

## Appendix C: Managers Seminar Consultation – Housing Strategy – 15<sup>th</sup> August 2019

### Q1. Are there any other housing challenges you think the council should be considering as part of the Housing Strategy?

Challenges	Response
<p>Issues around infrastructure:</p> <ul style="list-style-type: none"> <li>• Large scale housing developments around the borough – not necessarily in the borough – need to link - could be putting pressure of Chesterfield infrastructure</li> <li>• What are the implications of accelerated housing delivery in North East Derbyshire compared to Chesterfield and the impacts that this will have on Chesterfield? (Congestion on A61 on Chesterfield Services) but mindful that this may increase footfall and spend in Chesterfield town centre</li> <li>• Planning across the housing market area</li> </ul>	<p>The council is working with Derbyshire County Council and North East Derbyshire District Council on the A61 Corridor Project – a range of road improvements and sustainable transport measures to reduce the impact of congestion on the A61.</p> <p>The Council's Local Plan sets out the new infrastructure that is needed to support future housing growth. Funding for this is secured by planning obligations set out on planning permissions and via the Community Infrastructure Levy that is paid by developers based on the floorspace of development.</p> <p><a href="https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/community-infrastructure-levy.aspx">https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/community-infrastructure-levy.aspx</a></p>
<p>Issues around homelessness / rough sleeping:</p> <ul style="list-style-type: none"> <li>• Chesterfield can act as a honey pot for rough sleeping etc. – people from many different areas</li> <li>• Homelessness – rough sleeping – not necessarily an issue of housing supply – it's a question of chaotic lifestyles and being able to sustain a tenancy – with any provider</li> <li>• Community communication – about sleeping rough = perception</li> </ul>	<p>The opportunities to review our approach to tackling rough sleeping and ensuring appropriate support for these groups will be considered within the Rough Sleepers Strategy to be published in late 2019</p>

<ul style="list-style-type: none"> <li>• Homelessness in Chesterfield – what are the reasons behind it? Less an issue of housing supply and availability and more social and lifestyle issues. What should the response be?</li> <li>• Lack of clarity between people being on street and homeless – connection with ‘community safety/police’ – connections to employability – how do you get people to take that step? – token scheme for homeless</li> <li>• Hostel</li> </ul>	
<p>Issues around design:</p> <ul style="list-style-type: none"> <li>• ASB through poor design – secure by design</li> <li>• Environmentally friendly by design – green technology – links to cycle routes – electric charging</li> <li>• Links with existing green space and preservation of green space</li> <li>• Longevity of ‘life cycle’ – cradle to grave housing design around adaptations (future proofing property)</li> </ul>	<p>The Council’s Local Plan requires Electric Vehicle charging in all new developments. The Government has reduced ‘feed-in-tariffs’ for solar panels to zero earlier this year. This makes their installation unlikely to be cost effective and changes to legislation has prevented these being required under a planning policy Council has a design guide to ensure quality design of new developments however some developments can be done without requiring planning permission under permitted development rights. This includes conversion of commercial into residential. The council’s new Local Plan will require 25% of new properties to be adaptable.</p>
<p>Issues around climate change:</p> <ul style="list-style-type: none"> <li>• Consideration of wider impact – schools / transport / air quality</li> <li>• Climate change – flooding considerations – impact of available land</li> <li>• Fuel poverty</li> <li>• Conversion of empty properties – climate / carbon budget</li> </ul>	<p>The Council’s Local Plan requires EV charging in all new developments. The Government has reduced ‘feed-in-tariffs’ for solar panels to zero earlier this year. This makes their installation unlikely to be cost effective and changes to legislation has prevented these being required under a planning policy The strategy includes actions to look at options and opportunities to bring properties back into use</p>

<p>Issues around meeting housing demand:</p> <ul style="list-style-type: none"> <li>• Sufficient social / affordable housing</li> <li>• RTB Buyback</li> <li>• Private sector Older persons – housing offer to meet this</li> <li>• Aging population – types needed</li> <li>• HS2 and impact of demand etc</li> </ul>	<p>The Council’s new Local Plan will require 25% of new properties to be adaptable. The Council adopted a new acquisitions policy in October 2019</p> <p>Work done by DCC sets out the types of older persons accommodation required. Station Masterplanning in Growth Team is considering impact and opportunity of HS2.</p>
<p>Other issues raised:</p> <ul style="list-style-type: none"> <li>• Universal credit – improvements to accessing costs – 5/6 week delay – DWP relationship – funding / authorising of housing</li> <li>• Educating / training across the council – more joined up – communicating – joined up</li> </ul>	<p>Ongoing working relationship between the Avarto, Council and the DWP to ensure most effective operation of Universal Credit locally.</p> <p>Promotion of skills agenda /apprentice town with major housing developments</p>

**Q2. Are there any opportunities that the council has not identified that could be included within the Housing Strategy?**

