

Chesterfield Borough Council

Housing Strategy 2019-2023

Logo / photos

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Foreword

The Chesterfield Borough Council Housing Strategy 2019-2023 will play a key role in helping deliver the Chesterfield Borough Council Plan's vision of *'putting our communities first'* and the priorities of *'making Chesterfield a thriving borough'* and *'improving the quality of life for local people'*.

The council acknowledges housing is more than bricks and mortar and its ability to drive economic growth. The council supports independent healthy living that enables people to reach their full potential, seeks to support to local residents to make positive housing choices to improve their health and wellbeing as well as providing services to ensure the quality of existing stock. The council is also committed to working closely with partners including Derbyshire County Council, developers, registered providers, local enterprise partnerships and support providers to shape a positive future for all residents.

To achieve this, we have set the strategy aim and three key objectives as follow:

Aim:

'To enhance Chesterfield's housing offer so that people of all ages of life can find, and live in a quality home they can afford'

Objectives:

- **Delivery** - ensuring that increased new housing provision meets the needs of current and future residents of Chesterfield to provide homes for every stage of life
- **Quality** – to utilise internal and external resources to ensure that as many homes as possible in all tenures are of decent quality
- **People** – Ensuring that the needs of all groups to be able to access and sustain housing appropriate for their needs in Chesterfield

The strategy aims to be concise and accessible to a wide audience. It highlights in broad terms what the council considers to be the key issues and what it can do to tackle them. In taking the strategy forward these matters can be explored further with partners and other stakeholders in order to share ideas and ensure a common understanding of expectations and responsibilities.

The following pages will set out the objectives in more detail and identify the key actions to deliver them. You can find out more about the strategies and documents referred to in the strategy by following the links provided.

(Photo)

Councillor Chris Ludlow - Cabinet Member for Housing

Strategic context

The key legislation, strategies and documents that influence housing in Chesterfield are set out below. These documents provide the context for the council's direct role in providing housing and housing related services and its indirect role enabling the provision of new housing and new housing services locally.

National

Planning policy framework

The [National Planning Policy Framework](#) (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The revised NPPF introduced a standardised housing needs calculation and a new housing delivery test

Housing and Planning Act (2016)

The [Housing and Planning Act 2016](#) introduced new measures that will impact on the social rented sector and introduce the Right-to-Buy to the Housing Association sector.

Welfare Reform Act 2012 and Welfare Reform and Work Act 2016

The [Welfare Reform Act 2012](#) introduced Universal Credit, the benefit cap and introduced the 'bedroom tax' amongst a number of changes

The [Welfare Reform and Work Act 2016](#) reduced the maximum amount of benefits that could be paid to a family household to £20,000 and fixed the benefit amounts for four years. These changes to welfare policy will disproportionately affect larger households and could increase housing affordability issues for families claiming benefits.

Homeless Reduction Act 2017

The [Homelessness Reduction Act](#) made changes to homelessness legislation placing new duties on local authorities to intervene at an earlier stage to prevent homelessness and take reasonable steps to secure accommodation for the household.

Fixing our broken housing market

The Government's white paper '[Fixing our broken housing market](#)' (2017) sets out plans to reform the housing market and boost the supply of new homes. The paper seeks to increase the average build rate of 160,000 homes a year to between 225,000 and 275,000 to keep up with population growth and to tackle years of under supply. It includes measures that aim to: plan for the right homes in the right places; build homes faster; diversify the housing market; and help people buy their own homes.

Homes Fit For Human Habitation Act 2018

This new [Act](#) amends the Landlord and Tenant Act 1985 to require that any property let by a landlord (private or social) is fit for human habitation when a tenancy is granted and remains so for its duration. The Act came into force from 20 March 2019 and covers all tenancies less than seven years in length in both the social and private rented sectors. The act outlines fitness for habitation by virtue of what constitutes a property unfit for human habitation.

A new deal for social housing green paper

On 14 August 2018 the Government published the green paper '[A new deal for social housing](#)' – [A consultation](#). The consultation sought views on making sure that social housing provides safe and secure homes that help people get on with their lives. The consultation was split into five parts:

- Part 1; Ensuring homes are safe and decent
- Part 2: Effective resolution of complaints
- Part 3: Empowering residents and strengthening the regulator
- Part 4: Tackling stigma and celebrating thriving communities
- Part 5: Expanding supply and support home ownership

The areas covered by the green paper indicate the areas the council as a landlord will have to respond to and ensure services meet any new requirements set out by Government.

