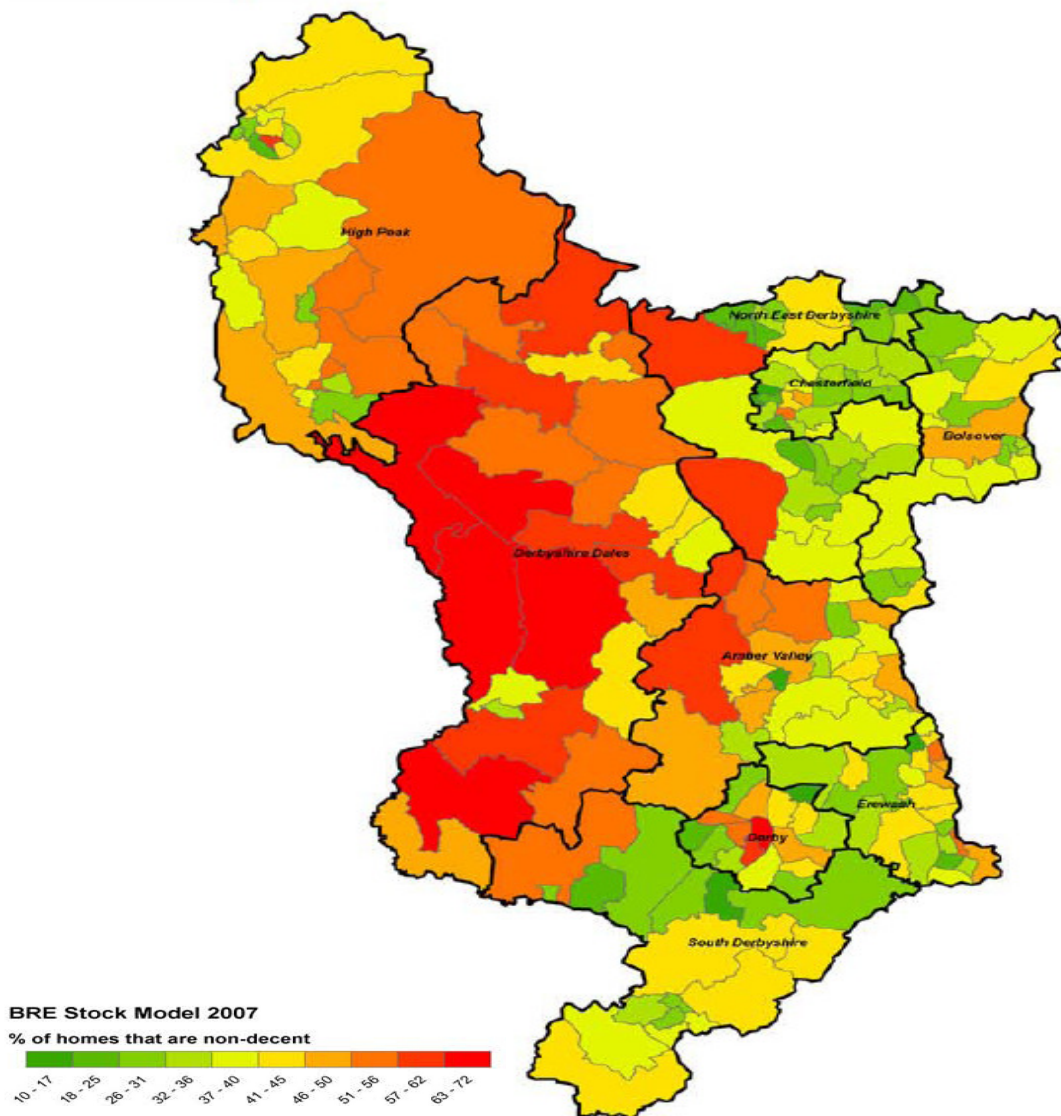


Figure 4.11 Derbyshire Private Sector Stock Model using HHRS Projections by Ward



At the local level, Chesterfield Borough Council has carried out a Stock Condition Survey and a separate Private Sector House Condition Survey (both were conducted in 2007). The Stock condition survey assessed 10% of the Council's housing stock and concluded that whilst the stock has generally been well maintained on a day to day basis, it has not been able to receive the level of major capital investment necessary to maintain all of the homes to a recommended condition. Consequently there are a significant number of components which will require renewal in the short term. The report forecasts that expenditure to improve and maintain stock and related assets over 30 years would equate to £624.3 million. The survey also assessed properties against the CLG decent homes criteria in terms and concluded that approximately 20% of the stock is currently non-decent. This, however, compares positively to the national average of 33.7%.

The Private Sector House Condition Survey assessed a sample of 1000 properties including dwellings owned by RSLs. The survey concluded that although better than the national average, housing conditions problems remain significant within the Borough. At a slightly higher rate than the social stock, 21.9% of all private dwellings on the Borough are categorised as non-decent, supporting the earlier point that the private rented will represent

much of the stock that is below decency levels. The report estimates the costs to repair and improve non-decent housing in the Borough to be £45.3097 million (not all related to Council intervention). The survey also highlighted the continued poor performance of the private rented sector, the continued concentration of condition problems in the pre-1919 terraced housing sector and linkages between vulnerable households (specifically elderly and economically vulnerable) and non-decent housing.

Overall, despite some improvements, the quality of the housing stock in the HMA is clearly inadequate to support any future growth in the local economy, and often falls well short of meeting the standards required by existing households in the area. Design audits have been completed by CABE in the East Midlands which highlight the poor quality of recent new developments. According to CABE, the East Midlands was the region with the highest level of poor quality stock in the country. However, it must be borne in mind that the audit assessed just four development sites in the Northern HMA as part of the East Midlands audit. Nevertheless, it is very clear that the poor quality of the housing stock is a significant national issue and is certainly no less of an issue in the NDB HMA.

Design Quality Standards

The HCA are committed to build on and enhance the legacy of English Partnerships and the Housing Corporation in relation to their expectations of quality; initially existing standards relating to design and sustainable development will be applied to include English Partnership's Quality Standards which were revised in 2007 to incorporate:

- The Code for Sustainable Homes - Level 3
- Measures to prevent the overheating of homes in rising summer temperatures
- A requirement to reduce noise penetration in new homes
- Environmental quality in civil engineering
- Minimum space requirements for new homes.

The National Affordable Housing Programme will also continue to operate under the HCA according to the Design and Quality Standards inherited from the Housing Corporation which sets out the Corporation's requirements and recommendations for all new homes which receive Social Housing Grant

The HCA are aiming to produce a combined set of core standards to be put in place by April 2011 which shall evolve from through a consultation and collaboration with partners and key stakeholders. These will set a threshold on design and sustainable development applicable to all projects and programmes in all regions

Private Rented Sector

As highlighted in the previous section, the private rented sector represents much of the stock that is below decency levels in the NDB HMA. There are also issues around the energy efficiency of this stock. As highlighted in the local housing strategies, the Authorities are working to improve the standard of accommodation and landlord management and develop closer working relationships with Private Landlords, namely through the Private Landlord's forum. Through the Forum, landlords are able to access the Renovation Grant's Programme.

The East Midlands Landlord Accreditation Scheme (EMLAS) has also been developed which is a voluntary scheme aimed at residential landlords and letting agents in North that

encourages and rewards good property standards and management practice. (Further detail on this scheme is provided in section seven).

Housing Characteristics

- Semi-detached houses make up the dominant house type in the NDB HMA. There are low levels of terraced and flat accommodation suggesting a possible lack of first-time buyer accommodation.
- The Local Authorities remain major providers of housing, particularly Chesterfield. While there have been restriction of new house building in the past, new development suggests that more monies will be made available to increase social house building.
- Potentially new social rented provision could be linked to stimulating affordable home ownership, with intermediate housing and rent to buy options allowing home ownership to fit with local income levels.
- The quality of the housing stock remains poor, and considerable investment is required to address this issue.

Housing Demand based upon Employment & Household Growth

Employment Growth

The Centre for Urban and Regional Studies (CURS) was commissioned in 2006 to undertake work to identify the housing implications arising from economic forecasts for the Sheffield City Region to 2016, considering the implications for different areas, including the four NDB HMA authorities.³ Two scenarios were considered for employment growth. The baseline forecast was based on 'a slightly cautious but realistic account of how the economy is likely to perform to 2016', which, given current economic conditions, may now be considered optimistic. As Table 4.7 demonstrates, this model predicts an above average employment growth rate for the four HMA authorities, particularly Bolsover and NE Derbyshire and the creation of some 10,240 net new jobs across the HMA between 2004 and 2016.

Table 4.7: The baseline scenario

	Job Change 2004- 2016 (Nos)	Rate of Job Growth 2004- 2016 (%)	Share of SCR Employment in 2004 (%)	Share of SCR Job Growth 2004- 2016 (%)
Bassetlaw	2,893	6.2	5.7	6.4
Bolsover	1,872	7.9	2.9	4.2
Chesterfield	2,956	5.7	6.4	6.6
N. East Derbyshire	2,519	7.9	3.9	5.6
Derbyshire Dales	3,097	8.2	4.6	6.9
Barnsley	4,593	5.3	10.6	10.2
Doncaster	7,823	5.3	10.6	10.2
Rotherham	6,927	5.7	14.9	15.4
Sheffield	12,419	4.4	34.8	27.5

Source: CURS

³ CURS "Housing and Economic Growth in the Sheffield City Region" Jan 2007

The 'policy-on' scenario (table 4.8) assumes that all transformational projects currently planned, or underway, in the SCR will deliver 100% of their expected outputs by 2016. This scenario could now be considered highly optimistic with a net job increase of 29,790 is predicted for the HMA in this scenario. Generally, projected employment growth across the SCR is skewed towards the creation of medium and lower skilled activities, with an expectation of growth of between 10 and 16 per cent in high skill jobs.

Table 4.8: The Policy-on scenario

	Job Change 2004- 2016 (Nos)	Rate of Job Growth 2004- 2016 (%)	Share of SCR Employment in 2004 (%)	Share of SCR Job Growth 2004- 2016 (%)
Bassetlaw	8,837	19.0	5.7	6.5
Bolsover	8,594	36.1	2.9	6.4
Chesterfield	3,476	6.7	6.4	2.6
N East Derbyshire	8,883	27.8	3.9	6.6
Derbyshire Dales	3,097	8.2	4.6	2.3
Barnsley	15,642	18.0	10.6	11.6
Doncaster	16,803	12.8	16.1	12.4
Rotherham	19,406	15.9	14.9	14.3
Sheffield	50,507	17.8	34.8	37.3

Source: CURS

The current recession has impacted significantly on the achievement of these forecasts, although the *relative* differences in job growth between different parts of the City region will probably not be affected unduly. The challenge for the HMA is to capture this anticipated job growth through the provision of sufficient affordable housing of high quality and attract a proportion of those moving into the sub-region to take up high skilled employment.

On the basis of these economic growth projections CURS predicted a level of job-related demand for between 4,957 and 6,066 new homes in the HMA in the 'baseline' scenario and 16,104 and 17,389 in the 'policy on' scenario, over the period of 2004-2016 (Table 4.9). Again, these projections should be treated with caution in the context of economic downturn.

Table 4.9: Forecasts of new job related household demand in SCR

	Baseline Scenario		Policy-on Scenario	
	Low	High	Low	High
Bassetlaw	1,271	1,637	4,478	4,837
Bolsover	908	1,144	3,819	4,173
Chesterfield	1,259	1,536	2,705	2,944
North East Derbyshire	1,519	1,749	5,102	5,435
Derbyshire Dales	1,353	1,570	2,241	2,376
Barnsley	2,112	2,881	9,453	9,939
Doncaster	3,519	4,491	10,438	10,711
Rotherham	3,051	3,857	11,240	11,922
Sheffield	4,839	6,657	22,871	25,079

Source: Labour Force Survey, 2005, Experian, CURS Workings

Household Growth

Some of the key changes that will contribute to household growth are the increase of one-person households which according to DCLG will account for around three quarters of annual household growth. Much of this growth will be amongst the older age groups. It is also predicted that the number of married couples will fall sharply over this period, this fall is

partially offset by the number of co-habiting couple households, however according to DCLG the number of married/cohabiting couples is projected to fall from around 55% of all households in 2003 to 47% in 2026. The numbers of lone parent households and 'other multi-person households are also projected to increase approximately in line with overall household growth.

Table 4.10 Household Growth Projections (Households 000's)

	Bassetlaw	Bolsover	Chesterfield	North East Derbyshire	East Midlands	England
2006	48	32	45	42	1,839	21,485
2011	50	34	47	44	1,942	22,566
2016	53	36	49	45	2,048	23,705
2021	56	38	50	47	2,146	24,781
2026	58	39	52	48	2,230	25,713
2006-26 No.	10,000	7,000	7,000	6,000	391,000	4.228m
2006-2026 %	20.8	21.9	15.6	14.3	21.3%	19.7%

Source: Department of Community and Local Government

Growth of households across the HMA is predicted to be highest in Bassetlaw and Bolsover (see table 4.10) with a projected need for an additional 10,000 homes in Bassetlaw and 7,000 in Bolsover up to 2026. Projected growth in these two authorities is in line with regional and national growth rates and suggests a significant demand. Future growth in Chesterfield and North East Derbyshire is predicted at a lower rate with a suggested need for an additional 7,000 homes in Chesterfield and 6,000 in North East Derbyshire by 2026. In total household projections suggest a need for 30,000 new homes across the HMA up to 2026.

Future Housing demand

- Employment growth predictions suggest job-related demand for between 4,957 and 6,066 new homes in the HMA in the 'baseline' scenario and 16,104 and 17,389 new homes in the 'policy on' scenario, over the period of 2004-2016.
- Other factors which will increase the demand for housing are the propensity for people to live longer, the increasing proportion of adults living on their own, and the preference for many people to live in smaller settlements and rural areas.
- Due to projected increases in household numbers there is an estimated need for an additional 30,000 new homes across the HMA up to 2026; a third of this growth is located in Bassetlaw, which will also benefit from a significant increase in employment.

Future Housing Targets

The recently published East Midlands Regional Plan 2009 has responded to national objectives for housing growth with revised housing completion targets. If targets are met, then 30,200 new homes will have been created in the HMA between 2006 -2026 this is in line with DCLG household growth projections for the HMA of 30,000 new households. The greatest growth requirement is targeted in Bolsover where housing need is the greatest however market conditions are perhaps the weakest and the population is the smallest.