<b>Opportunities</b>	<b>Response</b>
<p>Opportunities to deliver new housing and regeneration:</p> <ul style="list-style-type: none"> <li>• House pricing and quality attractive to potential investors</li> <li>• Improved place-based working – Staveley Regeneration rate – Joint Economic Growth Unit</li> <li>• HS2 – connectivity – Chesterfield’s geographical location - real opportunity commuters</li> <li>• Town centre living – conversion of property – Borough-wide approach</li> <li>• Private developers – link with these to support complementary development</li> <li>• McCarthy and Stone – assisted living – retirement villages offering secure safe environment to move generations out of properties that would better suit families</li> </ul>	<p>These are all referenced and included in the Strategy</p>
<p>Opportunities around housing related support:</p> <ul style="list-style-type: none"> <li>• Currently clearing up problems – invest in tenancy sustainment and support maybe a hostel to support most vulnerable</li> <li>• Social services / mental health service – increasing accessibility of statutory service of those at risk of homelessness</li> <li>• DWP working relationship</li> <li>• Need more support for chaotic people – break the cycle</li> <li>• Need more connectivity with existing agencies to help build skills</li> </ul>	<p>Internal reshaping of Housing Service will identify appropriate resources for tenancy sustainment for tenants. Other opportunities will be identified as part of rough Sleeping and Homeless Strategy work.</p> <p>Re-provision of Newbold Court increasing supported accommodation available locally</p> <p>Strategy includes working with DCC on Housing related support as identified within their needs assessments</p>

<ul style="list-style-type: none"> <li>• Can the council provide any training/skills to teach people how to manage a budget</li> </ul>	
<p>Opportunities around climate change:</p> <ul style="list-style-type: none"> <li>• Council – operates as facilitator for good practice / new ways of working</li> <li>• Trail blaze new technology and lead the way – plastic bottle walls</li> <li>• Eco homes incentives – planning costs / council tax and decisions</li> <li>• Climate change – what to do with existing stock</li> </ul>	<p>Strategy incorporates climate change and Housing and Housing related services will have a major role as part of the Council’s wider Climate change agenda.</p>
<p>Opportunities for Housing Services</p> <ul style="list-style-type: none"> <li>• Community safety</li> <li>• Community engagements / managing / younger people</li> <li>• Council services – opportunity to raise profile of housing related services that we offer</li> <li>• CRM – single view of the customer including tenants</li> <li>• Community design opportunities – involve the community in designing solutions</li> <li>• Isolation – support for the most vulnerable – links with other services / sectors</li> <li>• Links with volunteering sector – social connectedness – design this within the strategy</li> <li>• Engagement with school leavers (education) re: managing a house to try and develop skills for the future</li> </ul>	<p>Ideas for consideration within service planning for Housing Services in 2020/21</p>

**Q3. Are there any links with works that your team do that Housing can link with and build on?**

Opportunities that delivering the Housing Strategy will provide to other areas of the Council:

- Leisure – increased house building – increased footfall and economic activity (e.g. QPSC memberships)
- More houses, more people, more gym memberships and theatre visits – making the most of linking this offer
- Increasing population – increased house building and increased economic activity in Chesterfield town centre
- Ageing population – rich in leisure time – potential market for leisure services
- Links with VIC / CSC / Venues / Corporate Coms / Leisure – regarding tenant benefits

Work being done by Council that will inform and enable the Housing Strategy to be delivered:

- Legal – support services for planning and housing
- Economic Growth – university links – student accommodation etc
- Kier link – land supply, vacant property – direct link with Asset Management Strategy
- Land condition / contaminated land – Environmental Health full mapping of industrial heritage and land risks
- Project management office – involvement in concept through to implementation
- Wider understanding of roles with housing to support corporate schemes
- Green space in housing areas – quality – open space older people – green space strategy

Working with partners to deliver Housing Strategy:

- Links with university sector? CBC potential to support university / college in provision of (affordable) student accommodation and potential to change demographic on town centre and extend night time economy
- Working with partners – digital connectivity – broadband speed

#### Q4: Any other comments

Comment	Response
<p>Ageing population - issues for housing supply (type) and impact on other service areas but also linked to deprivation. Ageing population with available income has very different needs to ageing population in deprivation</p>	
<p>Political uncertainties – HS2 – be aware of the possibility on previous commitments and Chesterfield losing an HS2 station as a result of financial re-alignment. Need to ensure that the Strategy / Plan is sufficiently flexible to be delivered with or without HS2.</p>	<p>Growth Team developing Station Masterplan.</p>
<p>Student Housing Market – holistic joined up approach – helping to develop life skills – developing new residential for town – understanding the long-term vision for Chesterfield – growing economic infrastructure</p>	<p>Strategy includes reference to student accommodation and the universities current approach with a commitment to work together if this need changes in the future</p>
<p>Existing tenants – how do our policies look currently – try to support challenging tenants. Are we truly supportive?</p>	<p>Comment relating to operation of Housing Service. Housing Service routinely reviews policies and procedures. Size of support service will be considered as part of service reshaping.</p>