Regional

Local enterprise partnerships

Chesterfield is a member of – the '[D2N2](#)' ([Derbyshire and Nottinghamshire Local Enterprise Partnership](#)) and a non-constituent member of the Sheffield City region Mayoral Combined Authority. From April 2020 Chesterfield Borough Council will only be a member of D2N2.

Through these partnerships the council has been successful in drawing down funding for infrastructure investment for regeneration projects in the borough. Both LEP's identify Chesterfield and the A61 corridor as a priority for housing and employment growth.

Local

Council Plan 2019-2023

The Council Plan 2019-2023 ([insert link not published yet](#)) sets out the council's priorities. It is set out over three priorities with housing related objectives under each:

Making Chesterfield a thriving borough

- Enabling the completion of 1000 homes
- As a partner in Waterside enable 314 apartments
- Increase the number of residents living in our town centres

Improving quality of life for local people

- Build or acquire a minimum of 100 new council homes
- Ensure 100% of our council homes continue to meet decency
- Identify and reduce the number of poor quality private sector houses
- Explore policy changes which could reduce the number of empty homes
- Increase homeless prevention

Providing value for money services

- Work with partners to enable more efficient use of the council's properties and land

Revised Chesterfield Local Plan

Planning policy is currently set out in Chesterfield Borough Local Plan Core Strategy (2013) and the saved policies of the Replacement Chesterfield borough Local Plan (2006). These set a target of 380 net new dwellings a year. The council has consulted on a new [Local Plan \(2018\)](#) which updates and identifies new site allocations for the period 2018 to 2033. In June 2019 the

proposed submission Local Plan was submitted for inspection. The submission version of the Local Plan makes provision for a minimum additional 4,374 homes at an average build rate of 292 homes per year.

Strategic housing market assessment update (2017)

The [Strategic housing market assessment update 2017](#) (SHMA) is a piece of evidence used in the development of the local plan. The updated assessment identified a need for 265 additional properties a year over the local plan period to 2031. A new Local Housing Need (LHN) methodology was subsequently published in the revised NPPF. This methodology gave a LHN figure of 248 for the borough, lower than the SHMA figure of 265. Government concerns that their LHN methodology would not deliver sufficient housing nationally, preparation of the Local Plan continued on the basis of the higher SHMA.

Growth strategy (2019-2023)

The [Growth strategy](#) sets out the role of the council in supporting the growth and regeneration of Chesterfield Borough. A significant part of this is the role of housing in making Chesterfield a great place to live, visit and do business.

North Derbyshire homelessness strategy (2016)

The [North Derbyshire homelessness strategy](#) sets out how we will work with our neighbouring authorities to tackle homelessness locally. Following the introduction of the Homelessness Reduction Act in 2017 the strategy and action plan will be updated to ensure we are meeting the requirements of the Act.

Tenancy strategy and tenancy policy (2019)

Following the Government confirming that a requirement to introduce fixed term tenancies in the Housing and Planning Act 2016 would not be enacted an updated tenancy strategy and tenancy policy will both be produced in 2019/20.

Joint strategic needs assessment

The [Joint strategic needs assessment](#) (JSNA) reports on the health and wellbeing of people in Derbyshire – including those in Chesterfield Borough. This information then guides the future planning and commissioning of health and wellbeing services within Derbyshire. The first JSNA was developed in 2008 and is reviewed and refreshed annually to take into account the latest evidence and data, including work on specific topics or themes.

Derbyshire older persons housing vision (2018)

[Housing and accommodation for an ageing population](#): a strategic vision for Derbyshire to 2035. This Derbyshire County Council document outlines the strategic vision for a range of housing and accommodation choices and support to meet the requirements of an ageing population. The document provides an overarching vision for Derbyshire and more localised objectives for the district and borough councils.

Housing in Chesterfield - Key facts (as infographics)

Increasing numbers of households

104,500 people live in Chesterfield Borough in around 47,500 households

The population is expected to rise to between 110,000 to 113,500 by 2035

The number of households is expected to rise to between 51,800 and 53,400 over the same period.