Table 4.11: East Midlands Regional Plan March 2009 Housing Targets

Authority	Annual Apportionment from 2006	Total Provision 2001 -2026
Bolsover	400	8,000
Chesterfield	380	7,600
NE Derbyshire	380	7,600
Bassetlaw	350	7,000
Northern HMA Totals	1,510	30,200

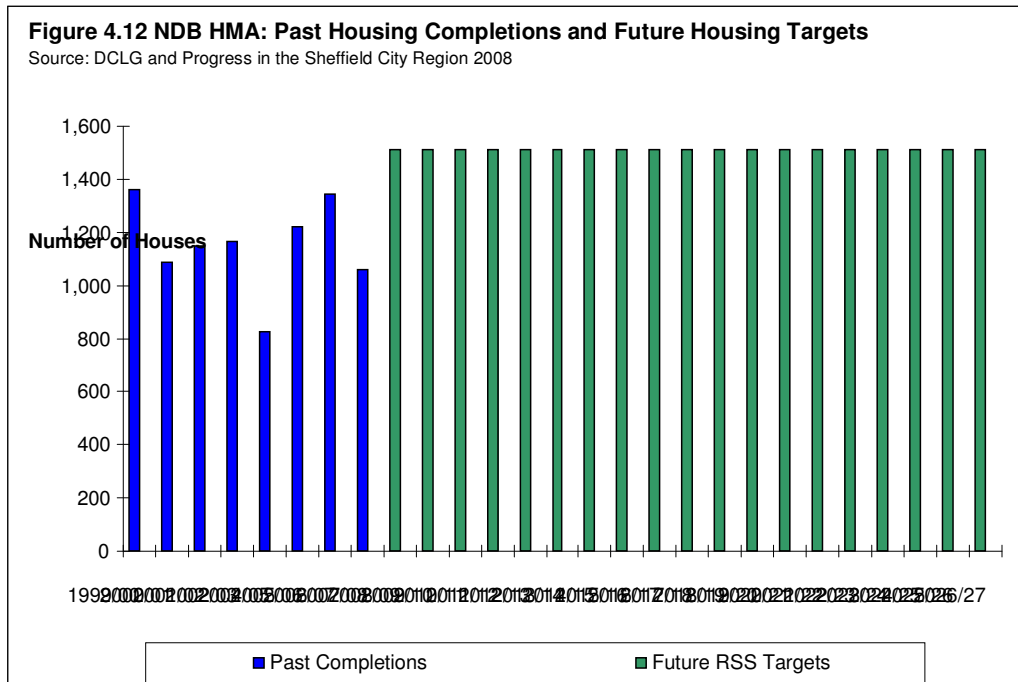
The table below, also adapted from Policy 13 of the East Midlands Regional Plan, predicts that, if the Northern HMA authorities collectively achieve the proposed housing delivery targets set out in table 4.12, then they will provide sufficient housing to accommodate the CLG's projected increase in households.

Table 4.12: Summary table of HMA housing delivery requirements

	RSS 8 Provision (dpa)	2001-06 Average Build Rate (dpa)	DCLG Trend (average household projections) (pa)	Policy 13 averaged over 2006-26 (dpa)	+/- CLG Trend
Northern HMA	704	1,253	1,550	1,523	=

Source: East Midlands Regional Plan (RSS): Proposed Changes (July 2008), Policy 13, Appendix 3

The target indicates that there are considered to be no physical constraints preventing achievement, although no account has been taken of economic constraints. Figure 4.13 below demonstrates past housing completion numbers across the HMA since 2000 compared to future RSS housing targets. The HMA did not reach the levels of housing development required by the RSS over the last nine years; these housing completions were also achieved during a period of economic growth where market confidence in the area was increasing. The RSS Housing growth targets are therefore unprecedented and will require significant and sustained housing development in order for these targets to be met. This will pose a significant challenge in the economic down turn and in the immediate future it is unlikely that housing development will be achieved at the level set out.



The potential need for such redistribution of housing targets to take account of constraints, local conditions and market demand is highlighted by the Strategic Housing Market Assessment (SHMA) in identifying that the majority of new market housing in the HMA has been delivered in Chesterfield and NE Derbyshire where market demand is highest. The document states that a policy issue therefore arises as to whether the HMA would rather see a greater expansion in Chesterfield and NE Derbyshire or aim to force the market housing into the other two districts where issues of housing need may be greatest. The study considers that there is scope for increased market housing development in both Bassetlaw and Bolsover to some extent. Issues are therefore highlighted around both the physical capacity of the four authorities to accommodate development as well as their varying ability to capture a share of market housing development activity.

Affordable Housing Targets

In September 2008, the East Midlands Regional Assembly commissioned research to formulate options for a regional approach to developing affordable housing targets with regard to the findings of recently completed Strategic Housing Market Assessments as well as other sources of information. The outcomes of the study are not yet available, but will inform the Partial Review of the East Midlands RSS and hopefully achieve improved alignment between the affordable housing targets and overall housing delivery targets set by the RSS.

Figure 4.13 Comparison of Future Housing Requirements from Different Sources: SCR

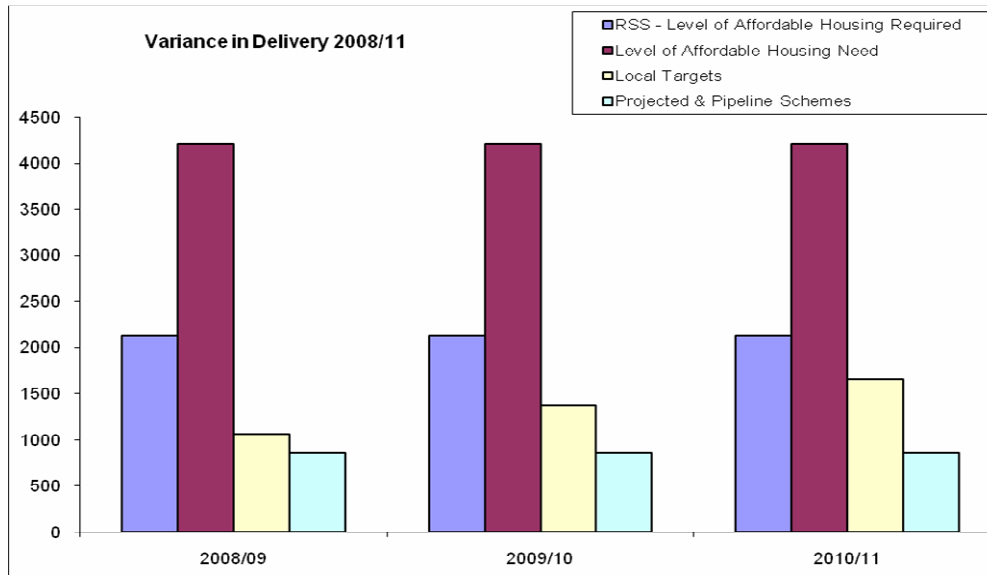


Figure 4.13 above shows, at city region level, the disparities in forecasts and plans for future housing according to projected and pipeline schemes (many of which are now in abeyance), local and RSS targets and estimates of the need for affordable housing. The gap between aspiration and reality is pronounced, and places in doubt – at least in the short term - the recently revised targets to be achieved across the City Region and within the HMA itself.

In terms of specific requirements for affordable housing, Policy 14 of the East Midlands Regional Plan (RSS): Proposed Changes, sets out indicative affordable housing targets over the period 2001-26 for each HMA for monitoring purposes. As part of the LDF, local planning authorities should adopt affordable housing targets in line with the conclusions of the most recent SHMA. For the NDB HMA the 2007 SHMA states that Balanced Housing Model provides the most realistic indication of the future affordable housing requirements in table 4.13.

Table 4.13 Balanced Housing Model based Affordable Housing Targets (SHMA)

District	Social Rented	Intermediate	Total
Bassetlaw	30%	15%	45%
Bolsover	30%	10%	40%
Chesterfield	25%	15%	40%
NE Derbyshire	25%	10%	40%

The collapse in private sector development may cause the proportion of social housing on mixed sites to be increased, at least in the short term, where there is some frontloading of the public sector component. On the other hand, developers are likely to be very cautious about moving into schemes with a high proportion of affordable housing if they consider that this may affect the already fragile demand for mainstream private sector housing. The provision of 40% affordable housing on the back of market housing now appears, at best, unrealistic particularly considering the number of existing planning permissions granted with the requirement for a much lower affordable housing contribution. The implication is therefore that the need to provide affordable houses by direct funding and not from the market housing system will be pronounced. Any assumption that such a high percentage of affordable

housing is equally achievable across the four districts is thrown into question by the varying levels of new market housing delivery between the authorities as previously discussed.

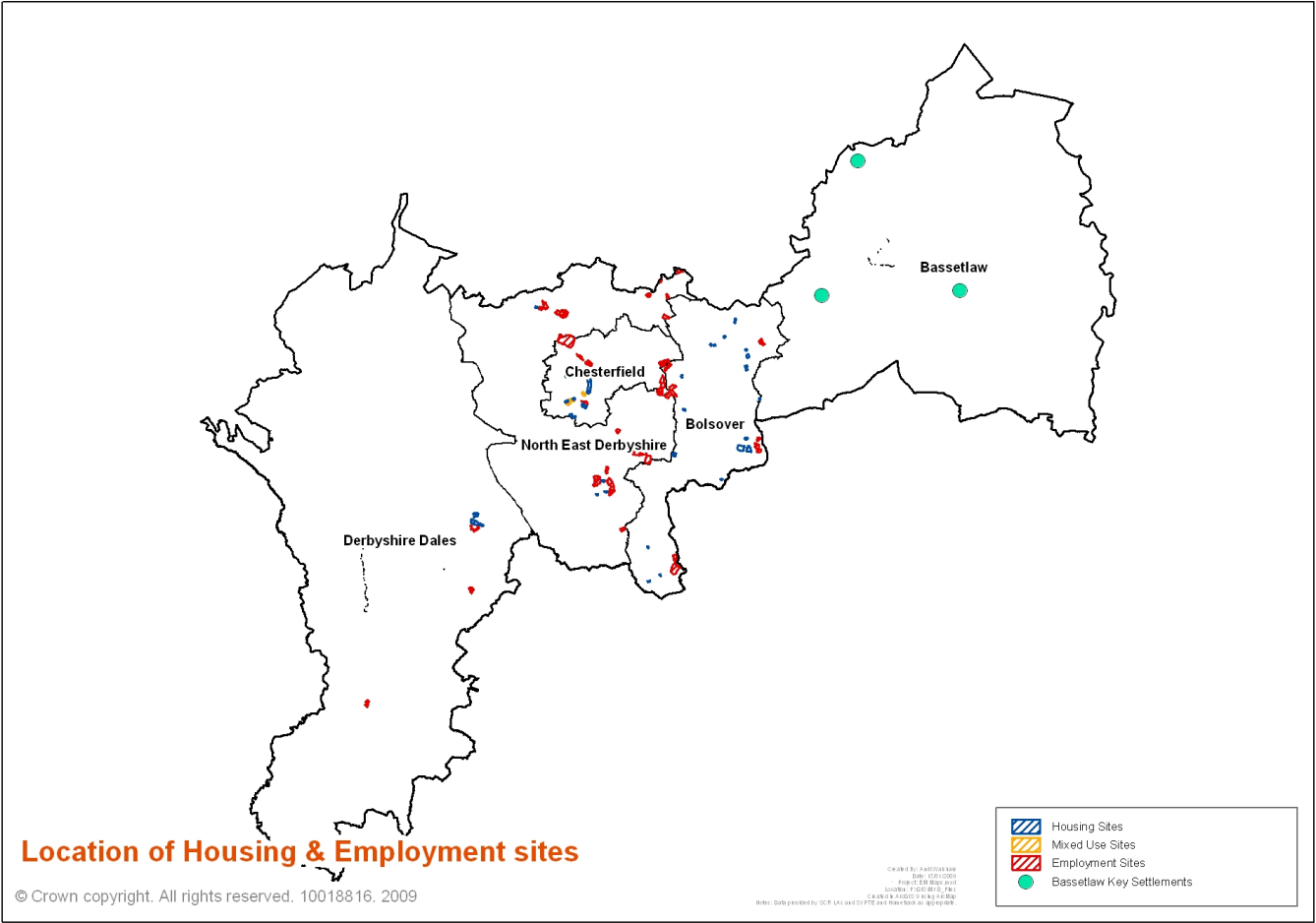
Housing Development Sites

Strategic Housing Land Availability Assessments (SHLAA's) are currently being undertaken for the four NDB authorities. This work will provide a more up-to-date picture of capacity to absorb residential development (once the upturn comes). Figure 4.14 provides an indication of where some of the key housing sites are located across the HMA. A large proportion of sites are available in Bolsover, and to a lesser extent, Chesterfield and the eastern areas of NE Derbyshire. It should be noted however that completion of the SHLAA's may provide additional sites, particularly for Bassetlaw which is not represented on the plan below. Employment sites are concentrated within the same Local Authority Areas, with particular clusters around the Chesterfield area. It should be noted that the plan above may not accurately portray the level of land availability within the 'key settlements'.

Housing Targets & Land Supply

- The economic forecasts suggest that employment will increase when the economic upturn re-establishes a long term pattern of economic growth. The SCR high growth scenario, if it were realised, would lead to a very high level of employment growth across the HMA, and place considerable strain on the housing market.
- The combination of employment growth and demographic trends has produced household growth forecasts which will require significant additional housing across the four Local Authority districts.
- Current market conditions will make it difficult to maintain new house building and also to secure the proportion of affordable homes on development sites. In the medium term the HMA will require a supply of major development sites to meet the expected levels of demand from a growing economy.

Figure 4.14: Location of housing and employment sites



Housing Needs of Vulnerable Groups

Housing Needs Studies have been conducted for the Northern HMA, which highlight the needs of the following vulnerable groups: BME communities, Refugees, Asylum Seekers and Migrant Workers, older people, young people, families, those with complex needs and gypsies and travellers. The following sections provide an overview of the key findings of these studies.

BME Communities (Access Matrix 2008)

The BME population in the sub region remains relatively small, although increasing. European migrants have contributed to this growth. The study highlights that there is no evidence that the wishes and aspirations of the BME community are different to those of the White British community and their housing needs can be met within a general residential offer.

