



CHESTERFIELD
BOROUGH COUNCIL

Chesterfield Borough Council

Housing Strategy 2024-2027



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Foreword

Councillor Jean Innes, Cabinet Member for Housing

"I am pleased to introduce the Chesterfield Borough Council Housing Strategy for 2024 – 2027.

"We understand that a home is much more than just bricks and mortar and through the priorities set out in this strategy, we are committed to improving the lives of local people and making Chesterfield a thriving place to live.

"This Housing Strategy builds on the successes of the previous strategy and sets out the programme of activities and initiatives that we will deliver over the next three years to ensure Chesterfield can continue to offer good quality and well managed homes that help to improve the quality of life for local people.

"It continues to be a challenging time for local government, as well as for our communities - as we all face the impact of rising inflation, the increased cost of living, the legacy of the pandemic, and greater demand for housing services both locally and nationally.

"This strategy has been developed during - and in response to - this period of ongoing and significant pressure. But despite this challenging context we remain determined in our commitment to ensure everyone in our borough can access an affordable and quality home.

"We will also continue to work in partnership with our partners and developers to meet our housing delivery targets and continue to tackle homelessness across the county by ensuring people have the support they need.

"Addressing climate change must also be at the heart of the Council's long-term plans, and I am proud that our housing service is contributing towards our goal of becoming a carbon neutral organisation by 2030, and carbon neutral borough by 2050. This strategy highlights how we will continue to work towards this.

"We look forward to working with our local communities to help achieve the aims set out in this strategy."

Executive summary

Our vision for housing in the borough:

'Chesterfield is a great place to live; there is a choice of good quality homes, a pleasant environment, and strong communities that can support people's wellbeing and aspirations'

Our Housing Strategy sets out key housing ambitions and activities for the Borough. An evidence base has been drawn from national policies and initiatives, local consultation, and analysis of the housing market to inform the development of the Strategy. The actions in the Housing Strategy will play a key role in delivering against the Council Plan priorities of 'making Chesterfield a thriving borough', 'improving the quality of life for local people' and 'building a more resilient council'.

During the summer and autumn of 2023 we undertook consultation with tenants, residents and elected members. The feedback from this consultation work has helped us to identify seven priorities for housing over the next three years:

- Priority 1: Maintaining new build supply
- Priority 2: Delivery of affordable homes
- Priority 3: Improving the quality of existing homes
- Priority 4: Climate change and decarbonisation
- Priority 5: Implementing regulatory housing reforms
- Priority 6: Specialist and supported accommodation
- Priority 7: Tackling homelessness and rough sleeping

Through this Strategy the Council will support the delivery of good quality housing across all tenures, along with making improvements to the existing housing stock.

Chesterfield Borough Council will work with partners and engage with local communities to maximise the delivery opportunities set out in this Strategy.

Delivering homes to meet the needs of our communities

The delivery of sufficient new homes is essential for the economic growth and success of the Borough. Working with developers, new housing can play a vital role in the regeneration of urban, brownfield and regeneration priority areas across the Borough, increase standards and create employment opportunities. Through the review of the Local Plan, the Council will seek to maximise the sustainability and quality of new build homes built over the next five years. The Council will also seek to increase affordable housing delivery through making best use of its land and assets, as well as working with registered providers and Homes England.

Priority 1: Maintaining new build supply

The Borough's objectively assessed need for housing was set at 240 units per year. Over the period of the last Housing Strategy (2019-2023), net housing delivery has been above the 240 units required as part of the housing delivery test requirements.

Despite recent national economic trends such as the high increase in interest rates, and the challenging nature of local brownfield allocated sites such as Waterside and Staveley Corridor (which are expected to produce a large proportion of the housing numbers set out in the Local Plan), the Council remains committed to ensuring the rate of housing delivery meets the local plan target of 240 dwellings per annum, and delivers over 1,000 homes over the Council Plan period.