The number of older persons over 75 in Chesterfield is expected to increase by 57.6%

2018	2020	2025	2030	2035
9,900	10,600	12,800	14,200	15,600

To meet this increasing population the council has a target in the local plan of an additional 240 properties per annum.

Cost of housing in Chesterfield:

Median house prices (September 2018)

Chesterfield £150,000 5.3% increase from £142,500 in September 2018

National average £232,500 3.3% increase from £225,500 in September 2018

Please select this link for up-to-date house price data from the [Office for National Statistics](#).

Affordability of owner occupied housing (2018)

	Entry Level house price	Increase in entry level price 2008-2018	Affordability Ratio			Approx Deposit required
			Average Income	Bottom 25% income	Bottom 20% income	
Chesterfield	£113,080	0.2%	3.0	5.1	6.3	£15,928

Rents

The average rents for different elements of the rental sector and incomes needed to access without using subsidy (local housing allowance) are set out below.

	Private rents			Affordable rents		Social rents	
	Entry level per month	Income needed	%rents at or below Local Housing Allowance	Average per month	Income needed	Average per month	Income needed
Chesterfield	£472	£18,125	6.9%	£444	£16,517	£414	£15,416

Local housing stock and supply

There are around 49,500 properties in Chesterfield. As shown in the house prices the local housing market is valued significantly lower than national averages and this is reflected in the council tax banding of properties in the borough with the vast proportion in the lowest council tax band's A and B.

Council Tax Band	Number (%)	Council Tax Band	Number (%)
A	26,645 (53.8%)	E	1,881 (3.8%)

B	10,227 (20.7%)	F	542 (1.1%)
C	6,192 (12.5%)	G	220 (0.4%)
D	3,757 (7.6%)	H	23 (0.04%)
		Total	49,485 (100%)

Of the 49,500 dwellings around 10,500 (21%) are affordable properties owned either by Chesterfield Borough Council or registered providers.

At any one time there are typically around 500 properties that have been empty over 6 months.

Stock Condition

In 2008/09 78.1% Private Properties meet decency standards compared to 62.5% nationally*

100% Council properties meet decent homes

*Last comparable year available

RTB - 400% increase in RTB since 2012

Average number per annum 2008-2012 – 14.5 per annum

Average number per annum 2013-2018 – 72 per annum

Council lettings –

Number of households on housing register 1636

Number of lettings to CBC properties 2018/19 851

New build housing supply

Chesterfield has been low in recent years and well under the proposed local plan target of 292 dwellings per annum. Completion improved to 212 in 2019/20.

Net Housing Completions

2014/15 - - 184

2015/16 – 206

2016/17 – 123

2017/18 – 110

2018/19 - 212

Homelessness

The council accepted as homeless and in priority need 23 households in 2017/18 and 7 in 2018/19

The council worked to prevent homelessness in over 800 instances in both of the past two years.

Homelessness Prevention	2016-17	2017-18	2018-19
Able to remain in existing home	536	848	621
Assisted to obtain alternative accommodation	97	43	201
Total	633	891	822

Rough sleeper count autumn 2018 – 18

Challenges for 2019-2023

Through reviewing the key facts and context in which the local authority operates there are a number of areas where the council will need to focus its efforts over the four years.

New housing supply

The key challenge remains increasing and sustaining higher levels of housing delivery within the borough. Despite granting a large number of new planning permissions and being able to demonstrate a five year supply of deliverable housing sites as required by the National Planning Policy Framework, housing delivery remains below target.

The government announced a new Housing Delivery Test in July 2018. Authorities where housing delivery over a three year period is below 95% of the OAN, which will include Chesterfield, are required to prepare and publish an [action plan demonstrating how housing delivery will be increased](#). This is being prepared and put in place by August 2019 as required.

The borough's objectively assessed need (OAN) for housing - calculated using the standard methodology from February 2019 - is 240 net new dwellings per year. This is lower than the Local Plan target (292) that includes meeting the shortfall of earlier years in its calculation.

A significant amount of new housing is expected to come from large, complex brownfield sites primarily [Chesterfield Waterside](#) and [Staveley Corridor](#) which are expected to deliver the majority of their housing towards the middle, end and beyond the local plan period.