Whilst BME groups have a greater tendency to be in the private sector and in unsuitable housing, residents generally felt a strong sense of commitment to their neighbourhoods and had no strong desire to move. However, some specific needs around location, size and flexibility of properties were identified, including:

- The need to focus investment in or adjacent to established residential areas with a significant existing BME population to ensure access to amenities and services.
- The need to improve the supply of three, four and five bedroom houses across all tenures by making better use of existing housing as opposed to new build.

The study identified several opportunities for closer working between the four authorities in order to better meet the needs of the BME population and calls for the improved provision of information regarding housing options to these groups.

Refugees, Asylum seekers and Migrant workers

The BME Communities study states that it is not necessary to explore the needs of refugees and asylum seekers as they do not present a significant policy challenge for the four authorities. It does examine the issue of migrant workers as numbers have increased significantly in recent years and little is known about this group within the sub region.

The study suggests that the majority of new migrant workers within the sub region are from Eastern Europe and are housed within the PRS. At the time the report was written (late 2008), there was an even split between single migrant workers living in HIMOS and those with dependant children living in other private rented properties. A small percentage of migrant workers were accessing Social Housing, something which is considered likely to increase as eligibility requirements based upon length of residence are met by Migrant Workers with EU citizenship.

Older People (SP Solutions 2008)

The study predicts very large increases in the population of older people, particularly the frail elderly; across all four districts and that the majority of older people will be owner occupiers. There is an under supply of specialist housing (sheltered/extra care/very sheltered schemes) in all four districts but the shortfall is primarily in the private sector. There is overwhelming demand for two bedroom bungalows, but the location of much of the designated accommodation is considered inappropriate in terms of good access to services.

There is a general mismatch in terms of the tenure that older people tend to be in and want to be in (owner occupier or private), and the tenure where designated provision and support services are concentrated (social). This issue is most acute in Bassetlaw, Bolsover and NE Derbyshire and is being exacerbated by the increasing desire of older people to stay in their own home for as long as possible, which can present a sudden need to access specialised accommodation placing pressure on sheltered housing schemes. When this time comes, many owner occupiers seek accommodation in the private sector but significant numbers apply for social housing due to the lack of affordability and availability of private provision. Support services to assist older people in their own homes are considered inadequate and a general lack of easily accessible information on housing options for older people was also identified.

Young People (CRESER 2008)

The study concluded that young *single* people tend to have specific housing needs that are not being met. Shortages of adequate one person accommodation in both the private and social housing sector were reported. For owner occupiers key issues for the HMA to consider include whether development of single person units if appropriate, whether it can be delivered at a price that makes it affordable to single income households and whether there are mechanisms that can alleviate single people from being outbid by multi-income households.

In terms of social housing, single younger people on the housing register and who have a 'low priority' housing need felt that the housing system did not cater for their adequately. There was often a perception that where only two or three bed properties were available, single people would not be allocated to them. There was also a perception of a lack of single person units. The reported presented two aspects to consider: the balance in the housing stock in terms of the size of properties and whether the housing allocations process can be used to alleviate the housing needs of single younger people and at the same time promote balanced communities.

The provision of housing advice and support is a further issue for this group. Due to affordability concerns, more younger people than previously require housing advice and support and the study highlights problems with the clarity and communication of such advice. One consequence is that there is a significant lack of awareness about Low Cost Home Ownership Schemes as a housing option. Many younger people has either not heard of the concept or found it confusing and where people were aware they often struggled to see the benefits that it has.

Complex Needs (Shelter 2008)

The overall shortage of affordable housing across the study area is impacting heavily on people with complex needs, who are more reliant than other groups on rented housing. This group is becoming increasingly dependant on social rented housing as private renting is becoming harder for them to access since the switch to the local housing allowance. However, there are multiple barriers, both actual and perceived, to registering for social housing and the study identified a general lack of support in overcoming these obstacles and in terms of support within the home. The report argues that provision of such support would go a long way to preventing homelessness and that homelessness prevention is not being adequately addressed across the sub region, resulting in increased pressure on emergency accommodation provision. With the exception of Worksop, emergency accommodation is considered to be lacking everywhere in the sub region, most notably in Chesterfield leading to relatively high levels of rough sleeping. The report calls for improved multi agency working

across the sub region in relation to homelessness. In general, the report warns that providers of housing for those with complex needs across the sub region are overwhelmed and cannot always accommodate those with the most complex needs.

Gypsies and Travellers

There have been two studies relating to the needs of gypsies and travellers. The 2008 Accommodation Assessment is a county wide study covering Derbyshire and Bassetlaw has an individual study that was carried out in 2005.

Gypsies and Travellers Accommodation Assessment (2008)

NE Derbyshire is the main focus of gypsy and traveller activity in the sub region with the most authorised pitches (32) and unauthorised pitches at the last count prior to the publication of the study in March 2008, followed closely by Bolsover which has reached its target with 15 authorised pitches (with 36 more planned) and no unauthorised pitches. Chesterfield had no authorised or unauthorised pitches. There has been an overall decrease in unauthorised sites across Derbyshire since 2005 and an increase in privately owned sites, but there is an agreed need to increase formal provision.

The study recommends that sites should be located where Gypsies and Travellers want them to be. The main requirements (largely not met by existing sites) are: access to the main roads, good public transport to enable access to local services and supportive public opinion. Those surveyed were generally satisfied with their site and there is little interest from on-site gypsy and traveller population to move into 'bricks and mortar' accommodation and they are unlikely to enter the mainstream housing market, PRS or to seek social housing. Gypsies, Travellers and Showmen cannot compete with other users for land which is likely to receive planning permission and the report calls for exceptions policies to allow development of small private sites in areas where development would not normally be permitted.

The report initially called for a county wide approach to site identification and advised that provision should continue to predominantly occur within 2 areas, including North East Derbyshire and surrounding authority areas. However, the study methodology and resulting requirement is based on the waiting lists for existing public sites in the authorities, and therefore authorities with no authorised public sites by definition cannot have a waiting list. Therefore, the waiting lists could potentially reflect a wide requirement for pitch provision in southern and north eastern Derbyshire rather than in the specific local authorities.

Acknowledging the issues associated with the methodology, the study amended the recommendations and highlighted that there is a clear need in Derby UA to provide a permanent site with around 16 pitches to accommodate its needs. The study argued that for the remainder of the public sites, it would be better to spread the new sites across a wider area of Derbyshire and not in the immediate vicinity of the existing sites. This provides greater choice to the Gypsy and Traveller community for where they wish to live. Therefore, Amber Valley Borough and Derbyshire Dales District are recommended to be considered as the location of new public sites in the south of the county and that Chesterfield Borough and High Peak Borough be considered as locations for new sites in the north of the county.

Bassetlaw Gypsy and Travellers Accommodation Needs Assessment (2005)

This study found that whilst Bassetlaw does not have a large Gypsy and Traveller population in relation to other districts in the East Midlands region, its numbers are increasing and its unauthorised sites appear to be increasing more than in neighbouring areas. The study highlights that there are insufficient numbers of pitches on authorised Gypsy and Traveller sites to accommodate all those who would like a permanent place to stop. The other main issues that were identified relate to the shortage of accommodation and appropriate facilities on sites and the need for more assistance to be provided to Gypsies and Travellers wanting to buy their own land.

Further issues include, Gypsies and Traveller's relations with the settled communities and their ability to travel and maintain a traditional lifestyle and access services, such as health and education. The study recognises that whilst there is a need to improve awareness of these issues among the settled community, Gypsies and Travellers need to be encouraged to engage more in society, particularly with regards to accessing services.

Family accommodation

A specific housing needs assessment has not been prepared in relation to the housing needs of families. It is not known how much of an issue there is around appropriate family accommodation in the sub region but the national picture suggests there is a significant deficit. Ensuring/maintaining an adequate supply of family housing across tenures and locations should be embedded in planning policy through LDFs and supplementary planning guidance.

Key issues to be addressed include:

- Family accommodation has more specific requirements than smaller units, both internally and externally, because of the presence of children. Access to the essential facilities and services and safe environments for play are key requirements which can only be met in certain locations.
- Rent differentials between small and larger social rented properties is relatively small thus reducing the incentive for Housing Associations to build larger homes- the future of this issue will depend on how the HCA allocates funding.
- RSLs buying 'off the peg' properties designed and built by private developers and passed on at discounted rates.
- Insufficient family homes being secured through affordable housing contributions due to affordable housing policies, in some areas, which specify numbers of units as opposed to number of habitable rooms or floor space. (There are other examples where other authorities specify unit sizes and tenures and the requirement to build to HCA standards on s106 consultation and covenants). This is an issue that should be addressed by including size and mix requirements through LDF policies and supplementary guidance, any interim affordable housing planning guidance prepared and development briefs prepared for larger sites. Policies which state, for example, that 35% of affordable homes should be three bedrooms plus could help mitigate this issue.

5 Partnership Arrangements

Introduction

This section outlines the current state of partnership arrangements within the North Derbyshire and Bassetlaw HMA on three levels:

- intra-local authority partnerships
- inter-local authority partnerships
- management and organisational structure of the HMA Partnership.

This is followed by issues for further consideration for future partnership arrangements.

Intra-local authority partnerships

In all four local authorities, linkages exist between housing strategy, economic development and planning in the following ways:

- Regular meetings / contact between lead officers
- Input into strategic development
- Input into specific housing developments

The relationship between these three functions of the local authority has improved in the past few years, as a response to common agendas such as regeneration and renewal, sustainable communities and cross-boundary co-operation.

Local Development Frameworks are currently being developed by planning authorities and housing strategy officers are involved closely in the process. The most pressing issue, prior to the economic downturn, is to improve the delivery of affordable housing units. The problems of affordability were prominent in the findings of the residents' survey undertaken as part of the RSS review, and there is an increasing need for housing and planning to introduce innovative and viable solutions. The LDF process is a resource intensive process, and several of the Authorities are being stretching to meet the demands of this process.

While there are linkages between housing and economic development, the evidence of close-working and strategic alignment is less advanced than for planning and housing. In general, economic development strategies have not fully taken on board the deliverability of new housing development. At the site-specific level a more joined-up approach is carried out, but these arrangements do not fit within an explicit HMA wide strategy.

Inter-local authority partnerships

Activity in the HMA

The four local authorities have begun to develop a robust partnership since the Housing Market Area was declared. Before that, Chesterfield, North East Derbyshire and Bolsover had co-operated on selected housing issues. The establishment of the Home Improvement Agency and jointly-funded service delivery over homelessness are two products of this co-

operation. Bassetlaw's relationship with these other authorities is more recent, and has developed largely out of the increasing policy interest in the Sheffield City Region as a geographical focal point for economic growth and development. There has been a significant amount of activity between the four local authorities as an *HMA Partnership* in terms of housing strategy and services. This has included:

- Strategic Housing Market Assessment (SHMA)
- North Derbyshire and Bassetlaw Housing Strategy Group and the joint Elected Member and Officers Group
- RSL Forum
- The completion of four HMA-wide housing needs studies (BME, younger people, older people, complex needs)
- Time-limited stakeholder consultations groups to produce action-plans from the four housing needs studies
- The development of a Joint Housing Strategy
- HMA Newsletter and the development of an HMA Monitoring Framework
- Private Landlord Accreditation
- Sub-regional Choice-based Lettings⁴
- HMA-wide methodology agreed for the Strategic Housing Land Availability Assessment (SHLAA)
- Joint procurement service for Chesterfield Borough Council, North East Derbyshire District Council and Bolsover District Council (has already procured work for the whole City Region)

This list shows that the commitment to joint working is not merely rhetorical, but has had important consequences for policy and practice. The question is whether these links can be brought together in a more systematic manner and if the development of a common approach can be taken further.

The incorporation of the four local authorities into the Sheffield City Region Multi Area Agreement will be reviewed in 2009. This is likely to be confined to the need for greater strategic alignment and to demonstrate how the 'residential offer' for the HMA blends with the growth and renewal plans of the four South Yorkshire authorities.

Issues facing the HMA Partnership

Working together presents a number of challenges for the HMA Partnership. Local Development Frameworks are being established in each local authority, providing an opportunity for housing strategy to be aligned with spatial strategies and planning policies. In the future, the four LDFs need to be aligned on the issues of new housing development, particularly in the provision and delivery of affordable housing units.

Economic development strategies have been brought more closely together in Chesterfield, Bolsover and North East Derbyshire⁵ and the work of Bassetlaw's economic development

⁴ *This is a proposed scheme whereby each authority allocates 10 per cent of their properties to the scheme to facilitate mobility within the sub-region and promote greater choice.*

team is being brought into this. The challenge is to ensure that the joint housing strategy knits into these plans, but the ambitions for growth in the sub-region, at least in the short to medium term, will now need to be reined in.

In addition to a joint housing strategy, in order to link the activity of the four local authorities, the local authorities are discussing the possibility of developing of a high level joint statement which links the community strategies, economic development strategies and spatial plans. The statement would also outline areas and particular projects where the authorities are committed to partnership working. This statement could help to secure regional funding and could be used to assist the single conversation in the future.

The HMA is set in a broader context; that of the East Midlands Region (the key reference point for strategic planning), and that of the Sheffield City Region (SCR), which is more important in terms of economic development and housing market change. There is general support for the concept of the SCR and officers and elected members from the HMA are closely involved with the Joint Investment Boards and regularly attend meetings.

A final key issue is the lack of resources the HMA partnership has to implement the Housing Strategy Action Plan and to develop the Strategic Investment Plan.

Organisational Structure

The North Derbyshire and Bassetlaw HMA Partnership has made impressive progress in a short period of time and there is a great deal of optimism that a joint strategy and action plan can deliver improvements to a range of common housing related issues. The strategy and action plan will feed into the development of a five year strategic investment plan that will identify priority sites, resources and housing and regeneration outcomes for the development of the NDB HMA.