As at April 2023 the [Annual Monitoring report](#) indicated that there was a deliverable supply of 2,022 new homes over the next five years, which exceeds the target of 1,260 (including a 5% buffer applied) over the same period.

The Council will review its Local Plan to ensure that the delivery of new homes in the Borough continues to meet needs. The review will include consideration of urban design, environmental standards and building quality - both design and space standards - and their viability.

Key activities to deliver new homes that meet the needs of our communities

We will:

- Undertake a revised housing needs assessment during 2024 to inform the types and tenures of homes needed in the Local Plan review.
- Make the best use of public sector land and assets to deliver new homes.
- Produce an updated masterplan and delivery plan for Chesterfield Waterside. As a partner in Chesterfield Waterside Limited the Council will use its planning function and take a leadership approach, working with all public and private landowners to build and shape new neighbourhoods across the site.

- Look to explore and develop opportunities for the Spire neighbourhood adjacent to the town centre to understand the delivery of the right new homes, including options for sensitive conversions and changes of building uses in the town centre.
- Support stakeholders in transformation and integration of the existing fabric of Staveley works into a new residential urban area.
- Explore whether it is viable to introduce policies and standards above building regulations for new homes.
- Seek to develop urban design and quality policies including public open space.
- Seek to increase energy efficiency ratings, carbon reduction methods and standards in new homes.

Priority 2: Affordability of homes

Whilst house prices and rents in Chesterfield are lower than national averages, the price of housing has risen faster than wages over time. Prices for 'entry' level property types such as flats and terrace houses are 4.4 and 5.7 times higher than the average median salary. This ratio has increased from 2.9 in 2000.

The government's announcement in November 2023 to unfreeze local housing allowance (LHA) levels will improve the affordability of the private rented sector, following three years of the rate having been frozen. The freezing of LHA rates reduced the ability of households to afford private rented accommodation which has increased the pressure on the social housing stock in the Borough. The number of households on the Council's housing register has increased by almost a third over the past two years.

Whilst the Borough has a good supply of social housing in comparison with other areas, it is essential to ensure a continued supply of new affordable homes to meet rising demand and changing needs from households on the housing register.

Key activities to deliver new homes that meet the needs of our communities

We will:

- Review affordable housing requirements as part of the Local Plan process to inform developers of the types and tenures the Council will seek on local developments.
- Increase the supply of affordable housing opportunities and build stronger partnerships with registered providers and Homes England.
- Work with Derbyshire County Council to meet the housing needs identified in their all-age accommodation strategy to meet the housing requirements of vulnerable groups.

- Directly build or acquire 100 new homes for social rent through the council housing service by 2027.

Ensuring the Borough has the right housing offer (in terms of both quality and quantity) is not only vital for the quality of life of local communities, it also supports economic growth and the objectives of the Council's Growth Strategy 2023-2027, by providing for the needs of the local workforce and helping to attract skilled workers to the area.

We will continue to take action to develop our housing offer including: achieving a comprehensive understanding of site development issues in the Borough through positive engagement with developers and landowners; supporting housing investment on surplus land owned by the Council; purchasing new council homes to address local housing need and enable the development of stalled or marginally viable housing sites; and on-going investment to create quality places where people want to live.

Improving the quality of existing homes

The vast majority of the housing stock that will be in place in the Borough by 2027 is already built. The challenge is to ensure as many as possible of these existing homes are maintained to a high standard, and that the properties are as sustainable as possible for the future. The Council will have a direct role in improvements to its own housing stock but can also support some households through the Housing Renewal Policy to access funding for grants to improve housing conditions, increase accessibility and reduce energy bills through schemes such as Green Homes Grants.

Priority 3: Improving the quality of existing homes and environments

Whilst the Council's own housing stock is of good quality and 99.6% meets the government's Decent Home Standard, the 2019 private sector stock condition survey identified that the private sector stock in the Borough is more likely to fail the Decent Homes Standard than the national average. The tenure with the highest rate of failure was private rented stock, where almost 30% properties did not meet the standard.