Affordable housing supply

Whilst the council has started to develop its own homes through the Housing Revenue Account - successes so far include a new older person's scheme and beginning to build out the sites of former sheltered housing schemes - the overall supply of new affordable homes has been low. This is linked to the limited new market supply meaning fewer s106 agreements providing new affordable homes. Efforts to drive up supply will be linked to increasing market delivery.

Investment locally through Homes England, or its predecessor the Homes and Communities Agency, has also been limited. Taking better advantage of the funding streams made available will be crucial in delivery both of more homes and more affordable homes.

The council plan has an objective to develop or acquire 100 council homes by 2023. As overall development numbers increase opportunities for affordable housing delivery through section 106 agreements will also increase.

Improving quality of homes in the social and private rented sector

Although dated the last private sector stock condition survey identified that the private sector stock in Chesterfield is in better condition than the national average. There is still work to do and some areas of the borough where the prevalence of private renting is highest are linked to poorer housing conditions. Ensuring that the council plays an active role in standards in the private sector will have benefits for the overall health and wellbeing of the residents.

As the implementation and awareness of the Homes (Fitness for Human Habitation) Act 2018 takes place, the council's role will be to ensure its own stock meets the standards but can also deal with a potentially increase in workload in offering and giving advice to tenants seeking to use the Act.

Housing and Health

The links between housing and health are well proven. A home that offers security, safety and is of the right size and connectivity can offer enormous health benefits. Whilst the housing stock in the borough is of a higher standard than many areas the [indices of deprivation 2019](#) indicated that health deprivation within Chesterfield is amongst the worst in the country. Housing has a critical role in improving local health outcomes.

Tackling homelessness including rough sleeping

In response to the Homelessness Reduction Act 2017 the council reviewed all of its homeless policies and working practises and increased resources to meet the new duties. An increase from 12 to 18 in the rough sleeper count indicates a growing issue locally. There is a challenge to ensure services are available to assist those at risk of homelessness or sleeping rough into more permanent and secure accommodation.

Housing to meet specialised need

Whilst there are a number of supported housing schemes for a variety of groups operating within the borough, the cuts to adult care budgets may mean that resources for supported housing are tight and could reduce further. To offset the loss of DCC funded provision, changes to the intensive housing management element within Housing Benefit has led to a recent increase in speculative enquiries for new supported housing supply. Ensuring that both the existing and new supply of supported housing and supported housing services continues to meet the needs of those in Chesterfield will be crucial to ensure that vulnerable groups can maintain their homes and improve health outcomes.

Housing an ageing population

Derbyshire County Council's 'Derbyshire older persons housing vision' examined the housing requirement of an ageing population in Derbyshire. Those aged over 75 will increase from 9,900 to 15,600 within the borough by 2035. The work identified that whilst there was likely to be adequate provision of rental properties for older persons, there was little availability and choice in the sale market. For housing with care there is a shortfall in both new rental and sale properties to meet the demand from the increasing older population

Implementing social housing reform

The Government will follow up the social housing green paper with a package of reforms for the social rented sector. Potential changes to the decent homes standard and regulation of the sector will mean the council's housing service has to be ready to implement reform as legislative change is introduced. This will have significant impact on the expected standards of both services to tenants and the properties the council owns.

Climate change

Climate change has risen up the political agenda. The council has declared a [climate emergency](#) and has established a working group to respond to the emergency with a shared purpose of enabling Chesterfield to become a low carbon, resilient and sustainable borough.

Objectives 2019-2023

1. Delivery

The Council Plan 2019-2023 emphasises the importance of new supply in meeting the council's ambitions. It includes targets to enable both the completion of 1000 homes, and 314 apartments at the Waterside development – of which the council is a partner, to increase the number of residents living in our town centres and build a minimum of 100 new council homes.

Increasing delivery and making development viable

The supply of new housing has been on a gradual upward trajectory following the collapse in new build activity due to the global financial crisis in 2008. Completions per annum fell to a low of 24 in 2009 but have reached 212 in 2018/19 – still below the local plan target of 292. The undersupply of new homes in recent years has been caused by a variety of factors but key to this has been low local viability levels in comparison to other areas.

As at April 2019 the [Authority Housing Supply Position Statement](#) showed that over the next five years there was potential for 1,982 dwellings to be constructed in the borough. Nearly all of these properties had a planning permission for residential development highlighting the council's positive approach to supporting housing development via the planning process.