At present, the HMA Partnership operates without a formal Memorandum of Understanding between the authorities. Its informal nature has benefits at this stage, but it is reliant on the good-will of individual officers to keep the initiative moving forward. There are a number of issues to consider:

- To date, tasks associated with the Partnership have been divided between the authorities on an *ad-hoc* basis. Due to differing levels of commitment (in resource terms) that exist, this arrangement may create inequities if the scope of cross authority working increases. At present two authorities with marginally more human resources have taken on more responsibilities.
- The lack of a more formal organisational structure means that decision-making can be problematic, especially where it is a question of adjudicating between conflicting interests or priorities.
- The joint housing strategy offers the opportunity to lever in greater investment. However there will need to be adequate mechanisms in place for commissioning and delivering.

⁵ A new economic development strategy for the North Derbyshire Growth Zone is due to be published soon.

- The linkages between different meetings/groups are not always clear, as they have tended to develop in an organic way, rather than as part of an overarching plan of action. Several stakeholders argued strongly for a rationalisation of the various joint bodies, which sometimes created duplication and replaced strategic thinking with 'meeting attendance fatigue'

Progress towards a more formal structure will be required to implement and operationalise the joint housing strategy and the subsequent action plans that flow from this. This will also involve securing resources and developing a long term working budget for the partnership. As an interim measure, a simple structure for decision-making needs to be agreed. Among other things, this will make consultation over, and agreement of, the housing strategy more manageable.

6 Key Issues for the North Derbyshire and Bassetlaw HMA

The previous section identified that the current level of development, as well as those included in local plans, is falling behind RSS assumptions of future housing requirements for the HMA necessary to respond to demographic and economic trends. There are a number of challenges facing the stakeholders involved in developing a housing market which meets economic and community objectives.

Understanding the local housing market

Key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households⁶. Across the HMA the housing market is varied in terms of house values and the existing offer and housing options.

Average house prices currently range between £100,000 and £150,000 across the HMA with significant clusters of £200,000 plus properties in the north of North East Derbyshire, north Bolsover and Bassetlaw. These higher values, largely due to larger and higher quality properties in desirable rural villages, mask lower values in the urban areas where the majority of the population is concentrated. In some cases concentrations of lower value properties highlight challenges around deprivation.

The varied house values also reflect the variety and attractiveness of neighbourhoods across the HMA. To date, the majority of new housing has been in Chesterfield and North East Derbyshire despite Bolsover and Bassetlaw to the east experiencing the highest increases in population between 1999 and 2007. The RSS forecasts indicate a more balanced spread of new housing.

Managing the challenge of balancing the housing offer effectively will be important to minimise the risk of limiting the housing offer in some local authority areas, for example reconciling the higher level of affordable housing required in Bolsover in an already imbalanced Housing Market.

Meeting Future Housing Demand

Housing development in the HMA between 2000 and 2009 has been relatively stable and was at a rate that was largely in line with local plan targets and only marginally below RSS targets for that period. The current level of development is however, falling behind RSS assumptions of future housing requirements and will require significant and sustained housing development to keep pace with suggested housing completion requirements. The situation is likely to worsen in the immediate future given that the 2006-2026 RSS targets have recently been revised upwards and that the HMA is reliant upon private sector investment in a period of economic decline.

⁶ PPS3 Housing, CLG, November 2006

In attempting to overcome the challenge in meeting the RSS targets, the HMA is presented with the further challenge of ensuring that provision meets demand and housing needs and does not place an undue focus on meeting supply side and short term requirements.

Attracting Housing Regeneration Investment

The HMA has not been included in previous national area based programmes and there has been relatively little recent and planned investment in housing regeneration, such as housing market renewal in the area. This is compounded by the lack of investment through the Decent Homes Programme in parts of the HMA, especially in the public sector. Consequently the area is reliant upon achieving significant levels of private investment. In many cases, the private sector grant levels are unsustainably high, for example, to date Bolsover has received a high volume of grants from the Regional Housing Board and Meden Valley Making Places.

In comparison to other local authorities, such as those in South Yorkshire, attracting investment is made more difficult by the development of economic development masterplanning in the region as opposed to residential led masterplanning, which provides options for housing. There also appears to be a lack of capacity at the regional level to support place making and attract investment.

The HMA faces the immediate challenge of dealing with the collapse of the private housing sector. There is also the longer term challenge of securing a stronger investment base if the residential offer is to be significantly enhanced in the next ten years. The limited housing regeneration finance limits the ability of the public sector to form partnerships with developers.

Provision of Affordable Housing

The marked increase in house prices relative to incomes in recent years has increased the need for affordable housing, both social rented and intermediate. Whilst the current economic climate has meant that the affordability issue has shifted from high prices to borrowing constraints there remains a shortage of affordable housing in the HMA of all tenures.

The provision of 40% affordable housing on new development is unrealistic in current market conditions and a number of existing planning permissions were granted with the requirement for a lower affordable housing contribution. Consequently the HMA faces the challenge of developing a portfolio of affordable and accessible housing in new market conditions.

Reducing increasing waiting lists for the social housing is a particular challenge which will be exacerbated by the economic climate as the credit crunch makes it more difficult to access credit amongst an increasing number of households.

Whilst the majority of affordable housing needs currently are for social rented housing, the targets also incorporate requirements for intermediate provision, addressing a missing rung on the housing ladder across the HMA. The intermediate needs are a challenge for the social housing sector due to a lack of genuinely affordable intermediate housing options. Meeting these needs is particularly important to achieve a more balanced set of housing options including more aspirational housing.

Housing Quality

The quality of the housing stock in the HMA remains inadequate to support the future growth of the local economy. Despite improvements, the current quality often fails to meet the

standards required by existing households. The HMA faces the challenge of improving the quality of both existing and new housing across all tenures including the private rented sector. The latter is particularly important to support the area's strategic economic objective to develop a more knowledge based economy and attract knowledge economy workers and graduates. Such groups will seek higher quality housing.

Place Shaping at HMA Level

A key challenge for all future housing and neighbourhood investment programmes in the HMA will be to identify the key locations for investment planning, demonstrating connectivity and alignment with the broader economic and social priorities in the City Region. It will be necessary to specify the role and contribution of each town and village across the HMA. Currently, spatial priorities for growth and renewal have been established within local authority boundaries. Decisions need to be taken to bring these together in a more phased approach which differentiates between residential settlements more explicitly and places a high value on connectivity and proximity to areas of future economic growth.

Meeting the Housing needs of vulnerable people

The needs of vulnerable people are an important consideration in determining housing demand and housing supply requirements. To date, housing needs assessments have highlighted that the greatest challenge for the HMA is meeting the needs of older people and of those with complex needs.

Older People: There is an under supply of sheltered / extra care / very sheltered schemes in all four districts, especially given the growing elderly population. This is partly caused by the general mismatch of the tenure that older people tend to be in and want to be in (owner occupier or private), and the tenure where designated provision and support services are concentrated (social). The challenge is exacerbated by the increasing desire of older people to stay in their own home for as long as possible, which can present a sudden need to access specialised accommodation placing pressure on sheltered housing schemes.

Young People: There are shortages of adequate one person accommodation in both the private and social housing. For owner occupiers key issues for the HMA to consider include whether development of single person units is appropriate, whether it can be delivered at a price that makes it affordable to single income households and whether there are mechanisms that can alleviate single people from being outbid by multi-income households. In terms of social housing, single younger people on the housing register and who have a 'low priority' housing need felt that the housing system did not cater for their adequately.

The provision of housing advice and support is a further issue for this group. Due to affordability concerns, more younger people than previously require housing advice and support and there appear to be problems with the clarity and communication of such advice.

Complex Needs: The overall shortage of affordable housing across the study area is impacting heavily on people with complex needs, who are more reliant than other groups on rented housing. This group is becoming increasingly dependant on social rented housing as private renting is becoming harder for them to access since the switch to the local housing allowance. However, there are multiple barriers, both actual and perceived, to registering for social housing and there is a general lack of support in overcoming these obstacles and in terms of support within the home.

Families: A specific families housing needs assessment has not been prepared and it is not known how much of an issue there is around appropriate family accommodation in the sub region; however the national picture suggests that there is a significant deficit.

Other groups: Currently there are no specific needs relating to Refugees, Asylum seekers and migrant workers across the four authorities. Similarly, there are no distinct issues for the BME population within the HMA. With regards to gypsies and travellers, whilst there has been a decrease in the number of unauthorised sites there is an agreed need to increase formal provision.

Overall the HMA is presented with the challenge of promoting balanced and diverse housing markets that meet the needs and aspirations of different communities and vulnerable groups

Adapting to the Downturn

The HMA is presented with the immediate challenge of the economic downturn which is having a significant impact on the housing market and industry. Whilst dealing with the current market conditions, it is important to maintain a long term strategic vision to allow the area to prepare and be ready for the eventual upturn.

Local authorities and local and sub-regional partnerships need to examine the ramifications of the new economic situation and assess how pro-active responses might be fashioned. The impact of the downturn simply reinforces the need for evidence-based, commercially aware and wide-ranging investment programmes that can switch priorities as market opportunities wax and wane.

A more detailed paper on the impact of the economic downturn of the housing market is included as appendix 1.

7 Vision and Strategic Priorities

Introduction

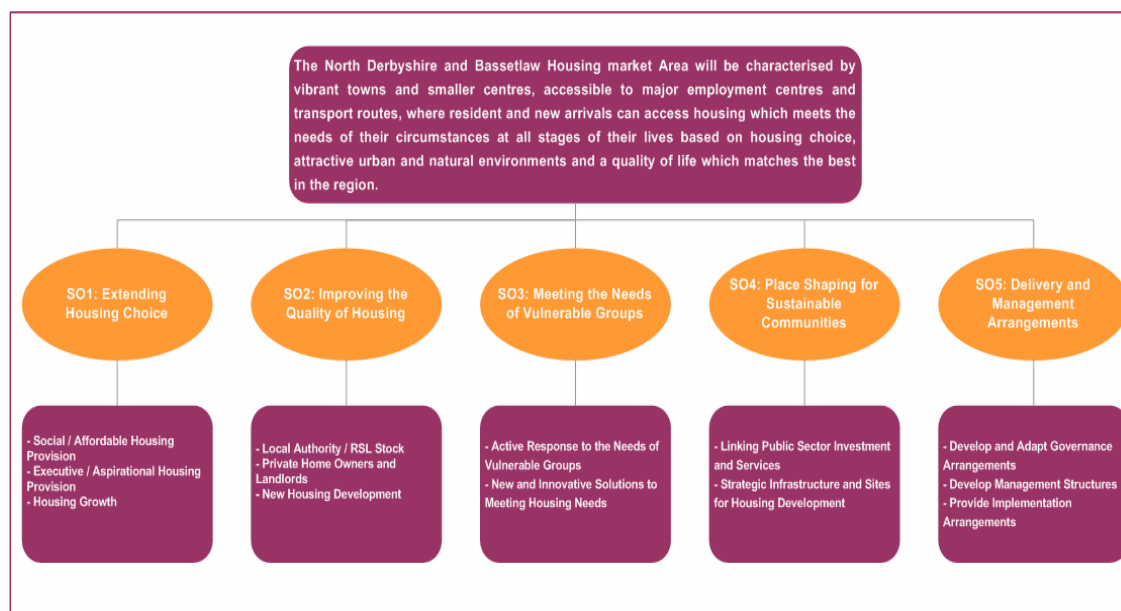
The vision and strategic priorities for the HMA take account of the policy and baseline evidence, and a review of a range of sub-regional housing strategies. The strategy also seeks to take account of economic development and planning issues, in terms of recent trends as well as long term trends, some of which will re-emerge, as the economic upturn becomes apparent.

Vision

There is an ambition for the housing market to provide housing choice for all sections of the community, linked to the culture and sense of identity of the many centres. In addition to meeting the needs of a modern growing economy with a focus on younger adults, it is also important to recognise the needs of the aged population in the HMA, which is predicted to increase.

The vision, as set out in the figure 7.1 below, is supported by a range of strategic objectives and priorities. An Action Plan to begin to deliver the strategic objectives has also been developed and is included at the end of the Strategy. Together these documents will feed into a five year Strategic Investment Plan that will identify priority sites, resources and housing and regeneration outcomes for the development of the NDB HMA. The Plan will be used to engage with the HCA in the Single Conversation.

Figure 7.1 The North Derbyshire and Bassetlaw Housing Market Area Vision



Strategic Objectives

There are five strategic objectives which will direct the strategy over the coming years. The first three of these are focused on the provision of high quality housing, for all sections of the community, including vulnerable groups. The final two are supporting actions, one of which focuses on the creation of place, maximising the benefits of complementary expenditure, while the other recognises the need for effective management and delivery. The five objectives are set out below.

- 1: Extending Housing Choice**
- 3: Improving the Quality of Housing**
- 4: Meeting the Needs of Vulnerable Groups**
- 4: Place Shaping for Sustainable Communities**
- 5: Delivery and Management Arrangements**

Strategic Objective 1: Extending Housing Choice

The first objective of the Strategy is:

To extend housing choice and provide a more balanced housing market through increasing housing supply which meets current and future needs and reducing barriers to affordable homes.

There are three elements to extending housing choice, and in many situations, these will be linked as social housing is used to stimulate new private sector development. New housing actions are also likely to be linked to other objectives such as meeting the needs of vulnerable groups, including older and younger people. The three elements are:

- Social/Affordable Housing Provision – meeting the existing needs and future demands for affordable and social housing across the whole HMA and ensuring that there is an appropriate level of choice and access, through increased provision and more effective management arrangements to.
- Executive/Aspirational Housing – attracting and retaining key economically active groups through the provision of high quality housing.
- Housing growth - to meet the demands of both the ageing HMA population and a modern, growing economy, with a focus on younger adults. The latter will help to re-balance the demographic profile of NDB.

The shortage of affordable housing, in all tenures, is one of the major challenges confronting the HMA, although the nature of the problem has shifted from headline prices to borrowing constraints on would-be purchasers. The gap between supply and need is growing, exacerbated by the loss of social housing through Right to Buy and Right to Acquire. The delivery of affordable homes in the HMA will not be sufficient unless major new build activity is undertaken.

The NDB Strategic Housing Market Assessment states that although the majority of affordable housing need across the four local authorities is for social rented housing, the targets also incorporate requirements for intermediate provision, due to the several missing rungs on the housing ladder across the HMA. This is a significant issue in rural communities where indigenous people are being forced to move out of their local area to access cheaper housing products. The challenge is to develop a portfolio of genuinely affordable, and accessible, intermediate products to achieve a more balanced set of housing options, including more aspirational housing.