The government is seeking to drive improvements in the standards of homes in both the public and private rented sector to improve conditions for all tenants. Through its enforcement role, the Council will tackle landlords who offer poor quality rented housing. Ensuring the Council plays an active role in improving standards in the private sector will have benefits for the overall health and wellbeing of our residents.

The links between housing and health are well documented. A home that meets the Decent Home Standard, offers security of tenure, is the right size and connected to local facilities and services including green spaces, can deliver health benefits to the residents of the Borough.

Key activities to deliver on improving homes across all tenures

We will:

- Invest over £74million in our own housing stock to continue to meet the Decent Homes Standard.
- Implement requirements of building safety and fire safety legislation for council properties across the Borough.
- Work with local authorities across Derbyshire on options to update the private sector stock condition survey.
- Enforce conditions in the private rented sector to ensure that private landlords supply good quality, healthy and safe private rented properties.
- Provide adaptations and disabled facilities grants for households across the borough.
- Track and monitor the number of empty homes in the borough and identify options for intervention.

Priority 4: Climate change and decarbonisation

The Council's Climate Change Strategy lays the groundwork for the target of becoming a carbon neutral borough by 2050. Proposals and schemes for reducing emissions from existing and new residential properties across the Borough will need to be developed to help towards delivering this objective.

Key activities to work towards being a carbon neutral borough by 2050

We will:

- Establish plans to decarbonise the Council's housing stock and support the decarbonisation of the Borough's private sector housing stock.
- Begin implementation of the decarbonisation of the Council's independent living schemes in advance of the 2030 deadline.
- Maximise access to green home grants, East Midlands Combined Authority funding and other grants to deliver home energy efficiency retrofitting to tackle fuel poverty and reduce carbon emissions for private households.
- Use the Better Care Fund to deliver grants and loans to improve the thermal efficiency of properties and to carry out boiler servicing, repairs and improvement work for vulnerable households.

Priority 5: Implementing regulatory housing reforms

The Social Housing Regulation Act 2023 legislated to strengthen the Social Housing Regulator and Housing Ombudsman to provide more in-depth oversight of social landlords. New enforcement powers have been introduced to tackle failing social housing landlords who are not taking swift action to address damp, cold and unsafe homes but also more detailed criteria for delivering housing management services. All social landlords operating in the Borough will need to ensure their services to tenants meet the expectations and standards to be set out by the Social Housing Regulator from 2024.

The government is also intending to enact several new pieces of housing legislation – the Renters Reform Bill and Supported Housing (Regulatory Oversight) Bill during the strategy period that will amend the Council's role in overseeing private rented and supported housing in the Borough.

The Renters Reform Bill aims to make the rental market fairer for tenants by considering the revoking of section 21 evictions and making amends to section 8 so that tenants can only be evicted with good reason. The full remit of the proposed Bill is not yet known though there will be requirements on the Council to ensure the reforms are enforced.

The Supported Housing (Regulatory Oversight) Bill has been developed in response to concerns about the supported housing sector being insufficiently regulated, with some residents living in poor quality accommodation with ineffective support. The Bill is likely to

introduce new powers for local authorities to better manage their local supported housing market by creating local licensing schemes for exempt accommodation.

Key activities to deliver on implementing regulatory housing reform

We will:

- Monitor the development of the Renters Reform Bill and Supported Housing Regulatory Oversight Bill to ensure we are prepared for the implementation of new requirements locally
- Ensure the Council's Housing Service meets the updated requirements of the Housing Ombudsman Service and Regulator of Social Housing
- Develop relationships with local housing providers to work together on housing management issues

Meeting different housing needs

Chesterfield has a relatively low value housing market with house prices and rents below national averages. The Borough also has a good supply of affordable homes as a proportion of the total housing supply. Despite these positive factors, with national cost of living issues there are still many households who can struggle to find and sustain housing that meets their needs. The Council will play a direct role to ensure it can support as many households as possible, but also work in partnership with other public sector bodies such as Derbyshire County Council, supported housing providers and voluntary agencies to ensure as many people as possible can access the housing and housing related support they need.