Despite the council's positive approach to planning permissions many other varied factors can influence the rate of housing delivery at the local level including levels of local employment growth, the delivery strategies of regional housing developers and landowner expectations of the value of potential housing sites in their ownership.

The council is committed to increasing the rate of housing delivery and maintaining a five year land supply of available housing sites. To achieve this:

- We will continue to ensure the provision of a sufficient range of housing sites in the borough and seek to positively enable growth through the local planning framework
- As a partner in the [Chesterfield Waterside Ltd](#), we will support the delivery of the first phases of residential and commercial development
- We will work with landowners, developers and [Homes England](#) to accelerate the delivery of housing development of key sites across the borough such as Chesterfield Waterside, [Staveley Corridor](#), [Northern Gateway](#) and the proposed area for HS2 station and masterplan.
- The council has appointed a housing delivery manager to facilitate and drive new developments in the borough
- We will enact commitments made in the Housing Delivery Action Plan such as development briefs and increasing engagement with developers and stakeholders
- We will make best use of public sector land assets to deliver new housing

Community Infrastructure Levy

The council has operated a Community Infrastructure Levy (CIL) since April 2016. The aim of this levy will be to support both future employment and housing growth in the borough. Effective use of the CIL will help fund the key infrastructure needed to support further new development in the borough, although for major infrastructure additional funding may need to be levered. The CIL priorities will be determined in line with Core Strategy (2013) and draft local plan (2018) priorities once adopted.

Affordable housing

[The council's local plan policy CS11 states](#) that on sites totalling 15 or more dwellings and where there is evidence of need and subject to viability assessment, up to 30% of affordable and, where appropriate, special needs housing, will be sought by negotiation accepting up to 30% affordable housing on site subject to viability'. The Submission Local Plan adjusts this target that up to 20% of affordable housing and 25% of adaptable and accessible housing on applications of 10 or more dwellings – subject to viability.

Once the revised local plan is adopted preparation for an affordable housing SPD to support emerging local plan policy and expand on the approaches to commuted sums, tenures and delivery will be developed. This will ensure that the council can continue to actively seek developer contributions on and off site affordable housing.

The council's internal housing service is working to meet the council plan target of a minimum of 100 council properties by 2023. A number of sites already have planning permission granted and start on site has commenced. The council's housing service will set out a new build strategy to sit alongside the housing strategy to facilitate this development.

Older persons housing

Derbyshire County Council's '[Older persons housing vision](#)' document outlines the strategic vision for a range of housing and accommodation choices and support to meet the requirements of an ageing population. In Chesterfield the provision of older person's accommodation for rent will meet demand until 2035 but there will be a need to ensure an increase in provision for older person's properties for sale and an increase in care home provision.

Through 2019 Derbyshire County Council is working on developing a specialist accommodation and support strategy for those with a variety of specialist support needs. Chesterfield Borough Council will need to play an active role in supporting Derbyshire County Council to meet the housing requirements of vulnerable groups

Custom and self-build housing

The council maintains a register of individuals and groups with an interest in plots for [Custom and self-build projects](#) within the borough. The Housing Delivery Action Plan seeks to support self and custom build and the housing delivery manager will be tasked with looking at ways to increase the contribution of custom and self-build to housing delivery numbers in the borough.

Gypsies and Traveller

The council met the requirements identified in the previous countywide [Gypsy and traveller needs assessment](#) that was published in 2015. This countywide piece of work is due for renewal and will be led by Derbyshire County Council during 2019/20. We will seek to implement any needs outcomes from this study.

Student housing

Derby University do not have any short-term plans to provide purpose built or University owned accommodation for their students. The University currently use DASH (Decent and Safe Homes) to signpost students to accommodation. If their aspiration changes the Council will work in collaboration to assist in the provision of accommodation to meet student need.

2. Quality

As the condition of housing has a direct impact on the health of residents in the borough, the strategy's second objective aims to make the best use of and increase the quality of Chesterfield's housing stock. The council plan contains objectives that directly link to housing quality: Ensure 100% of our council homes continue to meet decency, to identify and reduce the number of poor quality private sector houses and explore policy changes which could reduce the number of empty homes. The council wants to ensure that the use of the housing stock is optimised and housing standards continue to grow.