A further set of actions, such as choice based letting, to make more effective use of existing stock are required. This will include supporting some groups into intermediate housing options, and assisting elderly residents in larger accommodation into more suitable housing. An important element of this will also be ensuring that there are comprehensive advisory services for the elderly (that are not necessarily vulnerable) and young people, for example covering multi tenure options such as equity release and shared ownership.

Executive and aspirational housing will be market led across the four districts. The area benefits from many very attractive settlements and neighbourhoods, and has the capacity to significantly enhance the housing offer of the City Region. Development will have to take account of environmental and sustainable development principles.

Housing growth to meet the demands of a modern, growing economy requires increased new housing to meet the needs of younger workers, particularly those with young families. The increase in supply needs to focus on homes for purchase, situated in attractive neighbourhoods with good social and community facilities. The area benefits from many opportunities and the major constraint is current conditions with regard to development finance. In the medium term the area can benefit from the inevitable economic upturn, increasing local employment and employment in Sheffield and other large centres. There is a need to maintain a strong supply of high quality sites, attractive to developers.

What is already being done in the HMA?

In order to address housing choice consideration must be made of existing initiatives already in place in the NDB HMA. These existing measures will form the foundations of the strategy and suggestions will be made in the action plan as to how they may be enhanced and developed.

- **Sub- Regional Choice Based Lettings Scheme**— This scheme will allow new and existing social housing tenants to have more choice and control over where they live. Guidance from CLG states that this is believed to be the best way to build communities that are stable, viable and inclusive. The HMA submitted a joint bid for this scheme and will receive c. £45,000.
- **Assessment of the Housing Offer in the City Region** – Work is currently being carried by the Joint Implementation Board (Range and Quality Task Group) out to assess the range and quality of housing in settlements across the City region. This work will include assessment of settlements in each of the four authorities in the HMA.
- **Strategic Housing and Land Availability Assessments (SHLAA's)** – An HMA wide methodology for completion of the SHLAA's has been agreed. At the time of writing, The SHLAAs are at various stages, although they are nearing completion. For example Bolsover is almost and North East Derbyshire is at the consultation change.

Strategic Objective 2: Improving the Quality of Housing

The second objective of the Strategy is:

To improve the quality of housing, both through improving existing stock, particularly where it is of poor quality, and influencing the design and standards of new housing provision.

There are three elements to extending housing choice, and in many situations, these will be:

- Supporting the priorities of the Local Authorities and RSL to improve the quality of their stock.
- Creating an environment which encourages home owners and private landlords to improve quality of their stock.
- Producing design and other guidance, such as best practice for sustainable homes, which encourages new development to meet higher standards.

As the various elements make clear, this objective applies to existing and new housing. Despite improvements, the quality of the housing stock is inadequate to support future growth in the local economy. The current quality often falls short of meeting the standards required by existing households in the area

With regard to existing stock, the four Local Authorities and RSLs will continue to make the case to regional and national bodies of the need to make additional resources available to improve the current stock. This remains an important long term objective, and there are a number of high priority neighbourhoods in each of the Authorities. In some cases, high levels of multiple deprivation are being exacerbated by poor quality housing stock.

A substantial proportion of housing stock which needs to be improved is privately owned, including home owners and landlords. While there is little prospect of public sector subsidy being made available to improve privately owned homes, there is a need to increase enforcement actions where properties blight streets and neighbourhoods, and in the case of landlords, where housing for rent is below the minimum standard. There is a need to make the case for additional resources, including for labour intensive actions such as new licensing arrangements to regional and national agencies.

The national residential design quality agenda has been rapidly gaining momentum over the past few years, particularly since the release of 'Planning Policy Statement 1: Delivering sustainable development' in 2005. The shift to Local Development Frameworks and the introduction of the Code for Sustainable Homes have given greater impetus to the cause and will set minimum statutory standards relating to residential design quality and environmental sustainability for the first time. There is a need for the NDB authorities to develop strengthen the capacity to develop a consistent approach to design quality, more specifically to agree and adopt a set of principles and standards which will define their individual approach to achieving high quality, inclusive design. There is also a need to prepare the ground for the development of LDF policies relating to residential design quality by developing thinking around local distinctiveness and the character and function of each settlement in line with agreed NDB spatial priorities

What is already being done in the HMA?

Initiatives already in place to address the issues of housing quality in the HMA have been reviewed. These existing measures will form the foundations of the strategy and suggestions will be made in the action plan as to how they may be enhanced and developed.

- **Landlord Accreditation Scheme:** The East Midlands Landlord Accreditation Scheme (EMLAS) is aimed at Residential landlords and letting agents in North Derbyshire to recognise providers of decent quality homes in the private sector. It is a voluntary scheme that encourages and rewards good property standards and management practice. Membership lasts for 3 years and was free to join before April 2010. Benefits of the scheme include professional development training (free if you join before April 2010) on tenancy management and housing standards, updates on changes to legislation affecting private lettings and discounts on many services, including Energy Performance certificates.
- **Empty Property Grants:** Chesterfield and Bassetlaw offer empty property grants as part of their Empty Homes Strategies for assistance towards the renovation of an unfit property which has been vacant for 12 months or longer. The grant may be payable at 50% of the costs of the works up to a maximum grant of £12,500. Resources for this type of grant are limited.
- **Joint Urban Designer:** There is a joint urban designer that works between Chesterfield and North East Derbyshire. Given the cross boundary resource constraints it is unlikely that the four authorities will be able to share this resource.
- **Joint Private Sector Renewal Meetings:** The HMA currently have joint private sector renewal meetings, however these are often limited in terms of joint delivery actions due to the varying issues and funding levels between the four local authorities.
- **Joint Private Rented Sector Study:** The HMA are commissioning a joint study to review the private rented sector.

Strategic Objective 3: Meeting the Needs of Vulnerable Groups

The third objective of the Strategy is:

To work in partnership to ensure that the four authorities are able to meet the needs of vulnerable groups across the sub region, in a manner which reduces duplication and maximises effectiveness.

There are three elements to extending housing choice, and in many situations, these will be:

- Ensure that Housing Needs Action Plans are consistent, up to date, comprehensive and realistic.
- Anticipate and actively respond to the housing needs of vulnerable groups and where possible integrate with other and new housing provision.
- Develop new and innovative solutions to meeting the housing needs of vulnerable groups, including closer working with the private sector, RSLs and the voluntary sector.

Housing Needs Action Plans are designed to be complementary to each other and compatible with the Joint Housing Strategy. They follow a standard template to ensure that results can be compared, including the development of sub regional solutions where appropriate. Housing Needs Action Plans require championing at both the district and sub regional level, particularly where collective preparations are to be made to regional and national agencies. There are still decisions to be made around the responsibilities for the delivery and monitoring of the Actions Plan. An important consideration will be whether the groups that were set up to establish the needs should continue.

Housing Needs Action Plans are a crucial piece of the evidence base needed for the sub region to present the case for additional resources. While resources are invariably targeted on larger and more urban areas, the provision of an evidence base for the four Authorities will increase the prospects of securing new and necessary funding.

There is a continual need to anticipate and pro-actively respond to the housing needs of vulnerable groups. There is scope to engage with the private sector and RSLs in the provision of appropriate housing, although this involves planning in advance of need. There is a major challenge in providing housing for older people, and in particular the increasing number of elderly residents.

New and innovative solutions are urgently needed to help meet the needs of residents with complex needs. This is likely to include more effective co-ordination, such as enhanced coordination of homelessness provision and prevention support and agreeing a protocol for joint funding applications to the Derbyshire and Nottinghamshire supporting People Fund (Homelessness). This includes establishing the role of the current HMA complex needs group and the Homelessness Forum in relation to delivering the Action Plan. Other solutions will include an increased role for voluntary groups and developing extra housing provision to support homelessness prevention.

For vulnerable groups where explicit housing needs have not currently been identified, for example the BME community, it will be important for the HMA to ensure that the current conditions are sustainable and to anticipate and monitor changing needs.

What is already being done in the HMA?

There are already a number of joint initiatives in place across the HMA to address the needs of vulnerable groups. Suggestions for development of these initiatives will be reflected in the action plan.

- **Home Improvement Agency:** The North Derbyshire Home Improvement Agency provides services for Bolsover, Chesterfield and North East Derbyshire Local Authorities. The aim of the Agency is to help the more vulnerable members of the community, who are older, disabled and/or on a low income, to improve their housing related living conditions, and live in safe, secure and warm homes.
- **Vulnerable Needs Action Plans:** After the completion of the Strategic Housing Market Assessment four housing needs studies were completed to examine the results relating to vulnerable groups in more detail. The four housing need studies looked at the housing needs and housing experiences across the Northern HMA of Older Persons, Young People, Black and Minority Ethnic Groups and those with Multiple Needs (e.g. alcohol/drug addiction). In addition to the four pieces of housing needs work being completed across the Northern HMA, a Derbyshire wide Gypsy and Traveler Accommodation Assessment has been completed. This study examined the accommodation and service needs of Gypsies and Travelers across Derbyshire and the Peak District.
- Dialogue between **Derbyshire Supporting People and Nottinghamshire Supporting People** has taken place to agree a protocol for joint funding applications
- **Interim accommodation for the homeless** has already been provided through a partnership between Framework Housing and Bassetlaw and then separately through a partnership between SYHA, North East Derbyshire CC, Bolsover DC and Chesterfield BC.
- **Extra Care PFI:** Derbyshire County Council are leading on the £100 million county wide bid. At the time of writing, all sites have been made available and funding decisions are imminent.

Strategic Objective 4: Place Shaping for Sustainable Communities

The fourth objective of the Strategy is:

To work in partnership with local, regional and national agencies to develop neighbourhoods and centres which provide the environment and services which retain and attract residents

There are two elements to place shaping for sustainable communities. These are:

- Linking public sector investment and services to strengthen new and existing neighbourhoods.
- Developing strategic infrastructure and sites for major new housing development.

A key challenge for any future programme for housing and neighbourhood investment in the HMA will be to align new investment, such as schools provision and health centres, with housing investment and improvements. It will be necessary to specify the role and contribution of each town and village across the HMA. This is an area which could be incorporated into the strategic investment plan. While priorities for growth and renewal have been established within local authority boundaries there is a need to bring these together in a more phased approach taking account of investment in existing facilities and infrastructure - including street scene improvements, improvement/expansion of neighbourhood centres and community buildings better alignment between education, planning, LDF policy development to ensure a conducive planning framework is in place and that designations for Neighbourhood Centres (local shopping centres) and other retail provision and employment areas are aligned with the aspirations of regeneration.

Major new residential development will more explicitly place a high value on connectivity and proximity to areas of future economic growth. This would include taking account of the level of future investment to be directed down the A61 corridor and the implications of growth in the Doncaster area for the residential settlements in north Bassetlaw. Various place shaping programmes based around new development will include remediation and reclamation clearance; infrastructure improvements and provision (e.g. investment in highways infrastructure, drainage, earthworks etc). Consideration will be given to new models for investment, regeneration and procurement, which might enhance links with developers and design teams. This requires detailed discussion, as there has been a tendency in regeneration over the years to develop new organisational forms without dealing with the basics first (effective joint working, pragmatic negotiations with developers over options, assessing implications for loan portfolios etc)

Wider adoption of 'masterplanning for real' in selected parts of the HMA, as a tool for providing a coherent vision for a neighbourhood or area, coordinating delivery of holistic approaches to regeneration and securing community, investor and political support will help to drive up quality and lever in complementary funding. It will also help to achieve the phased introduction of the following standards which will all enter mainstream policy through LDFs: Building for Life, Lifetime Homes, Lifetime Neighbourhoods, Secured by Design and the Code for Sustainable Homes, which will become more rigorous in the years ahead.

The HMA are presented with the challenge of securing funding for residential elements in the masterplans, in order for housing to share the investor and political support. Such funding has proved to be difficult to secure from recent experience.

What is already being done in the HMA?

The following masterplans have been completed or are currently underway in the HMA area. Of note, not all of these masterplans include a residential element.

- **Chesterfield Town Centre Masterplan**
- **Chesterfield Waterside Masterplan (Chesterfield)**
- **Chatsworth Road (Chesterfield)**
- **Staveley Town Centre (Chesterfield)** currently being developed.
- **Shirebrook Sustainable Development Action Plan (Bolsover)**
- **Masterplan for Retford Market Square (Bassetlaw)**
- **Harworth Colliery Masterplan (Bassetlaw)**
- **Killamarsh Community Campus Masterplan (North East Derbyshire)**
- **Clay Cross Masterplan (North East Derbyshire)**
- **South Normanton and Pinxton Masterplan (North East Derbyshire)**
- **North Derbyshire Growth Zone Social and Economic Masterplan (Alliance SSP – Chesterfield, Bolsover and North East Derbyshire)**

Strategic Objective 5: Delivery and Management Arrangements

The fifth objective of the Strategy is:

To develop governance, management and delivery arrangements which accelerate the implementation of the housing strategy.

There are three elements to the delivery and management of the programme. These are:

- To develop and when necessary adapt governance arrangements which provide strategic leadership within the sub region and effective representation to national and regional agencies.
- To develop management structures which oversee the resources and implementation of the actions needed for the successful implementation of the strategy.
- To provide implementation arrangements which efficiently deliver strategically important investments linked to the housing strategy.

Governance arrangements will be developed over time as the Partnership develops its strategic role. The governance arrangements will be governed by the following principles:

- (i) elected members will be at the core of the governance arrangements;
- (ii) additional representation will be agreed where stakeholders have a long term commitment to the Strategy; and
- (iii) decisions will be made at the most appropriate level.

Management structures and arrangements will also develop over time, wherever possible building upon existing arrangements. In the medium term management arrangements are expected to be built around an Executive Group, made up of senior officers and a Technical Group, providing advice and preparing policy papers. Initially there is unlikely to be a request for a dedicated secretariat, although significant officer time will need to be provided by the Local Authorities. Ultimately it will be important to establish a combined research and technical development budget, which can be continually refreshed, possibly supported by regional and national agencies.

Management arrangements will include the finalisation of an action plan, the setting of targets and a robust monitoring framework. This will include the monitoring of key policies such as equality and diversity.

Implementation arrangements will be focussed on actions needed to deliver major investments and new policies being taken forward on behalf of stakeholders. This could include case preparation, such as transport proposals, sub region wide housing support, such as intermediate housing proposals or RSLs.