Priority 6: Need for specialist and supported accommodation

Whilst modest rises in the population and number of households residing in the Borough are forecast, the proportion of local residents aged over 75 is expected to increase by almost a quarter by 2035. Working with Derbyshire County Council and other partners to ensure suitable accommodation and support options to support this ageing population is required.

Derbyshire County Council's all age accommodation strategy recognises the increasing demand for accommodation for people with support needs, including a range of housing options such as housing for care leavers, housing with support, housing with care, residential and nursing care with a preference for independent living options. Chesterfield Borough Council will work closely with Derbyshire County Council on ensuring that suitable accommodation and support options are available to residents of the Borough.

There is a range of successful supported accommodation schemes catering for a range of needs within the Borough. Schemes such as the Sustainable Tenancies project, Platform for Life and Newbold Court through Action Housing, Healthy Futures and the hospital discharge scheme through Derventio. Derbyshire County Council also works with providers in the provision of housing schemes for groups such as care leavers and adults with learning disabilities.

Derbyshire County Council will work with Chesterfield Borough to develop sub-district area analysis in forthcoming appendices to its all-age accommodation strategy. The work will ensure specialist and support accommodation needs are current and reflect market need.

A Derbyshire and East Staffordshire gypsy and traveller needs assessment was completed in July 2023. The assessment indicated a need for an additional two permanent pitches during the housing strategy period and a further three by 2035. The findings of this study will inform the development of the Local Plan to ensure that the gypsy and traveller site needs in the Borough are met.

Key actions to deliver on ageing population and specialist and supported accommodation

We will:

- Work with Derbyshire County Council and other partners to ensure suitable accommodation and support options are available
- Work with Derbyshire County Council to deliver the objectives of the 'All age accommodation strategy' to provide supported accommodation that meets local needs in the borough
- Continue to deliver 24/7 Careline services to our residents, helping them to remain living independently in their homes
- Help vulnerable people to maintain independent living through the delivery of high-quality support services
- Identify options to meet gypsy and traveller pitch requirements

Priority 7: Tackling homelessness and rough sleeping

Although the number of homelessness cases as a direct result of the Covid-19 pandemic are reducing, homelessness services remain under pressure - both nationally and locally. With the rising cost of living and new policies such as the national asylum seeker dispersal scheme coming in to effect, it is putting further pressures on homelessness services to fund and provide emergency accommodation options. The emergency response to floods in October 2023 highlighted the lack of suitable emergency and temporary accommodation that is readily available locally.

The Domestic Abuse Act 2021 provides victims of domestic abuse an automatic priority need for homelessness assistance and accommodation. We will work with Derbyshire County Council to meet these requirements to support those experiencing domestic abuse.

A countywide homelessness and rough sleeping strategy is now in place. This strategy builds upon the multi-agency response seen during the pandemic to prevent and reduce homelessness, with a priority of making homelessness everyone's responsibility. The strategy is overseen by the Derbyshire Homelessness Officers Group (DHOG), which brings together leads from nine local district and borough councils, Derbyshire County Council and Public Health.

Key actions to tackle homelessness and rough sleeping

We will:

- Undertake early intervention to tackle homelessness and rough sleeping through partnership working
- Work with our partners to reduce homelessness through the delivery of the objectives of the County wide Homelessness and rough sleeper strategy
- Explore options for alternative provision and supply of emergency and interim accommodation

Local Housing Market: (to be infographics)

People and households

People (Census 2021 and population and household projections)

Population and projections 103,500
 The population is expected to rise to 107,957 by 2035
 (4.3% increase)

Households (ONS household projections for 2023) 48,943
 The number of households is expected to rise to 51,063 by 2035 (4.3% increase)

Elderly persons over 75 (Population projections for 2023) 11,559
 The number of elderly person 75+ is expected to increase to 14,159 by 2035
 (22.5%) increase)

Local housing stock

Number of properties (Council tax data October 2023)

There are almost 51,000 properties in Chesterfield. As the house price market is valued significantly lower than national averages this is reflected in the Council Tax banding of the properties in the borough.