New homes

In order to ensure that high standards of design and quality are key to the development of new homes the council has an adopted Supplementary Planning Document on Residential Design – [‘Successful Places, a Guide to Sustainable Housing Layout and Design’](#), which is used in assessing planning applications for development. By ensuring quality design is built in upfront there will be less need for future intervention.

The increasing climate change agenda will also mean that the council will need to reflect this agenda in all its activities and policies including those for new housing. Subject to the outcomes of its examination in late 2019, the council's new local plan will contain several policies which seek to ensure that any new housing within the borough is of a high standard of quality, environmentally sustainable and futureproof.

Stock condition surveys

Over the next twelve months extensive work will take place to ensure that information held on the housing stock in the borough – both in the private and council ownership – is up-to-date and accurate. This will help inform how the council allocates resources to best tackle poor housing conditions in the borough.

Private Sector Homes

Private sector stock condition survey

During 2019/20 a Derbyshire wide private sector stock condition survey (PSSCS) will be undertaken. Being led on by Derby City Council it will provide all Derbyshire authorities with up to date detailed information of the standards of the private sector housing stock in their boroughs.

The completion of PSSCS will inform the council's response to housing conditions and consideration of what policy option such as selective licencing could be implemented and where the resources of the council's private sector housing team are focused.

Private sector enforcement policy

The council launched a 'Private sector housing enforcement policy' in early 2019. This sets out the council's private sector housing teams 'operating guidelines' for relationships with landlords and homeowners. The policy set out the fees and charges that the council will levy in the course of its housing work to drive improvements in housing quality. The policy will be reviewed for effectiveness and to ensure that any new or amended powers are included within its remit. At the current time the council currently only has a small number of licensable houses of multiple occupation (HMO's) but with recent benefit changes this type of housing will need to be identified and monitored to ensure standards are met for the often vulnerable groups that utilise this housing type.

Moving forward the council will also consider adoption of 'civil penalties' of up to £30,000 to force landlords to improve the condition of their properties.

Empty homes

The council does not currently have any specialised resource for tackling empty homes. The council's private sector housing team do spot checks and basic encouragement to tackle empty homes however, at present many of the powers available to local authorities of compulsory purchase orders and enforced sale are not utilised due to the lack of resource. Over the strategy period the approach to empty homes will be considered and reviewed to ensure that work to bring them back into use either directly or with partners becomes a core part of the council's housing role.

Energy Efficiency and Fuel poverty

With the rising priority of climate change within local and national government policy the council will work locally and wider with Derbyshire County Council to proactively develop an approach to reduce emissions locally. A key part of this will be to ensure that the existing housing stock is as energy efficient as possible. A revised council approach reducing fuel poverty through maximising incomes, providing access to funding and advice to increase energy efficiency will play a role in this agenda.

The council will continue to utilise schemes available such as those through Local Authority Energy Partnership (LAEP) to improve the energy efficiency of properties within the borough and publish its activity on tackling fuel poverty and energy efficiency through the annual Home Energy Conservation Act report. Current work with LAEP targets the remaining 'free' coal properties left in the borough to move them onto more efficient heating systems.

Home repair assistance loan funding

The council will continue to operate its homes repair assistance scheme to fund works to properties of financially vulnerable home owners to ensure essential works to properties are carried out.

Council homes and estates

The council carries out a programme of surveys of its 9,000 properties and every three years an external stock condition survey takes place. This external survey enables the council's housing service to verify its own data and ensure investment programmes are accurate and effectively targeted to ensure that the Decent Homes standard is maintained – providing warm, safe and affordable properties for our tenants.

A five year plan to improve the condition of stock in CBC ownership is already underway and the overall 'housing business plan' covering a 30 year period will be written using the information from the stock condition survey during the strategy period. This business plan will need to take into account any changes to the decent homes definition set out in the housing green paper and any improvements required linked to the recent '[Homes fit for habitation](#)' legislation.

An increasing part of the housing services investment in future years will be focused on improvements to estate environments. Multi-million pound projects are underway at Barrow Hill and Grangewood to improve estate environments and further areas will be identified and programmed to deliver improvements to environments around people's homes.

3. People

The relatively low local house prices and rents along with the good supply and type of affordable housing for rent means that the majority of households can satisfy their housing need. The council will play a more active role to ensure more vulnerable households can access and sustain their homes with a variety of housing related supporting services. The council plan includes objectives to maintain independent living through the continued support of vulnerable people, working with partners to tackle homelessness and to provide advice and support to access benefits.