What is already being done in the HMA?

- **Communication with Stakeholders:** Successful newsletter already in place, NDB Specific website and publicity leaflet branding has been prepared

8 Action Plan & Delivery

This section provides actions to be taken forward by the NDB HMA Partnership based upon achieving the vision identified in section 6. The actions respond to the specific elements identified as key to delivery of the strategic objectives for successful transformation of the HMA and align with economic development and planning activities. They also align with the key themes of the housing element of the CAAs, including place shaping, understanding the community and their priorities, understanding performance and ensuring that the public have access to and understand housing information.

Together the strategy and the action plan will feed into a five year **Strategic Investment Plan** that will identify priority sites, resources and housing and regeneration outcomes for the development of the NDB HMA. **The Investment Plan is one of the most immediate actions for the NDB HMA and will be used to ensure that the partnership is fully prepared to engage with the HCA in the Single Conversation.** In order to develop the Strategic Investment Plan, it is recommended that the partnership develop a workplan which outlines the aims, requirements and suggested contents of the Plan. Many of the action outlined below will support or feed into the investment plan.

There will be decisions for the NDB HMA Partnership to make on who and how some of the action points are carried out. At the time of writing it has been decided that strategic objectives 1 to 4 will each be assigned to a local authority who will lead on delivery for a year. The responsibility will then be rotated to ensure that a holistic approach to the development of the HMA is maintained.

An indicative timeframe has been provided for each of the actions. Where actions have been flagged up as medium or long term, they may require planning in the short term. Many of the short term actions relate to the establishment of formal governance arrangements and essential reviewing and monitoring activities which need to take place to form the foundations for the partnership to take forward the NDB HMA and achieve the vision.

Strategic Objective 1: Extending Housing Choice

To extend housing choice and provide a more balanced housing market through increasing housing supply which meets current and future needs and reducing barriers to affordable homes.

Social/Affordable Housing Provision

No	Action	How	When
SO1.1	Production of a joint NDB Affordable Housing Supplementary Planning Document for a balanced affordable housing offer across the four HMA districts based upon factors such as household growth as well as demand for affordable housing.	<ul style="list-style-type: none"> Examine the impact of differing corporate priorities; Cash/land assets vs. affordable housing units. Requires LA's to make affordable housing a key corporate priority. This document will detail how section 106 receipts will be used to directly benefit affordable housing delivery and support a future Affordable housing plan/SPD. Explore opportunities to make schemes more economically viable (without losing sight of goal to improve the quality of new housing) This will require assistance from the HCA if capital values are not high enough to deliver affordable homes in areas of need. Make use of public land assets (HCA can help to identify these). LA's and Counties required to make affordable housing provision a key strategic aim 	Medium Term
SO1.2	Ensure Integration of public and private housing in areas of housing growth	<ul style="list-style-type: none"> The strategy should seek to enrich the mix of different housing types and tenures within new housing developments. This objective will be achieved through the effective delivery of planning policy guidance as actioned above in SO1.1. 	Medium - Long Term
SO1.3	Attraction of more RSL's to NDB HMA	<ul style="list-style-type: none"> Identification of public land assets that may offer potential to deliver affordable housing schemes. Co-ordination of asset management plans and review of any surplus land for disposal to RSL's to assist with the financial viability of delivering affordable housing. 	Medium Term

Strategic Objective 1: Extending Housing Choice

To extend housing choice and provide a more balanced housing market through increasing housing supply which meets current and future needs and reducing barriers to affordable homes.

SO1.4	Move forward with the ' sub-regional' Choice Based Lettings Scheme to improve the accommodation offer to vulnerable groups experiencing difficulties in meeting their accommodation needs.	<ul style="list-style-type: none"> CLG is providing funding (nearly £7 million over five years) to local authorities to support the development of new sub-regional and regional CBL schemes. This will enable all local authorities to be part of a sub-regional or regional scheme by 2010. The sub-regional choice based lettings scheme for the NDB HMA has received CLG funding to develop a sub regional scheme. Development of joint protocols around effective monitoring of Choice Base Letting Schemes to ensure that it meet the needs of particular groups without prejudicing others Explore the possibility of extension of the scheme to include authorities adjacent to the NDB HMA such as Rotherham and Doncaster (close links with Bassetlaw). A cost benefit analysis would be required to assess the balance of cost and risk associated which may outweigh benefits of expansion. 	Medium Term
SO1.5	Provision of more intermediate affordable housing products available from RSL's to provide homes to those struggling to access home ownership.	<ul style="list-style-type: none"> Assess the demand for intermediate housing, especially in Bassetlaw, and review the level of existing provision and the types of product already on offer. This could be done by integrating specific questions into existing registration forms or through consultation with first time buyers. Review examples of best practice elsewhere e.g. shared equity housing schemes built in South Yorkshire by the South Yorkshire Housing Association. Assess how examples of best practice could be applied across the HMA. Seek support from HCA for RSL's to provide appropriate intermediate housing products such as shared equity loans and equity release products. Following assessment, market intermediate housing types and provide advice through the Housing Option Team Monitor and access new CLG initiatives e.g. Local Authority Challenge Funding; Kickstart Housing) 	Medium - Long Term
SO1.6	Monitor the housing market at regular intervals	<ul style="list-style-type: none"> Use of information to be standardised and aligned with TSY model. 	Ongoing
Executive/Aspirational Housing Provision			
No	Action	How	When
SO1.7	Provision of executive and aspirational homes to attract	<ul style="list-style-type: none"> This action is market led and can only be delivered when the property market has 	Long Term

Strategic Objective 1: Extending Housing Choice

To extend housing choice and provide a more balanced housing market through increasing housing supply which meets current and future needs and reducing barriers to affordable homes.

	and retain those who are economically active, especially knowledge economy workers and family builders.	recovered to a level that will ensure the financial viability of new housing development. <ul style="list-style-type: none"> During this period of market recovery communication with developers of this type and quality of housing is vital to assess their appetite for development and ensure that any development interest in the area is maintained. 	
SO1.8	Assessment of the existing private housing offer to identify gaps in the market to provide more aspirational homes for those groups that are at risk of being lost to other areas due to a lack of executive homes.	<ul style="list-style-type: none"> Identify sources of external demand for housing in the HMA to assess needs. Balance these needs with those of local households to avoid displacement due to limited choice and affordability constraints. Adoption of the LDY methodology. The LDY Methodology for determining the type of housing interventions that should occur at different places might provide the HMA with better information than CLGs housing market assessment tool. Whilst the property market is in a period of recovery interim measures should be put in place to position the NDB HMA for any signs of an upturn. This will include identification of appropriate sites (especially those in council ownership) for development and addressing any constraints to delivery. Once the market has recovered these sites can be marketed to developers via competition. This action may be linked with action number SO1.4. This work may be informed by the current work ongoing for the SCR JIB on housing range and quality. It will drill down to the next level to identify where there are gaps in the existing offer identify any opportunities of land availability for development of this type of housing offer. 	Short Medium Term –
Housing Growth			
	Action	How	When
SO1.9	Ensure that sufficient land supply is available across the HMA to meet housing demand for the next 10-15 years.	<ul style="list-style-type: none"> An HMA wide methodology for the completion of the four co-ordinated SHLAAs has been agreed to include: <ul style="list-style-type: none"> ⇒ A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary) ⇒ Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, ⇒ availability and achievability) to 	Medium Term

Strategic Objective 1: Extending Housing Choice

To extend housing choice and provide a more balanced housing market through increasing housing supply which meets current and future needs and reducing barriers to affordable homes.

		<p>determine when an identified site is realistically expected to be developed</p> <p>⇒ Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)</p> <p>Constraints on the delivery of identified sites</p> <p>⇒ Recommendations on how these constraints could be overcome and when</p> <ul style="list-style-type: none"> • Co-ordinated alignment with the SHLAA's and the emerging LDF Site Allocation DPD's is vital to ensure a joined up housing & planning policy approach. Alignment with economic development policy is also crucial for areas of housing growth. Early conversation with planning policy and economic development officers will ensure alignment and assist with the development of each subject area of policy development. • Preparation of a spatial map of the whole HMA based on existing/ planned major development/expansion areas commitments in each of the four LA areas. This provides a starting point for linking housing with economic development and transportation, and will inform the LDF process. 	
SO1.10	Identification of housing growth areas	<ul style="list-style-type: none"> • Review of future economic and household growth across the NDB HMA and the identification of key areas of future housing demand and therefore housing growth. This will be part of the development of the Strategic Investment Plan • Possibility of using funding to create an additional short-term post to support this element of the Strategic Investment Plan. • Growth areas should be phased and targeted so as to support economic growth and not to undermine existing neighborhoods by rapid expansion. • Masterplanning funding to be sought for residential elements and co-ordinated via the NDB to plan the development of growth areas. • Make use of existing evidence carried out through the SCR review of housing quality and range which is currently identifying areas for housing growth identified by each relevant local authority across the SCR. 	Short – Medium Term

Strategic Objective 2: Improving the Quality of Housing

To improve the quality of housing, both through improving existing stock, particularly where it is of poor quality and influencing the design and standards of new housing provision.

Local Authority/RSL Stock

No	Action	How	When
SO2.1	Meeting decency standards. Areas of poor quality social housing stock to be prioritised for improvement.	<ul style="list-style-type: none"> Assess the quality of existing social housing stock across the NDB HMA against progress to meet decency standards by 2010. This action will require a review of existing evidence to include Local authority stock records for Chesterfield and Bolsover and a review of the ALMO business plans for North East Derbyshire and Bassetlaw along with any other existing long term regeneration plans Chesterfield has an existing Stock Condition Survey, which was carried out in 2007. This could be used as an example of best practice. 	Medium – Long Term
SO2.2	Improving Housing Services	<ul style="list-style-type: none"> Improving response rates to improve the housing stock Both ALMO's within the HMA have demonstrated significant improvements in their performance since their formation. Aiming for a better audit commission inspection they have been working together to share examples of good practice with the support from the relevant local authorities to achieve this. 	Medium Term
SO2.3	High quality new social housing additions with added sustainability features to the social housing stock.	<ul style="list-style-type: none"> New social housing should be of a high quality to meet current design and environmental standards as set out in local and regional policy guidance which will be developed under SO1.1 Provision of land for housing by the local authority as identified in SO1.2 will facilitate the development of high quality social housing guided by the local authority aims and objectives. A review of examples of best practice new housing schemes of high quality design from RSL's such as South Yorkshire Housing Association 	Medium – Long Term
SO2.4	Joint NDB HMA Social Housing Quality Strategy.	<ul style="list-style-type: none"> This document would combine actions SO2.1 – SO2.3 to provide a coherent strategy for delivery of improvements to the social housing stock. The purpose of a combined strategy across the HMA would be to mitigate any negative impact on the image, value and popularity of the existing stock resulting from improvements to the quality and 	Medium Term

Strategic Objective 2: Improving the Quality of Housing

To improve the quality of housing, both through improving existing stock, particularly where it is of poor quality and influencing the design and standards of new housing provision.

		<p>performance of new build. A combined approach will ensure new development complements existing stock across local authority boundaries and also provides a positive contribution to sustainable neighbourhoods</p> <ul style="list-style-type: none"> This document should also consider future plans for improving housing quality beyond the 2010 Decent Homes Strategy. 	
Private home owners and Landlords			
SO2.5	Investment in the private housing stock to meet decency standards. Building on the work from the BRE investment in the private stock is required in many parts of the NDB HMA as identified in the BRE mapping exercise. This is most acute in Bolsover	<ul style="list-style-type: none"> Provision of improvement grants to home owners to upgrade properties to meet decency standards and improve the energy efficiency of existing stock. Continued engagement of private landlords through the East Midlands Private Landlord Accreditation Scheme across the HMA to access repair grants and achieve decency standards in the private rented sector where decency levels tend to be poorest. Streamlining of policies across the NDB HMA to enable efficient delivery as at present different funding streams and funding levels does not enable the most efficient approach to accessing private sector renewal funding. 	Medium – Long Term
SO2.6	Identification of empty homes for reuse	<ul style="list-style-type: none"> Review of BRE stock condition survey and Private Rented Sector Stock Condition Survey (Chesterfield) to identify the areas of worst housing for a more refined analysis at the local level to identify empty properties for further intervention and potential reuse subject to a financial viability assessment Potential for sale to the RSL sector 	Short – Medium Term
SO2.7	Programme for removal of unsustainable private housing stock and recycling of capital receipts	<ul style="list-style-type: none"> Where private housing stock is deemed unsustainable the relevant local authority should use CPO powers to demolish unsustainable houses and reinvest income generated back into areas in need of housing improvement and new development. This will be carried out through masterplanning process at the local level where areas of housing growth are identified in SO1.8 and through the review of empty properties for reuse in SO2.7 	Medium – Long Term
New Housing Development			
SO2.9	Improve the quality of new homes in the NDB Housing Area	<ul style="list-style-type: none"> Liaise with developers to understand the barriers to delivery of better quality homes. Support developers in reviewing and 	Medium – Long Term

Strategic Objective 2: Improving the Quality of Housing

To improve the quality of housing, both through improving existing stock, particularly where it is of poor quality and influencing the design and standards of new housing provision.

		<p>developing their professional design practices, and help them respond more effectively and competitively to the challenges of the quality residential design agenda.</p> <ul style="list-style-type: none"> • Stimulate competition between developers in order to drive up quality through the tendering process. This will require incentives such as land or funding contributions. • Make direct links between the demonstrable achievement of high quality residential design and opportunities for financial support. • Heed lessons from the CABE Housing Audit and neighbouring pathfinder areas. • Raise awareness amongst consumers to help them better understand the benefits of a well-designed home and environment. 	
SO2.10	Undertake a programme of activities to raise design awareness and skills amongst local authority officers, members and partners	<ul style="list-style-type: none"> • Enable officers and members to develop urban design knowledge, skills and leadership, and improve understanding of the policy context of the quality residential design agenda. • Build capacity of officers who negotiate with developers to explain and apply new and enhanced design quality requirements to negotiate up design quality. • Empower and build the capacity of elected members to demand a higher standard of design quality. • Ensure that any 'myths' around the cost of delivering design quality are challenged. 	Short Medium Term –
SO2.11	Agree a residential design code for the NDB HMA to be embedded in local planning policy frameworks.	<ul style="list-style-type: none"> • Align with the SCR JIB's approach: <ul style="list-style-type: none"> ⇒ Prepare: gradually raise the bar over a period of time prior to statutory introduction where possible and generate exemplar schemes. For example: by incorporating more demanding design quality standards as conditions of sale on publicly owned land in a pathfinder style approach. ⇒ Ensure an element of local distinctiveness: prepare the ground for the development of LDF policies in terms of defining local distinctiveness and developing visions for the future at various spatial levels. ⇒ Communicate design aspirations and requirements clearly and consistently to enable an efficient, effective and predictable planning process. Consider production of a sub regional residential design guide for the HMA. This will require resources to 	Short Medium Term –

Strategic Objective 2: Improving the Quality of Housing

To improve the quality of housing, both through improving existing stock, particularly where it is of poor quality and influencing the design and standards of new housing provision.