Council tax band	Number of properties
A	26,964
B	10,528
C	6,436
D	4,010
E	2,091
F	613
G	223
H	26
Total	50,891
Vacant for 6 months +	676

Tenure (LADR Government return April 2023)

Of the 50,891 properties 10,595 (21%) are affordable properties owned either by Chesterfield Borough Council or one of 36 other registered housing providers operating locally.

Condition of local housing stock (Local data and Private Sector Stock condition survey)

Current council decent homes figure (Stock Condition Survey 2022/23) – 99.6%.
 The 2019 private sector stock condition survey estimated that 8,956 (23.8%) of private properties (owned and privately rented) did not meet the decent homes standard in the

Borough. National average 21.8%. The proportion of private rented properties not meeting the standard was 29.0%.

The average cost per private property to bring up to the decent homes standard was £3,128 (2019 prices)

Price of housing

Average house prices (all Land Registry data)

Housing prices (all properties)	£185,466 Aug 2023	UK £291,044
Terraced homes	£144,339 Aug 2023	UK £236,996
Flat	£111,009 Aug 2023	UK £232,556

Rents – average private rent, local housing allowance rates and social rents

Number of bedrooms	Private rent*	Local Housing Allowance rate**	Social Rent***
1	£465	£389	£334
2	£575	£449	£365
3	£675	£548	£386
4+	£1,100	£723	£422
All	£595	-	£362

*2022 data from deposit protection schemes **April 2023 *** 2023 data from LADR

Income data (Annual survey of Hours and Earnings 2022)

Average median salary in Chesterfield: £25,417

House price affordability ratio to purchase median property (ONS 2022):
 6.05 (Chesterfield) / 8.16 (England and Wales)

Supply of housing

Net new housing completions (Annual Monitoring report)

Year	Number
2022/23	273
2021/22	379
2020/21	276
2019/20	304

Housing Register (Local data)

Year	Number
March 2023	2,926
March 2022	2,558
March 2021	2,252

A 30% increase in households on the Council's housing register in two years.

Affordable lettings and nominations (LAHS)

Year	Number
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2022/23	650
2021/22	733
2020/21	733

Homelessness

Homeless assessment prevention and relief 2022/23

Homelessness assessments	581
<i>Of which:</i>	
Prevention cases	272
Relief cases	285
Not threatened with homelessness	24
% of homeless prevention case successfully resolved	73.5%
% of homeless relief cases successfully resolved	54.7%
<i>Main reason for homelessness:</i>	
Friends and family no longer willing to accommodate	167
Loss of private rented tenancy	140

Rough Sleeper Count 8

Gypsy and Travellers pitch requirement (GTNA July 2023)

	Identified number of pitches required
2020-2025	2
2025-2030	1

Strategic context

The key pieces of recent and upcoming legislation, strategies and documents that influence housing in Chesterfield over the next three years are set out below. These documents provide the context for the Council's direct and indirect role in providing housing and housing related services and informed the development of this Strategy.

National

National Planning Policy Framework

The [National Planning Policy Framework](#) was revised in December 2023. The framework sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Social Housing Regulation Act

The [Social Housing Regulation Act](#) received Royal Assent in July 2023. The legislation strengthens the Regulator of Social Housing to carry out inspections of the social housing providers and the power to issue fines. The new enforcement powers will be made available to tackle failing social housing landlords who are not taking swift action to address damp, cold and unsafe homes.

Building Safety Act and Fire Safety Act

The [Building Safety Act 2022](#) gained Royal Assent 28 April 2022. The Act changes the legal obligations for all individuals and organisations to be competent to ensure compliance with the Building Regulations in both design, construction and management.