Homelessness

The current homelessness strategy and delivery of its action plan to improve related services locally is overseen by a homelessness forum run in partnership with North East Derbyshire and Bolsover District Councils. The introduction of the Homelessness Reduction Act 2017 and the amended duties placed on local authorities means that a new homelessness strategy and action plan is required and will be in place by December 2019.

A range of homelessness prevention services funded by the council are provided by local support agencies. These include funding a post at Derbyshire Law Centre to prevent evictions, a 'call before you serve' phone line through [Decent and Safe Homes](#) to work with and provide advice to landlords.

A 'homelessness hub' run by [Pathways](#) has been operational since November 2018. The three local councils have funded the hub for two years using a number of grants such as [flexible homelessness support funding](#) and [new burdens funding](#). The service provides support options for a variety of client groups such as domestic violence, young persons, older person and those with more complex needs who are at risk of homelessness. The scheme will be monitored and reviewed over the next two years and we will work to identify further funding opportunities to ensure its continued operation.

Work to identify suitable funding for local homelessness prevention projects both locally and Derbyshire wide will continue.

Rough Sleeping

Extensive multi-agency work to tackle the increasing prevalence of rough sleeping locally is underway and ensuring appropriate and timely interventions are available are key to both the housing and revised homelessness strategy. The new homelessness strategy will include a rough sleeping strategy within it to set out the actions the council will undertake to tackle this increasing issue.

Work is already underway to mitigate the increases in rough sleeping number and including:

- Using homeless prevention funding from [MHCLG](#) to fund a multiagency panel around the person
- A winter night shelter running from December to March each year
- Working with Derbyshire wide colleagues to secure funding from [rough sleeper initiative fund](#) and [rapid rehousing pathway](#) for 2 rough sleeper co-ordinators and five outreach workers. One of each will be based in Chesterfield
- Using social lettings workers to provide tenancy support for rough sleepers who move into accommodation

Moving forward we will work with colleagues in neighbouring local authorities and across the county and Sheffield City Region to access and utilise funding to tackle the issue.

Supported housing

Supported housing has experienced significant reduction due to budget cuts and austerity. Recent changes to the intensive housing management element of housing benefit have seen a renewed interest from providers seeking to increase their provision. CBC will co-ordinate with providers and housing benefit to ensure that new supply is appropriate and affordable.

Derbyshire County Council is currently working on two pieces of work to identify supported housing need. A specialist accommodation and support strategy and a working age adult accommodation strategy for the period 2019 -2024 will be written. We will work with DCC and providers to meet the needs identified within these strategies.

A range of supported housing schemes exist across the borough including Platform for Life run with Action Housing and a hospital discharge scheme 'healthy futures' run by Derwentio. Several schemes have been identified to deliver in the next twelve months including the re-provision of Newbold Court as supported housing for young persons with Action Housing.

Older Persons

There is a good supply of housing suitable for older persons in Chesterfield but as the local population ages there will be a growing pressure on resources to ensure that older persons can remain living in their homes and demand for support services and adaptations will grow.

The council offers a 24/7 telecare service to residents to aid independent living. The ['Careline' response service](#) currently benefits 2600 households in Chesterfield and adjoining districts. Residents living within Chesterfield also benefit from a falls recovery service to lift non-injured fallers.

The council will continue to work closely with DCC, the Health Service and East Midlands Ambulance Service in developing services to respond to and prevent falls and to explore and develop support packages and telecare technology to meet local needs. Marketing to increase the number of households benefiting from the service will continue.

Chesterfield Borough Council also delivers an [Independent Living Service](#) across Chesterfield, North East Derbyshire, and Amber Valley, assisting and supporting residents over the age of 55 to maintain independent living in their own homes. Over 1700 residents currently benefit from this service, mostly through Derbyshire County Council funding, and the council is working with DCC to monitor and plan for this service in the longer term.

The council will look to develop a support strategy for older persons to co-ordinate its resources and respond to the increasing numbers of older persons in the borough

The [Better Care Fund](#) is a partnership programme between the NHS and local authorities that seeks to join up health and care services to improve outcomes. During 2019.20 it has provided resources of £1.8m to spend in Chesterfield. This resource funds a [disabled facilities grant](#) programme to adapt properties and a number of other initiatives to reduce the burden on the health service such as the hospital discharge scheme, a falls prevention pilot and the healthy homes fund to work with fuel poor and vulnerable owner occupiers to provide new heating systems. The Better Care Fund is a vital resource but as funding is only allocated annually, long term decisions and schemes are difficult to support.