		<p>strengthen existing capacity which currently exists through a design post which covers Bolsover and Chesterfield however there is not currently the capacity there to extend into NE Derbyshire and Bassetlaw.</p> <ul style="list-style-type: none"> Consider incorporation of 'Building for Life' into Development Control processes to assess and drive up the design quality of proposed schemes, and to incentivise developers. 	
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Strategic Objective 3: Meeting the needs of Vulnerable Groups

To work in partnership to ensure that the four authorities are able to meet the needs of vulnerable groups across the sub region, in a manner which reduces duplication and maximises effectiveness.

Ensure Consistency and relevance of Housing Needs Action Plans

No	Action	How	When
SO3.1	Deliver sub regional action plans for young people, older people and complex needs.	<ul style="list-style-type: none"> Final action plans have been developed by sub regional cross agency working groups and through consultation with key stakeholders. Agree delivery and monitoring arrangements for the Action Plans. A key consideration is whether or not the existing planning groups should continue and taken the Action Plans forward. Implement and monitor actions outlined in the Action plans. Where an action plan does not exist. E.g. BME groups, the actions arising from the needs studies should be implemented and monitored. Ongoing analysis of needs. 	Medium – Long Term
SO3.2	Agree a protocol for joint funding applications to the Derbyshire and Nottinghamshire Supporting People Fund (Homelessness)	<ul style="list-style-type: none"> Dialogue between Derbyshire SP and Nottinghamshire SP needs to take place if this has not already happened. Both SP Managers to sit on Sounding Board Identify the main barriers to this approach. Produce a MoU between the NDB and the two commissioners. The NDB should co-ordinate and align joint commissions with individual local authority submissions 	Short Term
Ensure an Active Response to Housing Needs of Vulnerable Groups			
SO3.4	Further development of the Home Improvement Agency for North Derbyshire to include Bassetlaw. The HIA help vulnerable people to maintain their independence and access	<ul style="list-style-type: none"> The North Derbyshire Home Improvement Agency provides services to those with complex housing needs to repair or adapt the client's home. In support of this objective they may provide a range of services depending on local needs and 	Medium Term

Strategic Objective 3: Meeting the needs of Vulnerable Groups

To work in partnership to ensure that the four authorities are able to meet the needs of vulnerable groups across the sub region, in a manner which reduces duplication and maximises effectiveness.

	adequate accommodation for their specific needs.	<p>circumstances.</p> <ul style="list-style-type: none"> Potential for further expansion of the HIA to include Bassetlaw should be explored with existing officers at the HIA and Bassetlaw Housing Services however should events overtake these discussions Bassetlaw may join a North Nott's based HIA. 	
SO3.5	Provision of accommodation for gypsies and travellers	<ul style="list-style-type: none"> Explore opportunities to bid for The Gypsy and Traveller Site Grant (funded by the HCA; closing date for bids is 30 June 2009) This will include increasing formal provision for gypsies and travellers 	Medium – Long Term
SO3.6	Enhanced coordination of Complex Needs action plans	<ul style="list-style-type: none"> Interim accommodation has already been provided through a partnership between Framework Housing and Bassetlaw and then separately through a partnership between SYHA, North East Derbyshire CC, Bolsover DC and Chesterfield BC. Bassetlaw possess a balanced supply of interim accommodation and may provide examples of best practice. North Derbyshire Homelessness Forum launched March 09 to facilitate multi agency working in this area Work with Nottinghamshire and Derbyshire Supporting People Team to develop new services for homelessness prevention and provision. Implement and monitor actions in the Complex Needs Action Plan Enhance communication between the Complex Needs group and the Homelessness Forum to agree responsibilities for delivering the Complex Needs Action Plan. 	Medium – Long Term Ongoing Monitoring
SO3.7	Improve housing support for older residents	<ul style="list-style-type: none"> Review of existing stock and housing options Review of existing support networks and signposting and options for meeting developing needs Make best use of and upgrade existing stock (dependant upon review of existing stock to identify areas) Provide new developments, including extracare, lifetime homes, Telecare (Again dependant on review of existing stock and support to determine needs) Work with DCC to deliver the PFI for Older Persons housing schemes Implement and monitor actions in the Old Persons Action Plan 	Medium – Long Term Ongoing Monitoring
SO3.8	Continued monitoring of the housing needs of the BME population, Refugees, asylum seekers and migrant workers	<ul style="list-style-type: none"> Implement actions outlined in the needs studies Monitor population needs to assess any growing demand for housing 	Ongoing

Strategic Objective 3: Meeting the needs of Vulnerable Groups

To work in partnership to ensure that the four authorities are able to meet the needs of vulnerable groups across the sub region, in a manner which reduces duplication and maximises effectiveness.

SO3.9	Improving housing provision and support for young people	<ul style="list-style-type: none"> Review of existing one person accommodation Assessment of the viability of developing single person units Development of dispersed units with flexible levels of floating support Enhance clarity and communication of housing advice for young people, particularly around Low Cost Home Ownership Schemes Implement and monitor actions in the Young Persons Action Plan Explore feasibility of developing a FOYER 	Medium – Long Term Ongoing Monitoring
SO3.10	Review possibility of equalities profiling of people accessing housing advice services for success of outcome	<ul style="list-style-type: none"> Review current procedures with frontline staff Assess feasibility of introducing equalities profiling Report on and implement any subsequent changes 	Short Term
Develop New and Innovative Solutions to Meeting Housing Needs			
SO3.11	Better engagement with the voluntary sector	<ul style="list-style-type: none"> HMA Newsletter Engage voluntary sector services in time-limited groups and Homelessness Forums Establish where barriers exist to greater engagement Review of SP commissioning strategy underway 	Short – Medium Term
SO3.12	Work with RSL's across the HMA to ensure compliance with equalities issues	<ul style="list-style-type: none"> Work with existing RSL/Landlord forum including consideration of equalities issues. 	Short – Medium Term
SO3.13	Letting private rented accommodation to vulnerable households	<ul style="list-style-type: none"> Potential for assessment through the private rented sector study currently being commissioned at the time of writing this study. 	Medium – Long Term
SO3.14	Review existing housing needs assessments and assess what is needed to improve accessibility to information for vulnerable groups.	<ul style="list-style-type: none"> Analysis of existing evidence Agreement on priority needs in the district and ensure there are no gaps in information available and there is signposting to advice and services. Ensure Local Authority Housing Options/advice teams are accessible to all vulnerable groups. 	Short – Medium Term

Strategic Objective 4: Place Shaping for Sustainable Communities

To work in partnership with local, regional and national agencies to develop neighbourhoods and centres which provide the environment and services which retain and attract residents.

Linking public sector investment and services to strengthen new and existing neighbourhoods

No	Action	How	When
SO4.1	Ensure that major new housing developments are closely associated with new economic development , existing employment areas and suitable transport and educational infrastructures	<ul style="list-style-type: none"> Alignment of major housing developments with economic development plans and the emerging LDF Realise opportunities for housing development of Brownfield sites close to employment areas. 	Medium Term
SO4.2	Joint funding applications where appropriate to strengthen the case for public investment	<ul style="list-style-type: none"> Pursued through the HMA partnership 	Ongoing
SO4.3	Multi-agency working for the creation of safer communities	<ul style="list-style-type: none"> Engagement of local community groups and organisations including the police service and community safety teams within new housing and environmental regeneration plans. Maximise the role of housing associations and voluntary/community sector to deliver effective community development activity. 	Medium Term
SO4.4	Capacity building to promote access to employment, training and ICT to address worklessness and skills gaps	<ul style="list-style-type: none"> This action may be delivered through housing associations and their community development activity focused upon reducing worklessness and promoting social inclusion. Also an opportunity to integrate capacity building into joint procedures via the procurement process. 	Medium Term
SO4.5	Carry out exterior housing refurbishment and environmental improvements in areas of poor environmental quality.	<ul style="list-style-type: none"> Identification of areas of poor environmental quality through housing stock surveys and urban regeneration masterplans such as the Shirebrook Sustainable Development Masterplan in Bolsover. Allocation of a funding stream for this type of intervention. Identification of innovative funding streams for neighbourhood and aesthetic improvements, possibly looking at competitions within the community. 	Medium – Long Term
Developing strategic infrastructure and sites for major housing development			
SO4.6	Identify neighbourhoods in need of intervention that would benefit from the production of a development framework/masterplan to draw together all aspects of the creation of a sustainable community.	<ul style="list-style-type: none"> Review existing neighbourhoods to identify areas of weakness that would benefit from the production of a development framework to guide future investment. Alignment with the LDF process and discussions with the relevant planning policy officers across the HMA to agree areas for intervention. Alignment with SO1.7& 8, (identification of areas for housing growth and future housing land supply). 	Short Term

Strategic Objective 4: Place Shaping for Sustainable Communities

To work in partnership with local, regional and national agencies to develop neighbourhoods and centres which provide the environment and services which retain and attract residents.

SO4.7	Identify any gaps in service provision the existing level of service provision	<ul style="list-style-type: none"> Review of the level of local services and facilities that form a central component of vibrant and successful communities such as: Libraries, tenancy support, supported housing provision, health services, schools, community facilities, recreational facilities and community spaces Consideration of the possibility to share facilities where appropriate to reduce cost and strengthen service provision to other areas. Detailed exploration of areas identified as having poor of service provision to identify measures for improvement, this may be revealed through the masterplanning process. 	Short Term
SO4.8	Consider the nature and purpose of the local authorities individual housing strategies	<ul style="list-style-type: none"> Ensure that it is consistent with the NDB and SCR strategies - particularly around spatial mapping. Separate the strategic approach to a) the promotion of economic growth; b) meeting housing needs, c) other considerations Engage with other local authorities on spatial planning, and include mapping for the LA (which may inform the LDF) Investigate the extent to which the SCR process will affect planned and existing growth / development / expansion points in the HMA. A discussion needs to be held with GOEM as to the future of Local Housing Strategies. These could be incorporated into Annual Service Delivery Plans but there would need to be 'buy in' by individual authorities. 	Short Term

Strategic Objective 5: Managing and Delivering Transformational Change in the Housing Market

To develop governance, management and delivery arrangements which accelerate the implementation of the housing strategy.

To develop and where necessary adapt governance arrangements which provide strategic leadership within the sub-region and effective representation to national and regional agencies

No	Action	How	When
SO5.1	Strengthen intra-local authority partnerships between economic development and housing strategy	<ul style="list-style-type: none"> Continued dialogue between Planning Policy and Housing Strategy officers to further progress development of the LDF in a coherent manner. Increased dialogue between economic development and housing strategy officers to further explore and develop upon the linkages between economic development and housing growth. Economic development strategies need to 	Short Medium Term -

Strategic Objective 5: Managing and Delivering Transformational Change in the Housing Market

To develop governance, management and delivery arrangements which accelerate the implementation of the housing strategy.

		fully embrace the deliverability of new housing development and its supporting role in economic growth.	
SO5.2	Strengthen inter-local authority partnerships across the HMA	<ul style="list-style-type: none"> • Build upon the robust partnership between the 4 authorities that has already developed since the NDB HMA was declared. • Implementation of various joint housing initiatives is already underway in policy development. The partnership should seek to further embed its self as an outward facing NDB HMA Partnership for representation to national and regional agencies. • Consider development of a Memorandum of Understanding / Joint Statement of Commitment between authorities to formalise the HMA Partnership and ensure its future progression. • Bassetlaw LA need better inclusion in joint economic development strategies. 	Short Medium Term –
SO5.3	Representation to the 2009 review of the Sheffield City Region MAA and consider strategic fit with the Derbyshire LAA	<ul style="list-style-type: none"> • The HMA Partnership governance group need to make decisions on where the NDB HMA should be placed in terms of its involvement with the SCR MAA. This is an especially pertinent issue in light of the recent decision that the SCR will not be a pilot. This will be discussed by the Sheffield City Region Forum. • Inclusion of the NDB HMA in the SCR MAA may offer opportunities to level in greater investment. • Similarly there is a need to consider how the NDB HMA fits into the Derbyshire LAA 	Short Term
To develop management structures which oversee the resources and implementation of the actions needed for the successful implementation of the strategy			
SO5.4	Agree a formal governance structure for the operation of the NDB HMA partnership	<ul style="list-style-type: none"> • Existing working arrangements are working however they are relatively informal, a more formal and efficient working arrangement would see improved development of the NDB HMA. • Review examples of best practice where governance arrangements have already been set up and are operating successfully such as Cumbria Sub-Regional Housing Group. • Identify a structure for governance based upon existing arrangements and identify where there may be a need for additional resources. 	Short Term
SO5.5	Rationalisation of various joint bodies to avoid duplication	<ul style="list-style-type: none"> • Review of existing joint bodies and how these may be rationalised across the HMA 	Short Medium Term –

Strategic Objective 5: Managing and Delivering Transformational Change in the Housing Market

To develop governance, management and delivery arrangements which accelerate the implementation of the housing strategy.