The [Fire Safety Act 2021](#) clarifies that buildings with two or more sets of domestic premises, that the Fire Safety Order applies to both the structure and external walls of the building, including cladding, balconies and windows; and all doors between the domestic premises and the common parts. The Act requires fire risk assessments of buildings with two or more sets of domestic premises to be updated to take account of these changes.

Levelling up and Regeneration Act

The [Levelling up and Regeneration Act](#) received royal assent in October 2023. The Act is designed to ensure new development is built to a higher standard, produces more local infrastructure, like GP surgeries, schools and transport links to create neighbourhoods where people want to live and work. The Act covers a wide range of economic and housing issues to boost supply of new homes and includes granting new powers for councils to increase Council Tax on empty homes.

Supported Housing (Regulatory Oversight) Bill

The [Supported Housing \(Regulatory Oversight\) Act 2023](#) was enacted in August 2023. The Act sets out to introduce changes to how supported exempt accommodation is regulated. The key provisions in the Act require the government to establish regulations on supported accommodation to improve quality of accommodation and care. Once these are

published local authorities will be required to carry out a review of supported exempt accommodation in their area and following this publish a supported housing strategy.

Renters Reform Bill

The [Renters \(Reform\) Bill](#) was introduced into Parliament in May 2023, and received its second reading in October 2023. It will legislate reforms set out in the [private rented sector white paper](#) published in June 2022. The Bill aims to deliver a fairer, more secure, and higher quality private rented sector for both tenants and landlords by making changes to the Housing Act 1988.

Regional and County

East Midlands Devolution

Derbyshire County Council, Nottinghamshire County Council, Derby City Council and Nottingham City Council have agreed to a £1.14 billion devolution deal by the government. The deal would see an extra £38 million a year coming to the East Midlands from 2024. The deal will see a transfer of funding and powers move from a national level to a regional level from 2024 to help the 2.2 million people who live across the two counties.

A key priority of the new [Combined County Authority](#) is to work with local authorities, landowners, developers and the full range of housing providers to create affordable, good quality housing options and to retrofit existing homes to be more environmentally sustainable.

'A place we call home' Derbyshire All age accommodation strategy 2023 to 2038

Derbyshire County Council's [all age adults housing accommodation and support strategy](#) and delivery plan covers the housing needs of our older residents and working age adults. It focusses on and outlines the increasing demand for accommodation, including a range of housing options such as housing with support, housing with care, residential and nursing care.

Derbyshire health and wellbeing strategy 2022

The [Derbyshire health and wellbeing strategy 2022](#) seeks to ensure that health and wellbeing systems are working together to develop person-centred approaches to health and care that focuses on the needs of the individual. It aims to:

- enable people to remain healthy and independent in the place they call home for as long as possible
- collaborate across a wide range of sectors including health, social care, housing and education to create environments that support good health and positive wellbeing

Housing plays a central role in achieving the outcome: 'All vulnerable populations are supported to live in well-planned and healthy homes setting out the relationship between housing and health'.

Joint strategic needs assessment

The [joint strategic needs assessment](#) reports on the health and wellbeing needs of people across Derbyshire. It brings together data on local health and wellbeing needs and looks

ahead at emerging challenges. The information is used by Health and Wellbeing Boards to guide the future planning and commissioning of health and wellbeing services in Derbyshire.

Local

Council Plan 2023-27

The [Council Plan 2023-2027](#) sets out the Council's priorities. It is set out under three priorities with housing related aspirations and objectives under each:

Making Chesterfield a thriving borough

- Increase the number of residents living and working in our town centres
- Support the future development of the Chesterfield Waterside area and deliver further housing and commercial development on Basin Square
- Work to accelerate the delivery of housing sites across the borough to facilitate the development of over 1,000 new homes

Improving the quality of life for local people

- Establishing plans to decarbonise the council's housing stock and support the decarbonisation of the borough's private sector housing stock
- Work with our partners to reduce homelessness
- Help vulnerable people to maintain independent living through the delivery of high-quality support services
- To help improve housing standards for all
- Facilitate the development of over 1000 new homes with improved standards around design, adaptability and sustainability
- Build or acquire 100 new homes for council rent
- Invest over £81million in our own housing stock to continue to meet the decent homes standard