The potential of utilising this funding to provide an older persons housing advice worker to support older people in making informed choice about the housing, will be considered.

Delivery plan

The delivery plan is accurate at the time of publication but will change throughout the strategy period to ensure any changes to national and local policy can be reflected. All actions are work identified that is ongoing or to start in the next twelve months.

Resources

Housing Services	1	LEP's – D2N2 & Sheffield City Region	4	Private developers	7
Growth Directorate	2	Derbyshire County Council	5	Homes England	8
Health and Wellbeing Directorate	3	Registered Providers	6	Neighbouring Local Authorities	9
Supported Housing Providers	10	Others	11		

Delivery Plan

Ref	Challenge	How we will deliver	Resource / Responsibility
1	Delivery of housing in all tenures		
1.1	New Housing Supply	<p>Adopt and implement revised Local Plan</p> <p>Begin delivery of key regeneration schemes such as Waterside, Staveley Corridor, High speed to housing</p> <p>Encourage and enable increased provision of housing locally through utilising external funding and working in partnership with developers and housing providers to boost supply</p> <p>Develop action plan to work with housing providers in all sectors to boost supply</p>	2,4,5,7,8,
1.2	Affordable Housing Supply	<p>Resource a new build and acquisitions programme in the Housing Revenue Account to meet the Council Plan target of 100 new council homes by 2023.</p> <p>Development of an SPD will begin following the adoption of the new Local Plan (subject to any amendments made during the examination process).</p>	1,2

Ref	Challenge	How we will deliver	Resource / Responsibility
		Introduce a revised affordable and special needs housing supplementary planning document once local plan adopted	
2	Quality of housing		
2.1	Improve quality of homes in private sector	<p>Complete private sector stock condition survey</p> <p>Review potential for selective licencing after private sector stock condition survey is completed</p> <p>Identify and introduce a method for tackling long term empty properties</p> <p>Implement the housing enforcement policy</p>	3
2.2	Improve quality of public sector homes	<p>Complete stock condition survey</p> <p>Implement changes as set out in Housing White Paper to ensure that the council's own housing stock continues to meet the decent homes standard</p> <p>Development capital investment programmes based on results of stock condition survey</p> <p>Ensure council's own housing stock is safe and decent in line with any changes to decent homes standard</p>	1
2.3	Housing and Health / Climate change	<p>Work up a suite of activities to tackle fuel poverty in the Borough linking with climate change agenda</p> <p>Utilise sector stock condition survey data to identify areas to target with energy improvement measures.</p> <p>Identify and access available grants through organisations such as LAEP to</p> <p>Develop and implement a strategy for mitigating the impact of housing and housing related activities on climate change</p>	1,2,3

Ref	Challenge	How we will deliver	Resource / Responsibility
		Implement optional housing standards on accessibility, adaptability and water use within Local Plan.	
3	Meet housing needs in Chesterfield		
	Tackling homelessness and rough sleeping	<p>Develop new rough sleeping strategy and with NEDDC and Bolsover homelessness strategy for the Borough.</p> <p>Work with NEDDC and BDC to revisit and revise the homelessness strategy identifying opportunities for funding resources and tackling identified need</p> <p>Implement year two of winter night shelter and consider options for extending into future years Explore funding options to continue provision in future years</p> <p>Work with NEDDC / BDC and countywide LA's to access homelessness grant funding to tackle issues of rough sleeping and homelessness in the Borough</p>	1,6,8
	Housing to meet supported housing needs	<p>Work with supported housing providers and Derbyshire County Council to ensure appropriate supported housing provision is offered within the borough</p> <p>Revise and update tenancy strategy and tenancy policy</p> <p>Update DCC wide gypsy and traveller housing needs assessment and implement findings</p>	1,5,6,10
	Social housing reform	<p>Implement changes in housing white paper to ensure council services to tenants meet required regulatory standards</p> <p>Commission external review of tenant engagement to identify where Housing Service needs to develop services to meet Housing Green Paper proposals</p>	1,6