		<p>to improve the efficiency of strategic thinking. This group should consider involvement of officers from planning and economic development departments.</p> <ul style="list-style-type: none"> The rationalisation of these groups may form the basis of the formal governance structure required under action SO5.2 	Term
SO5.6	Identifying gaps in understanding & improve skills base of the HMA partnership	<ul style="list-style-type: none"> This will depend upon resources; employment of additional skills may be required. Where this is not possible training of existing employees will enhance the current skills base to address any gaps Pooling the resources of the four authorities under the HMA Partnership will provide increased opportunity to address skills gaps. 	Short Medium Term –
SO5.7	Agree protocol for the coordination of funding opportunities and establishment of a working budget	<ul style="list-style-type: none"> Report on available funding streams AND review current funds (where from and how used). There is need to establish a working budget which is continually refreshed. Joint working through the HMA Partnership will provide strength to funding applications. 	Short Term
SO5.8	Make the best use of existing data sources and research for monitoring purposes.	<ul style="list-style-type: none"> An assessment of existing data bases across the four HMA's and identification of areas for improvement/additions to data sources. Explore the potential to integrate databases for the four authorities to be managed and updated centrally by the HMA partnership. Identify sources of data that can be used for future monitoring purposes for areas such as housing stock condition, addressing the needs of vulnerable groups and affordability linked to the housing market. Identify funding to allow for regular cyclical updates of market and needs information 	Ongoing
To provide implementation arrangements which efficiently deliver strategically important investments linked to the housing strategy.			
SO5.9	Create a process for close involvement with the four LDFs and economic development strategy.	<ul style="list-style-type: none"> Involve Planners and economic development officers in the HMA partnership 	Short Term
SO5.10	Appoint champions (elected members) for important themes of the NDBs work.	<ul style="list-style-type: none"> Make training available 	Medium Term
SO5.11	Establish closer relationships with key RSLs and Private Developers and identify those that may be appropriate to join an HMA Partnership Board.	<ul style="list-style-type: none"> Possible look to a Joint Commissioning Exercise to work with a small(er) number of key RSLs Identify key development partners Support RSLs in portfolio expansion - 	Medium Term

Strategic Objective 5: Managing and Delivering Transformational Change in the Housing Market

To develop governance, management and delivery arrangements which accelerate the implementation of the housing strategy.

		widen the types of products that they deliver in the HMA	
SO5.12	Provide greater information on specific housing issues to the public	<ul style="list-style-type: none"> • Via a joint website / publicity leaflets etc. • Enhance the role that Action for Children play in schools (PSHE) around housing options 	Short / Medium Term
SO5.13	Adopt a strategy for communication with the public	<ul style="list-style-type: none"> • Possibility of developing a NDB-specific website • Branding already prepared 	Short / Medium Term
SO5.14	Adopt a strategy for communication with stakeholders	<ul style="list-style-type: none"> • Successful newsletter already in place - need to think about whether this is indented to inform stakeholders / officers etc, or is it for the public in general. • Workshop events for key stakeholders (similar to the IDeA workshops should be organised to drive the implementation of the sub-regional housing strategy. • Capacity Building required - particularly around effective partnerships etc. 	Short / Medium Term

Appendix 1: Impact of the Economic Downturn

The Economic Downturn and the North Derbyshire/Bassetlaw Housing Market Area: Progress Report

1. The Housing Impact of the Downturn

One of the tests of any sub-regional housing strategy will be its capacity to understand, and then respond to, housing market change. Until recently, there have been relatively 'steady state' housing market conditions (even if it may not have seemed like that at the time). The scale, depth and speed of the recent market downturn have taken all by surprise, from institutional investors to government ministers, from strategic planners to academic housing experts. This has led to a series of measures designed to underwrite in various ways housing market processes on a hitherto unprecedented scale. In terms of national macroeconomic policy, this has prompted a debate on whether the 'reversion to Keynes' of recent interventions heralds the end of 'pro-market' policies designed to foster home ownership at all cost. Much depends on how far the government will use its new found leverage over lending to shape future practices and whether the case for more control over market processes will lead to a more balanced policy towards different housing tenures (Bowie, 2008).

The housing market outcomes of all this policy agitation will emerge in the coming weeks and months. In the meantime, public agencies are having to grapple with understanding the consequences of the downturn at the local level and test the ground for taking a new approach to tackle new problems. At the sub-regional level, the nature of the strategic response needs to show that 'market intelligence' is not just an abstract quality: it has to be a tangible asset in helping each local authority work with the grain of rapid changes in effective demand and respond constructively to the challenge of working in housing markets that may now be on the brink of freefall.

While some sustained fall in headline property values from their previous peak may represent an overdue process of market readjustment in the longer term, the short term consequences are more unsettling and have become regular headline news: a sharp tightening of credit; a collapse in new development activity; abandonment of ongoing projects; an increased risk of repossession; and a potential decimation of the buy-to-let sector, culminating in a rapid downward spiral of values. A recent review of the impact of the economic downturn on the Housing Market Renewal programme (Cole, 2008) has suggested how the consequences extend into a wide range of policies and interventions, and these are summarised below.

The Response of Private Developers and Lenders

Private developers are likely to cut back on schemes considered to be higher risk, which are likely to be concentrated in the lower value, more fragile localities. They are becoming more selective about the sites where they remain active and those where activity is suspended. Many developers are playing safe in their forward programmes in terms of scheme design, property size and types, and holding back on schemes aimed at the 'first time buyer' sector. The tightening of credit markets and the increased risk of repossession (notwithstanding recent government mortgage rescue measures) will hit 'marginal' markets hardest.

The Impact on Social Housing Agencies

Housing associations are starting to acquire unsold private sector dwellings for resale or conversion to renting or for transfer to the intermediate market, but it is difficult to gauge the scale of these interventions across the country. There are also risks. Associations need to ensure that their design standards are not being jeopardised by taking on relatively low specification dwellings from the private sector and of course dipping too far into fragile markets may put pressure on their own credit ratings. There is some evidence that demand for shared ownership properties, which is often slower than many policy advocates would wish to see, has fallen still further. Recessions can feed conservatism in consumer behaviour, in housing as in other sectors.

Those capital programmes premised on some complementary or levered private sector funding now have to be recast and the sharp fall in right to buy activity in many areas has seriously dented assumptions about the scale of recyclable capital receipts for future programmes. Given the policy priority to achieve future housing output targets, this may be counterbalanced by expenditure to maintain levels of investment in new build programmes, especially through the Homes and Communities Agency, but a key concern here will be *deliverability* at the local level, given depleted capacity in the development industry.

The Impact on Home Owners and Private Tenants

While the impact of the downturn on the level of transactions and on purchase prices has occasioned a great deal of comment in the media, less attention has been given as yet to the effects on property search patterns. Due to the increased number of properties on offer, potential purchasers (especially those with relatively sizeable equity to bring into play) are becoming more reluctant than before to consider areas in the process of transformation, or those earmarked for future investment. They will tend to rely on more established locations in the private housing market.

The impact on the private rented sector is especially difficult to scope, given its innate volatility and the lack of a firm evidence base. While there may be renewed pressure on the traditional parts of the sector from thwarted or displaced home owners, the 'apartment' sector is starting to witness a haemorrhage in demand, especially from institutional investors. This will have relatively little immediate impact on the North Derbyshire and Bassetlaw (NDB) HMA in the first instance, due to the small size of this market segment, but there may be longer term ripple effects if city centre flats become more affordable for a wider group of households than hitherto.

2. The Impact of the Downturn on the HMA

In order to trace some of the impacts of the downturn on the NDB housing market, we are in the midst of a short survey of key local stakeholders and, especially, private developers and RSLs with a development programme in the area. Some of the emerging findings from this study are summarised below.

i) Scale, type and focus of activity

All developers reported a considerable downturn in development activity and sales. Two believed that the number of completions had halved between 2006 and 2008. All developers

reported that construction had virtually stopped on many sites, with only properties already sold intended to be completed. Several intended to 're-plan' the remainder of such sites in an attempt to alter the housing offer to appeal to higher status clients (who may be more able to secure finance) in higher value areas or to meet the needs of an alternative client such as an RSL in lower value areas. Where new housing has been built but not sold, developers are looking to RSLs to relieve them of this stock.

Developers stated that they were building much less 'market housing' overall and were instead focussing their efforts on the provision of more affordable housing through partnership arrangements with RSLs. This offered some security due to eligibility for Housing Corporation funding and VAT reductions. These kinds of projects are primarily delivered on lower value sites where market housing would previously have considered. Many developers in possession of sites or able to purchase land are 'land banking' sites in higher value areas. The more 'cash rich' developers are taking advantage of lower land prices and are widely purchasing sites to retain, sell to RSLs or develop for private sale where viable.

Private, purpose built housing for older persons is considered by developers to be a 'safer market', especially if coupled with equity release arrangements, which may take on a new importance while credit restrictions remain tight. Shared ownership schemes, on the other hand, are not considered attractive at the present time, despite continued government enthusiasm for this as an option.

In terms of location, many developers are concentrating on areas where RSLs want to develop and where there are opportunities to provide affordable units. The East Midlands is seen as a 'growth' area due to the need for better quality affordable housing. Ex-mining towns in the HMA are perceived to be 'desperate' to bring forward affordable units, as existing needs have been exacerbated by increased problems in accessing 'entry point' home ownership. This level of latent demand, coupled with cheaper land values and less onerous requirements on development locations like Bolsover attractive to some developers with appropriate portfolios.

Developers maintaining a focus on the higher value markets retain an interest in the Chesterfield area and in large, well connected sites elsewhere in the HMA – but other sub-regions are seen to offer more diverse opportunities for development in this sector.

ii) Impact on the companies

All developers interviewed said that their company had downscaled significantly to a skeleton of staff, having shed staff in higher paid specialist positions. Those organisations which formed part of a wider 'family' of companies were more cushioned from the impacts of the downturn, as a result of their wider portfolios. Respondents felt that the key to survival was flexibility in terms of the type of development, tenure and location.

One developer felt that their reputation and future success depended on their commitment to 'quality' and continued development of prestige homes. They would endeavour to uphold this as far as possible both during and after the downturn. Another stated that the current climate had changed the nature of their business permanently; as they were now establishing long term partnerships with RSLs which they believe would endure. None of those interviewed had a strong feeling about how long the downturn would endure, but the restoration of confidence was felt to be key and would take some time to achieve.

iii) The role of public agencies

For those developers now working closely with RSLs, subsidy is not a major concern due to the availability of Housing Corporation funding. However, developers identified investment of public monies in infrastructure works on sites in need of remediation, and more realistic valuation of LA owned sites as two ways in which they could be better supported in delivering development at the current time. The biggest current obstacle to delivering development was perceived to be the imposition of planning requirements which were seen to hinder the development of saleable forms of housing. Density requirements and design standards/aspirations were considered to exacerbate current pressures, making marginal schemes non-viable. This was viewed as symptomatic of more general delays in the response of LAs to the new economic climate, although local authorities in the HMA were more accommodating than others in adjacent areas.

Clear, consistent, joint guidance endorsed by all LAs across the sub region, which concisely sets out their planning and design expectations, would be greatly appreciated by developers. Some feared that this would lead to more onerous standards being set across the piece. Overall, developers displayed very little awareness of how sub regional and regional strategies affect their business; they were instead more focussed on their relationships with individual authorities.

3. Developing an HMA- wide response

At the sub-regional level, local authorities will need to work together to strike a balance between keeping markets moving in the short term, while ensuring they do not simply prop up new schemes that represent poor value for money due to the premium attached by developers to the risks involved. Public intervention, through HMR as through other measures, needs to be 'supporting' the market, but not 'leading' the market, and creating an artificial dynamic that cannot be sustained. The following are among the range of *ongoing* interventions that might be considered:

- monitoring developer and lender activity closely and assessing the impact on sub-regional and local market trends on a quarterly basis;
- holding discussions with lenders to identify which areas are suffering most in terms of loans to potential purchasers, to assess the geographical contours of the downturn;
- redoubling efforts to ensure alignment between planned interventions and proposals elsewhere in the sub-region over land supply, new development and public infrastructural investment;
- putting flesh on the bones of the idea of 'place making', to render attributes of place more attractive in view of the likelihood that developers will take a more cautious approach in seeking sites and households will be even more 'location conscious' when seeking to buy in the next stage of the market cycle (which one might describe as 'hesitant recovery').

Shorter term measures might also include:

- maintaining progress on existing schemes to avoid empty properties and neighbourhood blight - if necessary through support for developers' cash flow, part exchange initiatives, larger equity loans or mortgage guarantees, balanced against a concern to ensure value for money and that prices will not be artificially inflated as a result;
- mothballing sites to maintain activity on other schemes, although this risks increasing environmental maintenance costs while the programme is suspended;
- providing the affordable housing element at the start of mixed schemes to improve cash flows and stimulate wider market activity;
- negotiating with developers to underwrite more of their risks – given the closer links that have emerged recently between local authorities and developers, this dialogue can take place against a more positive backdrop than in many other areas;
- working with developers to improve marketability through design and lay-out changes and emphasising some of the maintenance (and hence cost) advantages for owners of new, as opposed to older, properties;
- planning with developers so that they can undertake design and remediation and infrastructure work in anticipation that the downturn will have eased significantly in a year's time;
- reviewing planning obligations imposed on developers, as they struggle to maintain activity in the light of increased cost of materials and labour and the need to meet regulatory requirements (e.g. on carbon targets);
- working with partners to target the acquisition of empty (repossessed) stock, in conjunction with a rent-to-purchase model or through resale.

Medium term measures might include:

- shifting the focus of investment for a limited period away from new build towards refurbishment and environmental improvements, to ensure a more single-minded focus on new build when the market conditions start to improve - especially if Partnerships can maximise the benefits of moving quickly at the start of any upswing;
- considering the introduction of mortgage rescue schemes;
- acquiring land where values are significantly lower to place local authorities in the HMA in a strong position for the eventual upturn - either for direct development or as an asset that could be packaged to make it more attractive for development vehicles in the future;
- developing asset-based vehicles (including local housing companies) to maximise the potential of public assets and develop longer term joint ventures.

The key lesson here is that all players in this new and hazardous set of market conditions will have to be a) flexible and b) fleet footed. The role of local authorities in the NDB HMA cannot be confined to focusing on a particular tenure, or a particular stage of the housing process (site acquisition, refurbishment, new build etc), or to working with a particular set of partners. The ability of delivery teams to cover a spread of expertise over these activities and have a firm grasp of market fundamentals and commercial pressures will be a priceless asset in confronting and devising responses to the credit crunch. Of course, any localised actions in

the face of the shifting tectonic plates of international finance can only have a limited impact – but they can nevertheless help mitigate some of the negative consequences of the housing market downturn in significant ways for households who now have only a shaky foothold on what they once felt was a sturdy housing ladder.

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