Building a more resilient Council

- Ensure we have a viable, well managed 30-year business plan for the Housing Revenue Account.
- Embrace new ways of working and maximise potential from our assets, partnerships and respond to key challenges

Chesterfield Local Plan 2018-2035

The [Local Plan](#) guides how and where development will take place in the borough based on the National Planning Policy Framework. It is the basis of how the council makes decisions on planning applications including for new housing, affordable and special needs housing. The local plan was adopted in 2020 and has a target of 240 net new dwellings a year.

Growth strategy 2023-2027

The [Growth strategy](#) sets out the role of the council in supporting the economic and housing of Chesterfield borough. It provides a framework for actions over the period 2023

to 2027 that will deliver the Council Plan priorities of making Chesterfield a thriving borough and contribute towards the priority of improving the quality of life for local people.

Climate change strategy 2023-2030

The Chesterfield Borough Council's [Climate change strategy 2023 - 2030](#) and delivery plan sets out the council's public commitment to addressing climate change both within the council and with our communities. It is a framework for the council's activities for the next seven years. The strategy complements the Council Plan 2023-2027 and seeks to ensure that our approach to climate change is embedded within everything we do.

Homelessness and rough sleeper strategy 2022-2027

The [Homelessness and rough sleeper strategy 2022-2027](#) is a Derbyshire wide strategy that seeks to build upon the multi-agency response developed during the covid pandemic to prevent and reduce homelessness. It sets out how we will work across the county to tackle homelessness and rough sleeping.

Tenancy strategy 2020

The [tenancy strategy 2020](#) sets out the framework by which the council expects registered providers such as housing associations with properties in its area to allocate and offer tenancies.

Private sector renewal policy

The [private sector renewal policy](#) sets out the range of financial assistance that the council have made available to improve living conditions for the most vulnerable residents living in private housing within the borough. The policy aims to:

- Increase the number of decent homes within the private housing sector
- Support vulnerable householders to remove or reduce housing related defects that are detrimental to health
- Reduce the number of private sector households living in fuel poverty
- Support the aims of Governments Better Care Fund to minimise avoidable hospital admissions and facilitate early discharge from hospital where possible
- Increase the number of people who are able to live independently and safely at home.

This policy sets a framework detailing how the Council intends to achieve these aims.

Anti-social behaviour strategy 2022-2025

The [anti-social behaviour strategy](#) outlines Chesterfield Borough Council's strategic intent with regard to preventing and tackling anti-social behaviour in Chesterfield and sets out how the council, in conjunction with other partnership agencies, will deliver anti-social behaviour services across the Borough of Chesterfield.

Through reviewing the local housing market information and strategic context in which the local authority operates there are a number of priority areas where the council will need to focus its efforts on housing over the next four years.



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Delivery plan monitoring and review

This Strategy and the high-level themes and priorities we have set out are the starting point to delivering successful housing outcomes locally. The Strategy sets out the challenges and our approach to meeting them, identifies our priority activities and shows how they link with other strategies that are being delivered.

Delivery plan

The successful delivery of the Housing Strategy requires working with partners in achieving the aims and objectives of their strategies which are in place across Chesterfield Borough Council as well as other organisations. We'll make sure we're delivering on our plans by monitoring progress through our governance structure.

Delivery of the Housing Strategy will ultimately be the responsibility of Chesterfield Borough Council; however, we will continue to work in partnership where possible and engage with local communities to maximise delivery of the Strategy. Through working on our housing priorities we want to bring people, communities, and organisations together to share resources and expertise to deliver this Strategy.

Monitoring and review

Progress against the delivery plan will be monitored and challenged annually in line with the Council's performance management framework. This will also include the opportunity to make any amendments to the delivery plan in response to emerging needs and challenges. Key performance information will also be monitored and challenged during the plan period including satisfaction and usage data, quality and value score updates.